

The Facilities Management Division implemented an aggressive preventive maintenance program aimed at reducing down time, preventing major repairs and eliminating excessive paperwork.

Collaborative Projects

The Department of Facilities Development and Management is organizing plans to meet the facility needs of County Government in the upcoming years.

Formerly a responsibility of the Department of Public Works, the Department of Facilities Development and Management was created this past year to handle all capital projects and facility maintenance for Lake County Government. The Department is responsible for the planning, design and construction of new-build projects and the maintenance of all County-owned *structures* as well as coordinating many facets of County-leased facilities.

The County took a well thought-out approach to the analysis of its buildings by reviewing the space needs and current provisions for every governmental function. A master space and facilities 20-year plan was completed in April 2005. Two *extensive* construction plans to house government services are the result of the study. The Department developed the phases of the project and coordinated the selection of the master planners, architects and construction managers. Initial site preparations for this multiyear project are expected to begin in 2006. Proposed plans include the development of a government complex south of Tavares on County-owned land near Lake Idamere. The complex will ultimately be home to a number of operations including a Public Works building, Fleet Maintenance facilities and a Lake County Health Department clinic.

Other major facility improvements are expansion of the Judicial Center and jail, as well as a multistory parking garage, including office and retail space, for downtown Tavares. Reconfiguration of the Judicial Center parking lot completed this year includes



a secured parking area for County employees and a larger handicap ramp. The \$1.2 million project addressed specific safety concerns of the facility while adding 23 parking spaces.

In addition to supervising the development of these large projects, the Department manages numerous other projects throughout the County. *Renovations* of the Agricultural Center began in July 2005 with expected completion in nine months. The design of the Citrus Ridge Library in the Four Corners area of the County was largely completed during the past fiscal year and construction is expected to begin in the next fiscal year.

In 2005, the Board of County Commissioners approved a “Sustainability and Green Building” resolution that *establishes* Lake County as a leader in the State by setting policies, guidelines, goals and strategic actions that will result in the development of buildings that preserve natural resources through architectural design. The Department will *pursue* the highest possible sustainable “green building” performance of all its new buildings.

The Facilities Management Division is also retrofitting existing facilities to make them more energy efficient and environmentally friendly. The Department completed the retrofit of light fixtures to more energy-efficient units and continued the installation of sensor-controlled faucets, which reduce water consumption by one-third of a gallon per use.