

**MOTION BY SUPERVISORS MARK RIDLEY-THOMAS
AND GLORIA MOLINA**

SEPTEMBER 28, 2010

Asset Management Program

A significant portion of the County of Los Angeles' total assets, is comprised of real property. Most public and private entities with real property holdings of this size have established policies for planning, budgeting, maintaining, repairing, and ultimately, replacing its buildings to ensure the longest life and best use of these structures. To date, the County of Los Angeles (County) has not implemented a comprehensive real property asset management plan. Unfortunately, in the absence of a plan, building maintenance requirements are often deferred, only to result in even costlier and more disruptive repairs that cannot be avoided and must be completed on an emergency basis.

Over the past year, the Chief Executive Officer (CEO) has begun collaboration with the Internal Services Department (ISD) to develop a County Deferred Maintenance Program and both departments are to be commended for these efforts. This Program will provide a systematic approach to the ongoing assessment of County building

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conditions, long-term maintenance and capital repair and/or replacement schedules, and a basis for long-term planning and budgetary recommendations related to the ongoing operation of County facilities.

WE THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

Instruct the Chief Executive Officer to report back to the Board within 90 days with:

- a) An assessment of the best practices from asset management policies of those entities with assets similar to the County of Los Angeles, such as major cities, state, and federal governments, as well as local school and community college districts. This assessment should consider such aspects as planning, estimation of costs, funding, and implementation of building repairs and/or replacements;
- b) Performance measures for achieving results prescribed in the program; and
- c) The advantages and disadvantages of retaining a third-party expert to assess the County's current deferred maintenance programs and requirements, including establishment of a baseline condition for each County-owned building, estimation of maintenance, repair, and replacement costs, and an appropriate schedule for completing building repairs and replacement.

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