

**PROJECT TYPE: Facility Condition Assessments
& Energy Audits & Capital Planning**

**CLIENT NAME: Metropolitan Mosquito Control
District (MMCD)**

PROJECT DATES: 2024-2025



PROJECT OVERVIEW

Metropolitan Mosquito Control District (MMCD) engaged Roth IAMS to evaluate the existing condition of its facilities and support long-term planning decisions across its portfolio. The engagement focused on understanding facility condition, sustainability performance, and long-term viability of MMCD's current locations to inform a 10-year capital improvement plan.

Roth IAMS completed comprehensive Facility Condition Assessments (FCAs), supported by energy audits and sustainability analysis, using SLAM CAP and electronic handheld devices to ensure consistent, defensible data collection. The consolidated dataset was used to support strategic decisions related to maintaining, consolidating, or potentially developing new facilities.

PROJECT SCOPE

Roth IAMS conducted a detailed review of MMCD facilities, including:

- Physical inspections of building systems, components, and infrastructure
- Structural assessments of foundations, walls, and roofs
- Evaluation of mechanical, electrical, and plumbing (MEP) systems and equipment
- Review of building envelope components, including doors, windows, and exterior finishes
- Assessment of interior finishes such as flooring, walls, and ceilings

Using the FCA data, Roth IAMS prepared comprehensive deliverables, including:

- Detailed written FCA reports for each facility
- Prioritized maintenance and repair recommendations based on severity and urgency
- Viability assessments of current locations
- A 10-year projection of major repairs and replacements, broken into annual expenditures
- Digital documentation including photographs, drawings, and assessment data

CLIENT IMPACT AND SUCCESS

The integrated approach enabled MMCD to:

- Make informed decisions about maintaining, consolidating, or replacing facilities
- Align capital investments with condition, risk, and sustainability priorities
- Improve visibility into long-term operating and renewal costs
- Identify practical sustainability opportunities supported by cost-benefit analysis
- Establish a defensible 10-year capital planning framework

The combination of FCAs, energy audits, and sustainability analysis provided MMCD with clear, actionable insight to support both near-term decisions and long-range strategic planning.

SUSTAINABILITY & ENERGY ANALYSIS

Roth IAMS evaluated existing sustainability practices and completed Level 1 & Level 2 Energy Audits in 2024. The analysis focused on:

- Energy efficiency, water conservation, and waste management
- Indoor air quality and overall environmental performance
- Identification of sustainable upgrades, retrofits, and operational improvements
- Cost-benefit evaluation of proposed sustainability measures
- Practical implementation strategies

Roth IAMS collaborated with MMCD to develop a 10-year capital plan and budget, integrating FCA, energy, and sustainability data into a single, actionable planning framework.

KEY CHALLENGES & CONSTRAINTS

Challenge: Clearly distinguishing scope and analysis between Facility Condition Assessments (FCAs) and Energy Audits (EAs).

Solution: Roth IAMS established a clear delineation between the two efforts:

- FCAs evaluated the entire facility
- Energy Audits were limited to office spaces only

Energy audit analysis was based solely on the square footage and energy performance of office spaces, ensuring accuracy and alignment with MMCD's objectives while maintaining clarity between condition and energy findings.

CONCLUSION

The MMCD engagement demonstrates the value of integrating condition, energy, and sustainability data into a unified planning approach. By partnering with Roth IAMS, MMCD now has a clear, defensible understanding of its facilities, supporting informed decisions around maintenance, consolidation, sustainability investments, and long-term capital planning.