



CITY OF PITTSBURGH

"AMERICA'S MOST LIVABLE CITY"

Tuesday, June 9, 2015

EXECUTIVE ORDER

WHEREAS, the Mayor's Operations and Infrastructure Transition Team recommended the creation of an asset management and inventory system, including City facilities; and

WHEREAS, the 2014 Act 47 plan for the City of Pittsburgh recommends the creation of a long-term facilities strategy, recommendation #CP01, and is the very first recommendation in the plan; and

WHEREAS, last year the Mayor directed the Office of Management and Budget to lead an effort with the Department of Public Works, Department of Finance, the Urban Redevelopment Authority and the Department of Innovation and Performance to develop a strategic investment and maintenance plan for city owned facilities; and

WHEREAS, Phase I of this work is now complete and includes an initial analysis of building conditions based on currently available information and a recommendation for immediate investments in critical structures; and

WHEREAS, Phase II of this work is underway and includes the continued evaluation of the condition and use of each city facility, with community input, for any opportunities for the consolidation of programming or partnering with community organizations; and

WHEREAS, Phase III of this work will commence immediately and will include the continued evaluation of each city facility for ongoing maintenance needs and condition assessments, and the development and implementation of a data driven long-term Fixed Asset Management System; and

WHEREAS, the plan shall provide for clean, safe and functional public facilities for our residents and employees, and a regular maintenance plan that considers community needs, energy optimization and long-term cost savings;

WHEREAS, the City of Pittsburgh is responsible for maintaining nearly 300 buildings, from the City County Building to neighborhood fire stations, police stations, and public works facilities, and parks facilities, many of which are more than a century old; and

WHEREAS, the condition of the City's facilities is a result of decades of under-investment and a lack of strategic planning and maintenance; and

WHEREAS, for the City and its employees to provide the highest quality service, they need to work in safe, clean, and functional facilities; and

WHEREAS, for citizens to enjoy the benefits and services that residents of a large American city should expect, the City facilities they use should also be safe, clean, and functional; now

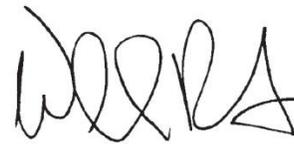
THEREFORE, by the power vested in me as the Mayor of the City of Pittsburgh, I do hereby order as follows:

1. The Office of Management and Budget, Department of Public Works, Department of Finance, Urban Redevelopment Authority and Department of Innovation and Performance shall complete the following strategic investment and maintenance plan for city owned facilities:
 - a. **Phase I – Critical Facility Projects:** Having identified a list of Phase I critical facility projects (provided as an attachment to this order), the Office of Management and Budget shall immediately identify and prioritize \$1.6 million in funding to complete these projects and shall prepare and submit legislation to City Council to authorize the use thereof;
 - b. **Phase II – Evaluation of Use of City Facilities:** The continued evaluation of the use and purpose of each city facility, with community input, for any opportunities to expand or repurpose city facilities, including exploring partnerships with community organizations to better utilize our assets, and including reviewing the feasibility of a public safety training and operations facility, a fleet management facility, and a one-stop permitting and licensing center, and this work shall be completed by July 1, 2016;
 - c. **Phase III – Long-Term Maintenance Plan:** Phase III of this work shall commence immediately and will include the continued evaluation of each city facility for critical maintenance needs so a complete analysis of every city facility can be recorded, and this assessment will result in a 40 year plan for improvement,



replacement, maintenance, and potential disposition of City Facilities, and this work shall be completed by December 31, 2016;

2. The Office of Management and Budget shall issue a Request for Proposals to assist the City in developing a fixed asset management system which including city facilities and taking into consideration the condition of the building, its programming needs, its fiscal and environmental sustainability, and its potential marketability, and this request for proposals shall be posted by July 1, 2015;
3. At all phases, this Plan will also engage community stakeholders, nonprofits, and grant-providers on possible partnership or transfer arrangements to preserve historic or programmatic features of our facilities;
4. The Office of Management and Budget shall craft legislation establishing a trust fund to hold the proceeds of any dispositions of City facilities. Funds will be dedicated to the further preservation of existing City facilities.
5. This Facilities plan will integrate the City's operations management and accounting systems, so as to be a part of the Fixed Asset Management System that will eventually include all City infrastructure.



Mayor William Peduto

