

GENERAL SERVICES DIVISION 1-31-17"SMART Stewardship" Bill No. SB 43

Steve Bullock, Governor • Steve Baiamonte, Administrator

Memorandum

To: Senator Sesso

From: Steve Baiamonte *SB*

Date: 12 January 2017

Subject: SB 43 (Generally revise laws governing the Long Range Building Program)

Attached is an overview of our Facilities Condition Assessment (FCA) data. General Services (GSD) manages forty State owned buildings within a ten-mile radius of Helena, known as the Capitol Complex. Our portfolio of real property represents 6% of the State's total real property portfolio (1.4 million square feet). We manage 77% of the State's building leases (1.7 million square feet).

GSD started conducting FCAs in 2014. To date, we have been through all buildings once to establish a baseline. We are now on our second cycle, meaning that we will inspect each building every 36 months. Each of a building's systems (foundation, envelope, flooring, roofs, finishes, HVAC, plumbing, electrical, conveying systems, and safety) are rated by deficiency (safety, damage/wear out, codes/standards, environmental improvements, energy conservation, aesthetics, building enhancements). We then prioritize our projects, focusing mainly on life-safety issues, damaged/worn-out components, and code violations, such as ADA, fire code, etc.

The first graph is an overview of our portfolio. Fifty percent of our buildings rate as Poor. We have identified \$40-60 million in deferred maintenance. That range is due to variables, such as design fees, permits, and contractor overhead/profit. We conduct FCAs on the Executive Residence, however for security reasons we don't list it. It rates at 5%- Good.

The second graph is a comparison of the seven buildings that have been inspected so far in the second cycle compared to their first inspection. Ironically, the only building that is in worse shape in cycle two is the Capitol. It is slated for skylight replacement and roof repairs this spring, and is in the middle of a flooring project right now. As an aside, we received \$3.2 million in LRBP funding for this current biennium. While the

Capitol makes up 15% of our footprint, we are spending about 33% of our LRBP appropriation just on that one building.

The third attachment is an actual FCA report that our system generates. This one covers the Capitol as of our last inspection (20 October 2016). The report does not contain any data under building system #3-Floor System because there were no noted deficiencies in that particular building system. The Capitol is in our second cycle. It will not be evaluated again for three more years. Even though there are seven deficiency categories, only the first six are considered for prioritizing issues. The seventh category is building enhancements, which is why it's not considered.

We have very specific data on each building that is available if anyone would like to see it. We use MSU's FCA data program because it was free and a good place to start.

There were two questions from the committee that I am aware of that I believe I can answer:

1) Why are there three different versions of FCAs (GSD, MSU, and UM)?

To the best of my knowledge, there is one version being used by three entities. GSD uses MSU's program. I believe that UM also uses MSU's program, possibly with modifications. The reason there are three data sets is because the system is very old, and is hosted/stored on a local access database with each entity. We are all collecting the same information (building systems) and using the same rating criteria (deficiencies).

2) If FCAs are conducted every three years does that drive down the cost of the fiscal note because it references a biennium?

I'm not familiar with fiscal note. By industry standards, FCAs are conducted on a 36 to 60 month cycle, meaning that a building has an inspection every 36 months, 48 months, or 60 months, based on the business process of the management entity. GSD evaluates its buildings once every 36 months. Now that GSD has a baseline established by assessing all of our buildings the first year, we are currently only assessing a third of our buildings each year. We start assessments in April and finish in November by scheduling one day in each of those months to conduct assessments.

From a big picture standpoint, the program needs IT support to modernize it and increase its functionality. It is currently housed in an access database. The current program does not capture any data on sidewalks, stairways, parking lots, or exterior features. Also, because it is configured in an access database it does not communicate with any other software, such as our work order management system, and it is difficult to export data from. Ideally, one agency would produce the scope of work and procure a cloud-based solution that could be configured to meet agency

January 12, 2017

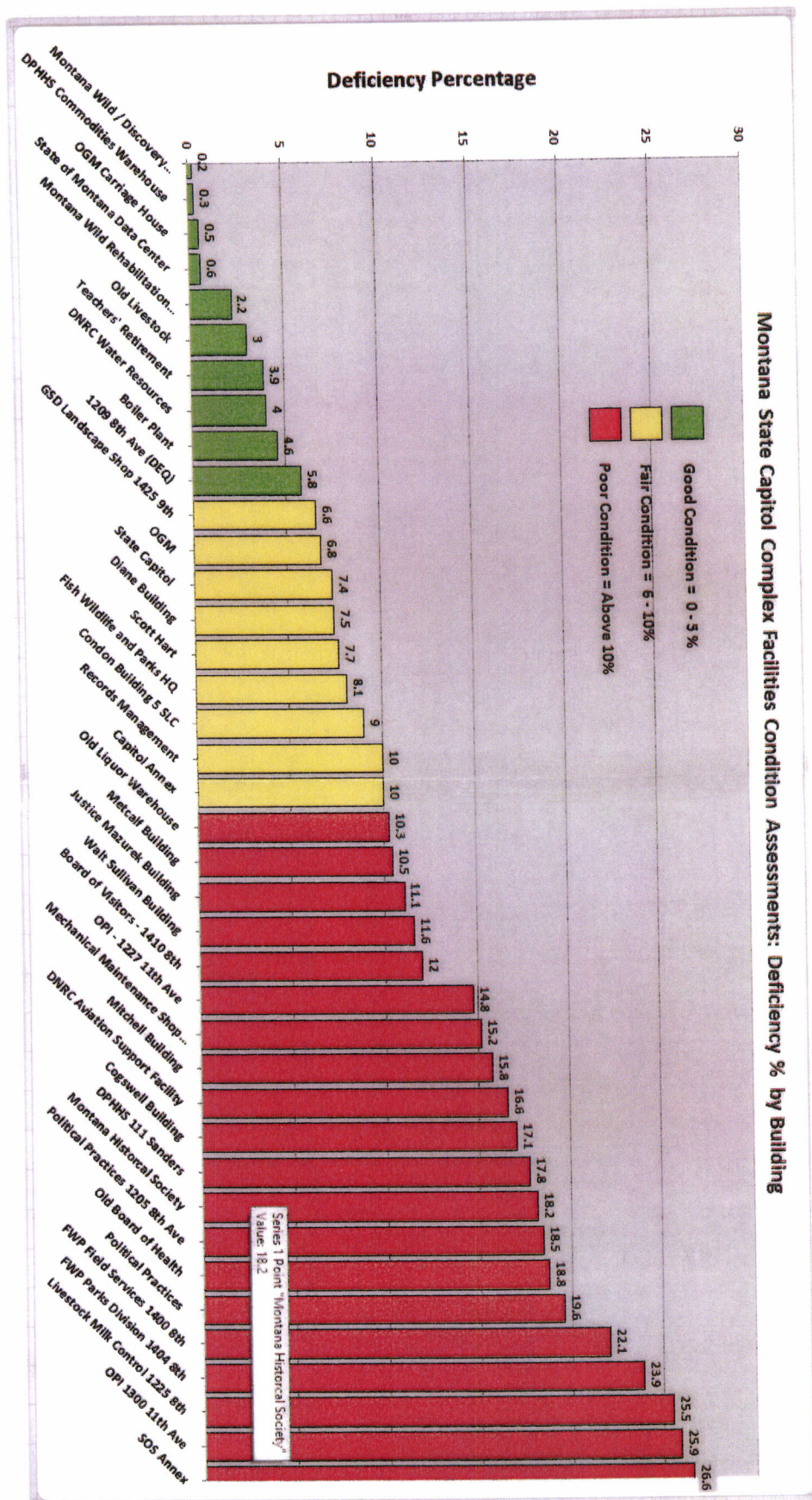
needs (GSD doesn't need a category for classrooms or dorms as the university system does). The program would collect and analyze data on building systems and deficiencies, and would create indexes based on real-time data from an industry standard source, such as RSMeans, similar to the current program but with less effort and more functionality. Agencies could then upload their assessments which would be housed in central location and accessible by multiple users, similar to GSD's Lease Database which is on our website. Logically DOA's Architecture & Engineering Division would maintain this database so that the information is readily available as part of the LRBP.

The current text of the bill implies that agencies would either need to conduct FCAs on a two-year cycle, or that only the portion of buildings captured during the biennium would reflect any changes in condition. In other words, on a 36 month rotation, it would take three bienniums to produce a report that captures our entire portfolio through two complete cycles. We could change to a 24 month rotation; however that would drive up our cost of physically conducting the assessments because we would conduct more assessments per calendar year.

I would be happy to provide a more in-depth explanation or any additional information to you or any of the committee members. I can be reached at 406.431.8893 or sbaiamonte@mt.gov.

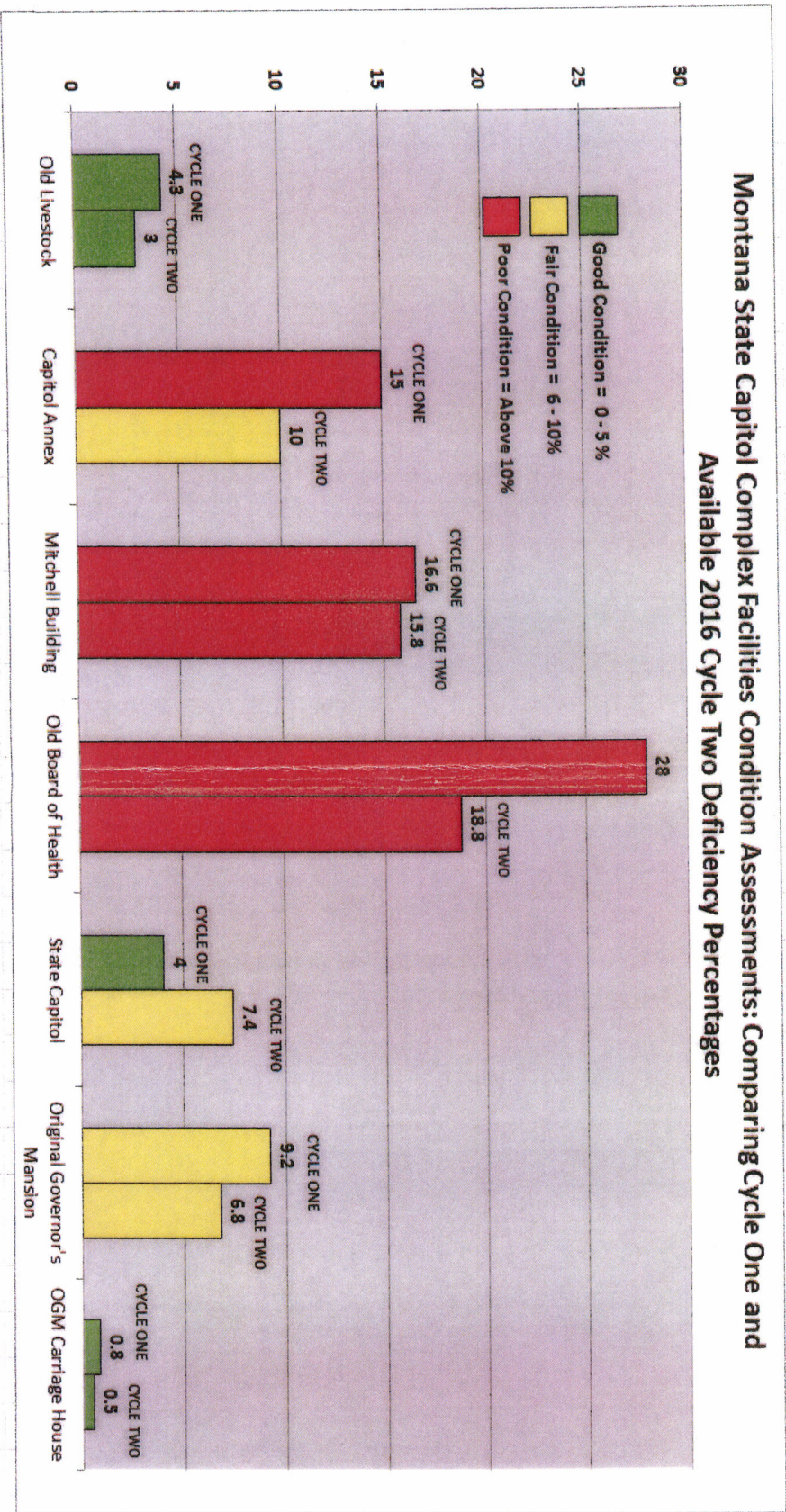
CC: State Administration Committee
John Lewis
Joe Triem

MONTANA STATE CAPITOL COMPLEX FCA BASELINE RESULTS



CYCLE TWO RESULTS

Montana State Capitol Complex Facilities Condition Assessments: Comparing Cycle One and Available 2016 Cycle Two Deficiency Percentages



Administration - Facilities Condition Inventory

Deficiency Detail by Building

Def. Categories

Site: General Services- Complex	Area Correction:	0.93	Last Audit Date:	10/20/2016
Building: State Capitol	Gross Area:	179,672 Sq Ft	Report Renewal Cost:	\$2,740,665
Building Type/ General Classroom/Office (3A)	Cost/Sq Ft:	\$206.01	Deficiency Ratio:	7.4%
Age Class:				

Const. 1889

Replacement Cost: \$37,014,229

Entry # Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew	System Replace	Description
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System: Foundations (1)

747 Footings/Foundation Walls (A)

Totals: \$86,852 \$1,092,406

Light wells near foundations are damaged. Glass panels in many of them are broken or cracked. Repair or restore. Refer to record 185 in previous reporting.

186 Exterior Steps/Retaining Walls
748 Exterior Steps/Retaining Walls

06-02-2014 06-02-2014 2 2% \$2.06 \$7,402
10-20-2016 10-20-2016 2 2% \$2.06 \$7,402

Repair spalling east side center wing
Replace heated walkway under North Entry.

System: Envelope (2)

188 Exterior Walls (A)
765 Exterior Walls (A)

06-02-2014 06-02-2014 2 1% \$5.32 \$9,559
06-02-2014 10-20-2016 2 15% \$5.32 \$143,378

Totals: \$283,739 \$3,523,368

Repair exterior stucco on grand entry roof
Spalling on sandstone and granite surfaces has increased. Large chunks have blown off the building in some areas. Refer to record 189 in previous reporting.

763 Exterior Windows (B)
749 Exterior Doors/Hatches (C)

06-02-2014 10-20-2016 2 10% \$6.14 \$110,319
10-20-2016 10-20-2016 2 10% \$1.14 \$20,483

Paint all exterior sills - many sills are peeling, cracking, or rotting. Refer to record 190 in previous reporting.
All metal doors need to be repainted and all wooden doors need to be refinished.

Deficiency Detail by Building

Deficiency Categories 1-6

1/12/2017

FCI Version: 1.1.9

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Deficiency Categories: 1: Safety, 2: Damage/Wearout, 3: Codes/Standards, 4: Environmental Improvements, 5: Energy Conservation, 6: Aesthetics, 7: Building Enhancements

Administration - Facilities Condition Inventory

Def. Categories

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System: Roof System (4)

193	Covering (B)	06-02-2014	06-02-2014	2	15%	\$3.79	\$102,144		Replace skylights
195	Covering (B)	06-02-2014	06-02-2014	2	5%	\$3.79	\$34,048		Repair copper panels as needed on Dome.
196	Covering (B)	06-02-2014	06-02-2014	2	10%	\$3.79	\$68,096		Repair copper roofing over the Senate and Old Supreme Court chambers.
750	Covering (B)	10-20-2016	10-20-2016	2	2%	\$3.79	\$13,619		Roof drains have failed and are consistently leaking. Remove and replace during new roofing projects.
761	Covering (B)	06-02-2014	10-20-2016	2	60%	\$3.79	\$408,574		Replace roof covering. Refer to record 192 in previous
767	Covering (B)	06-02-2014	10-20-2016	2	5%	\$3.79	\$34,048		Repair coping and flashing throughout. Refer to record 194 in previous reporting.
751	Insulation (C)	10-20-2016	10-20-2016	2	10%	\$1.78	\$31,982		West end insulation has gotten wet and is damaged. Remove and replace.

System: Finishes (5)

752	Floor Finishes (D)	10-20-2016	10-20-2016	2	2%	\$7.22	\$25,945		Need to regROUT all tile.
769	Floor Finishes (D)	06-02-2014	10-20-2016	2	45%	\$7.22	\$583,754		More wrinkles, tears, and other damage was noticed in carpeted areas. Movement and dragging of furniture appears to be responsible for a lot of new damage. The executive wing, basement, and legislative areas were previously mentioned. Refer to record 191.
753	Wall Finishes (E)	10-20-2016	10-20-2016	2	5%	\$7.56	\$67,916		Specialty/decorative painting needed in the House, Senate, Rotunda, and Old Supreme Court chambers.
754	Wall Finishes (E)	10-20-2016	10-20-2016	2	2%	\$7.56	\$27,166		Ornate plaster, crowning, and other decorative finishes need repaired throughout.

Totals: \$704,781 \$9,181,239

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Def. Categories

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System: Specialties (6)

755 Toilet Partitions (A)

10-20-2016 10-20-2016 2 2% \$1.59 \$5,714

Totals: \$7,421 \$2,348,313
Marble partitions in the Men's and Women's bathrooms have minor fissures in them. Monitor the fissures. Seating is damaged and appropriate replacement parts are hard to find.

756 Fixed Seating/Risers (C)

10-20-2016 10-20-2016 2 1% \$0.95 \$1,707

System: HVAC System (7)

197 Ventilating (B)

06-02-2014 06-02-2014 2 2% \$1.27 \$4,564

Totals: \$28,083 \$4,171,984
Add ventilation to skylight atrium

199 Ventilating (B)

06-02-2014 06-02-2014 5 1% \$1.27 \$2,282

Add airflow proving switches on all exhaust

198 Cooling (C)

06-02-2014 06-02-2014 5 1% \$11.82 \$21,237

Upgrade air handlers in rm 440 and 425, Rotunda and Senate

System: Plumbing System (8)

200 Waste Piping (C)

06-02-2014 06-02-2014 2 30% \$7.88 \$424,745

Totals: \$424,745 \$5,591,393
Replace waste piping

System: Electrical System (9)

201 Lighting (B)

06-02-2014 06-02-2014 5 1% \$7.76 \$13,943

Totals: \$458,020 \$5,406,330
Upgrade exterior lighting to LED

202 Lighting (B)

06-02-2014 06-02-2014 5 1% \$7.76 \$13,943

Upgrade interior lighting to LED

757 Lighting (B)

10-20-2016 10-20-2016 2 30% \$7.76 \$418,276

Cracked housings and exposed elements were observed in some exterior light fixtures. This is a hazard - repair or replace any damaged components. Research centralized digital controls for exterior lighting.

203 Voice/Data (D)

06-02-2014 06-02-2014 3 1% \$6.60 \$11,858

Remove abandoned wire in tunnel

Deficiency Detail by Building

Deficiency Categories 1-6

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Entry # Component

Initial Entry Last Update

Def. Def % Unit Cost

Comp. System Renew Replace Cost

Description

System: Conveying (10)
758 Elevator/Lift (A)

10-20-2016 10-20-2016 2

Totals: \$21,525 \$1,076,235
\$5.99 \$21,525

Upgrade and improve elevators and cars where appropriate.

System: Safety System (11)

206 Exit/Emergency Lighting/Alarms
207 Exit/Emergency Lighting/Alarms

06-02-2014 06-02-2014 2
06-02-2014 06-02-2014 3

Totals: \$32,988 \$2,315,972
3% \$4.59 \$24,741
1% \$4.59 \$8,247

Replace emergency lighting
Investigate fire detection for total building

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Deficiency Categories 1-6

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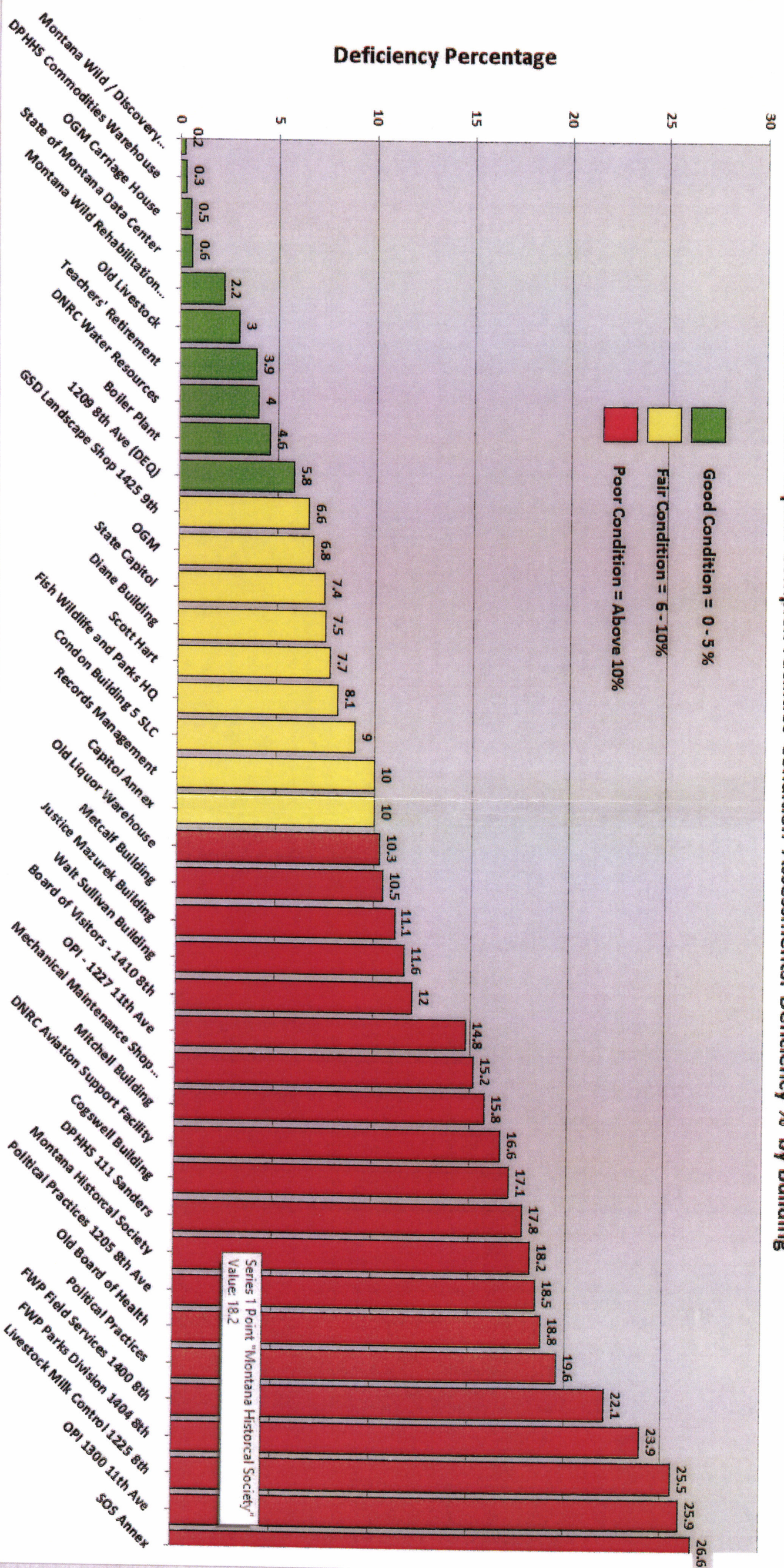
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