

**PALM BEACH COUNTY
RENEWAL / REPLACEMENT PROGRAM STUDY
MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION
PBC PROJECT NO. 15225**

EXECUTIVE SUMMARY

Johnson, Levinson, Ragan, and Davila, Inc. (JLRD) was engaged to review and analyze the process in which projects are identified for Renewal and Replacement (R&R) by Palm Beach County's Facilities Development & Operations (FD&O) and Parks & Recreation Departments. The purpose of the assessment was to review the documentation provided by those departments and review existing conditions through field observations of mechanical, electrical, plumbing, and fire protection (MEP&FP) elements in a random sampling of the County's R&R projects. Sampling of projects was obtained from the same random sampling methodology employed by the architectural professionals to prepare their assessment of architectural elements R&R projects. Documentation was reviewed for a total of forty-eight (48) R&R projects with MEP&FP elements, with forty-six (46) of those projects also having field observations performed.

Reviewed documentation included each department's asset audit procedures, recent facility audits, project scope of work statements, maintenance logs, field measurements, criteria / requirements, and R&R scheduling. Field observations were conducted to assess current condition, configuration, and evaluate remaining useful life expectancy of the respective system / equipment. With these findings, JLRD assessed the validity of the review process and procedures that are currently in place and how they compared to the actual field conditions of the subject infrastructure. Rough order of magnitude cost estimates for each project as generated by each department were also provided, however, JLRD did not review the validity of the cost values allocated relative to the scope of the projects as the consultant's statement of work did not request this effort.

Based on JLRD's reviews and observations, the FD&O and Parks & Recreation Departments' assessment criteria, audit documentation, and field conditions generally supported the scope and scheduling of the projects identified by the R&R programs. Although written documentation is not consistently available or in a format allowing for ease in auditing or for use in historical documentation, the methodologies utilized by FD&O and Parks & Recreation Departments personnel results in substantially similar conclusion as to the necessity and timing of R&R projects.