##### Lifecycle Planning for Halls & Community Facilities

##### [00:16] – Annette Littlejohn

Community centers, halls, are really interesting because they're quite long life assets. You'll usually have them for around 50 years and so in our planning cycles, we usually plan in a three year period, but that fits into a ten year long term plan. But at the same time we also do a 30 to 50 year almost like infrastructure plan where we try to figure out how much funds we will need to look after this building to meet its estimated 50 years, taking into account the different types of ways it's utilised and the types of income that are coming in.

##### [00:52]

So there are two kind of key things we tend to talk about, think about once we've got the condition assessments in. We think about also the types of maintenance we may need to do.

Some of it may be risk related, so that's things like fire exits or emergency lighting and signage, anything that you're legally required to do some work on.

**[01:17]**

We then think about cyclical maintenance so that's things like if you do building wash downs and clean your gutters, that will help keep water out of your building and keep last longer. We put some funds in every year for that, and then we think slightly longer term, which is about the level of service like, what is this building used for? Is it for storage or for community? How high it's utilisation is? Do we want it to look amazing if people are renting it out and paying money for it and then put in a certain amount of money for that, to try and achieve that, bearing in mind that there's not an endless pit of money, you just make the recommendations and then it's reviewed as part of the budgetary process.

##### [02:01]

We do that because looking after facilities is expensive and so by doing that, we can ensure for the money that we're putting towards cyclical maintenance, renewal planning that we get our best bang for buck basically, which enables the community to have a great space to meet in for all different types of activities, but also the money that we're spending is spent in the best possible way.

##### [02:28]

In terms of then taking the information such as a condition assessment and also looking at what our risk management requirements are in terms of facility and also what our levels of service are. They’re just translated into an asset management plan, which then allows us to say at a high level, here's our build facility or building and of these components, which normally might be the exterior areas, this is the type of work and money that we need to spend.

We look at our interior areas and they can be quite high level, but some of the things like floor surfaces or flooring and internal painting might have to turn over a little bit quicker.

You might need to do that more regularly, six to eight years compared to some of the other larger components of the building, such as windows et cetera.

##### [03:25]

We then convert that in our organisation depending on the levels of service, we might say a condition four or five we need to plan for its renewal. Three kind of indicates we might need to do some maintenance or allow for its renewal just outside the three year period. But again we come back and also look at the overall building condition and think about ways how can we operationally and cost effectively carry out that maintenance and that might be we roll a couple of projects together and do them all at the same time so that if you need to paint the outside of your building and you need scaffolding that you do that all as one job and you might do some repairs to the roof or drainage.

##### [04:07]

The building that we're in today that you'll see in the building condition tutorial is a heritage listed building under our district plan and that means when we do an asset management plan for that we have to treat it in a slightly different way and ensure that we protect its heritage value.