



# 2017 CALTRANS Facilities Infrastructure Plan



Presentation to the California Transportation  
Commission

August 17, 2016



# 2017 Facilities Infrastructure Plan (FIP)

- FIP Reporting Requirements
- FIP relationship with Programmed SHOPP and SHOPP Ten-Year Plan
- FIP Project Summary
- Overview of the Existing Condition of Caltrans' Office Buildings
- Next Steps

# FIP Reporting Requirements

**Required information:**  
per Chapter 606, Statutes of 1999  
(Assembly Bill 1473/Hertzberg)

- Office Building Projects
- Reporting requirement per Department of Finance

**Non-Required Information:**

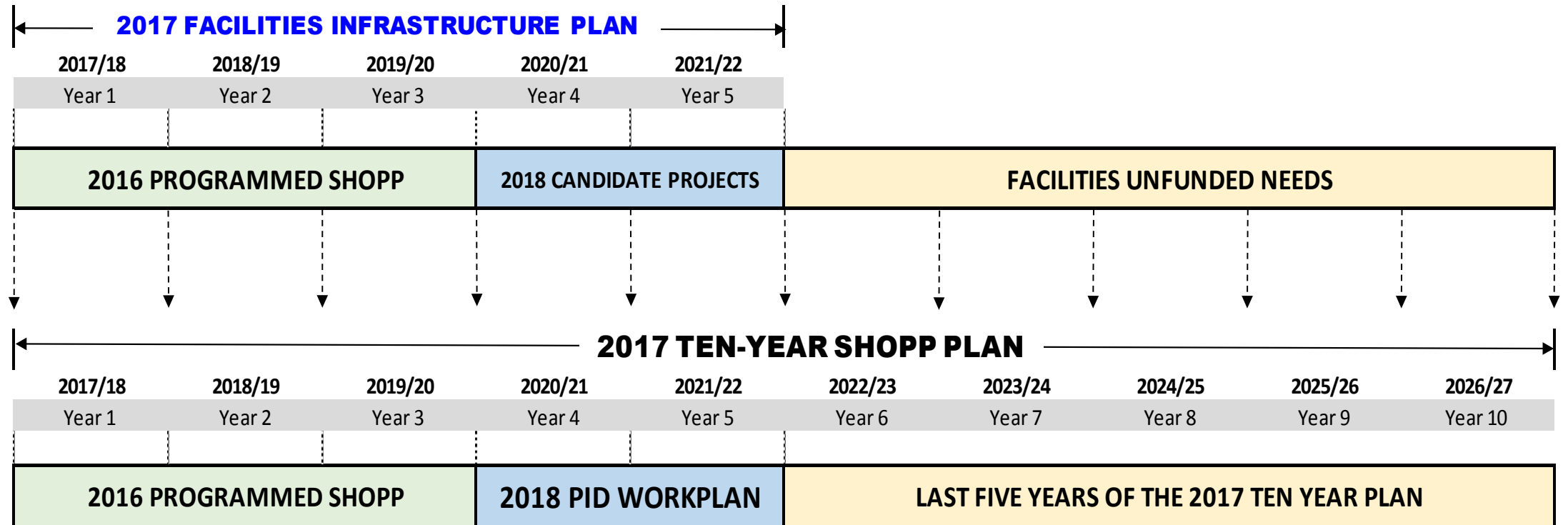
- Equipment Shops
- Maintenance Stations
- Material Labs
- Transportation Management Centers
- Facility Resource Conservation Efforts

# The FIP & The State Highway Operation and Protection Program (SHOPP)

**Chronology and Fiscal Year Relationships: Facilities Infrastructure Plan and SHOPP**

		<i>Fiscal Years</i>											
<i>Approximate Due Date</i>		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
2015 Ten-Year SHOPP Plan	Jan 2015				10-Year Plan								
2016 Four-Year Programmed SHOPP	Jan 2016			4-Year Plan									
2017 Facilities Infrastructure Plan	July 2016				5-Year Plan								
2016 Facilities Infrastructure Plan	July 2015			5-Year Plan									

# Facility Infrastructure Plan aligns with SHOPP Ten Year Plan



# FIP Project Summary

## Projected Facilities Infrastructure Needs Construction, Land, Capital, and Support

Fiscal Years 2017-18 through 2021-22

SHOPP Programmed and Candidate Projects Location/Descriptions	2016 SHOPP Fiscal Years					2018 SHOPP Candidate Projects Fiscal Years	
	2017 Facilities Infrastructure Plan Fiscal Years						
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2017 FIP Total
<b>Office Buildings</b>	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Equipment Shops</b>	\$0	\$23,400,000	\$0	\$0	\$0	\$0	<b>\$23,400,000</b>
<b>Maintenance Facilities</b>	\$12,450,000	\$0	\$14,028,000	\$0	\$17,000,000	\$2,000,000	<b>\$33,028,000</b>
<b>Materials Laboratories</b>	\$0	\$0	\$0	\$0	\$1,100,000	\$0	<b>\$1,100,000</b>
<b>Transportation Management Center</b>	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Construction Totals</b>	<b>\$12,450,000</b>	<b>\$23,400,000</b>	<b>\$14,028,000</b>	<b>\$0</b>	<b>\$18,100,000</b>	<b>\$2,000,000</b>	<b>\$57,528,000</b>
<b>Land</b>	\$20,000	\$0	\$27,000	\$0	\$0	\$0	<b>\$27,000</b>
<b>Sub-total (Capital)</b>	\$12,470,000	\$23,400,000	\$14,055,000	\$0	\$18,100,000	\$2,000,000	<b>\$57,555,000</b>
<b>Support</b>	\$9,015,000	\$8,000,000	\$9,054,000	\$0	\$6,100,000	\$700,000	<b>\$23,854,000</b>
<b>Grand Total</b>	<b>\$21,485,000</b>	<b>\$31,400,000</b>	<b>\$23,109,000</b>	<b>\$0</b>	<b>\$24,200,000</b>	<b>\$2,700,000</b>	<b>\$81,409,000</b>

*\*Note: This table does not reflect \$10M in reservation funds set aside for Transportation Related Facilities for Fiscal Year 2019-20*



# FIP Project Summary

(Unfunded Needs Beyond the Five Years of the FIP)

## Facilities Unfunded Needs

Facility Type	Construction Cost
Office Buildings	\$482,800,000
Equipment Shops	\$170,000,000
Maintenance Facilities	\$166,727,000
Material Laboratories	\$9,650,000
Transportation Management Centers	\$10,000,000
<b>Total Unfunded Needs</b>	<b>\$839,177,000</b>

# Office Building Infrastructure Study Findings

## ("Poor Condition" Assets)

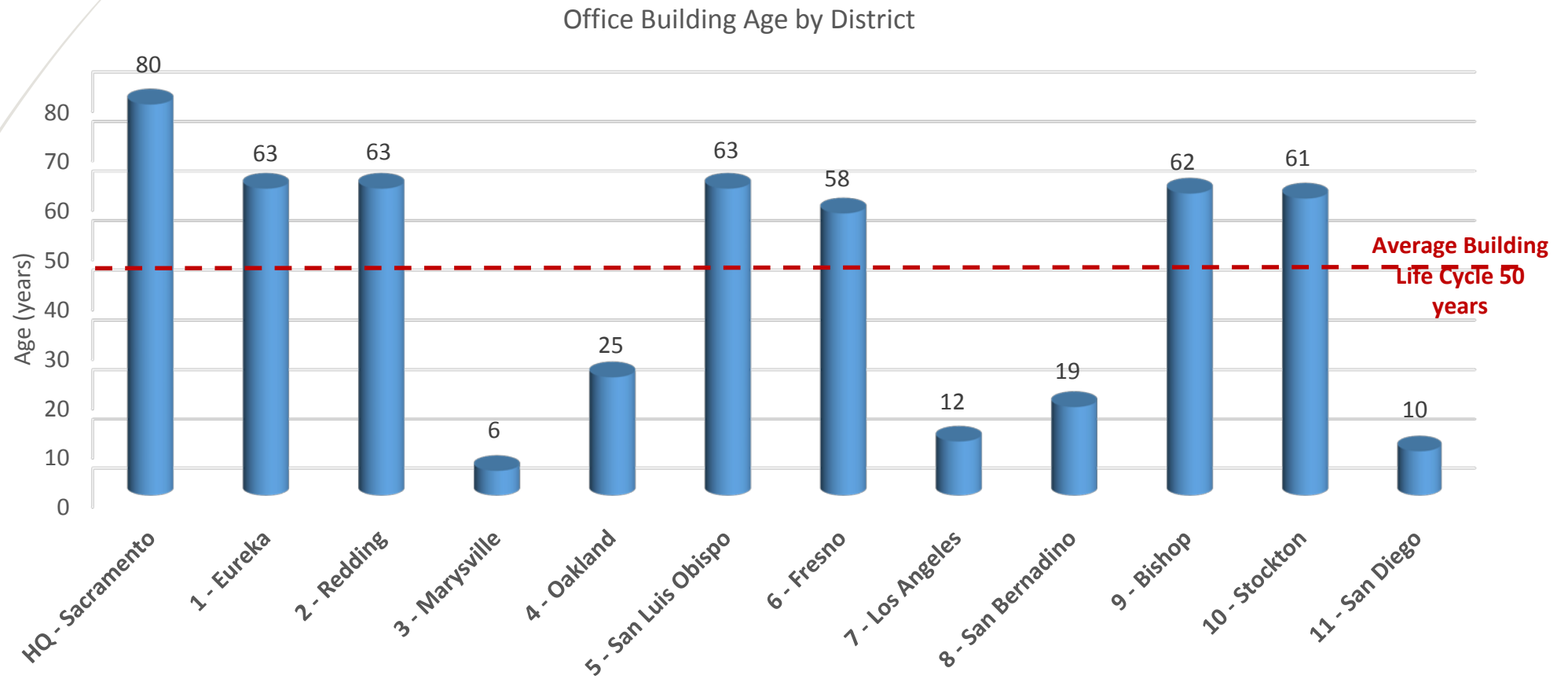
District	Location	Year Built	Age (years)	Gross (Sq.Ft)	Infrastructure Study - Year Performed	Estimated Construction Cost* of Replacement (\$M)
HQ	Sacramento	1936	79	462,392	2007	\$199.60
		1950	65			
		1960	55			
2	Redding	1953	62	47,851	2003	\$36.80
5	San Luis Obispo	1953	62	41,700	2007	\$38.30
6	Fresno	1958	57	78,000	1990	\$77.70
9	Bishop	1954	61	20,250	2003	\$65.10
10	Stockton	1955	60	65,574	2009	\$65.30
<b>Grand Total</b>						<b>482.8</b>

### Overview of Studies:

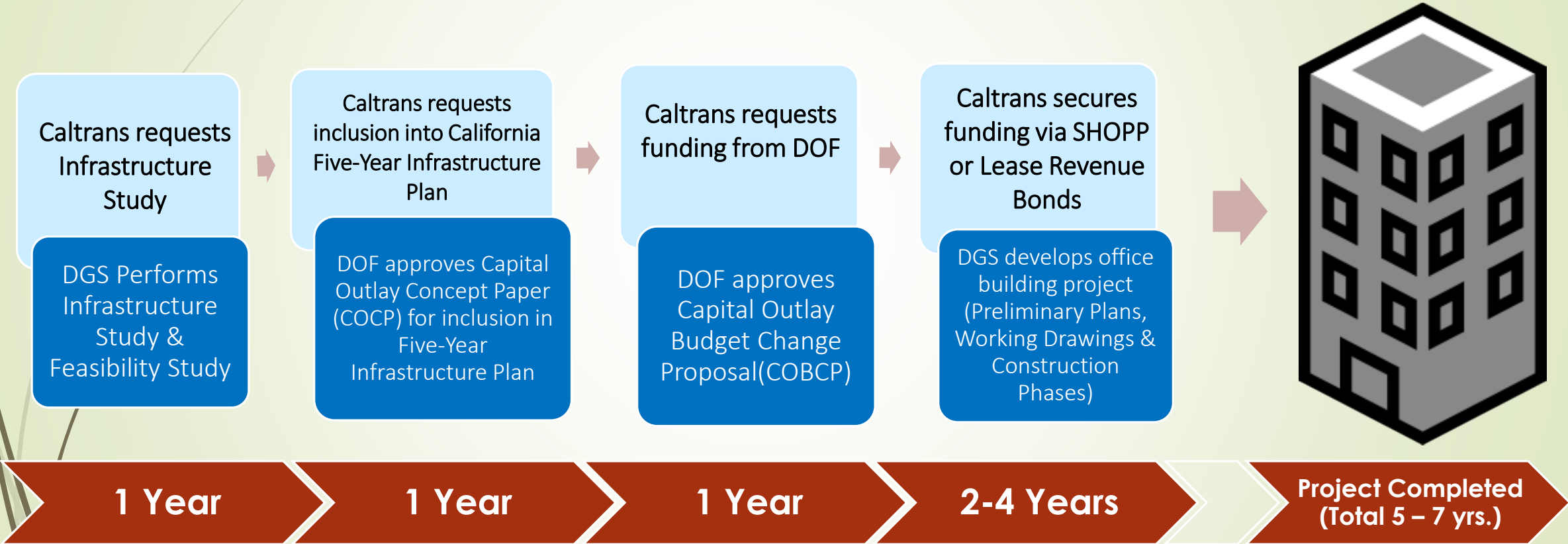
- Mechanical (HVAC), Electrical, Plumbing, Utilities (Sewer & Water Lines), and Telecommunications systems are obsolete and beyond service life
- Fire protection sprinklers limited to certain parts of the building (if at all)
- Hazardous materials can be found in the original building material, making building upgrades complex and expensive



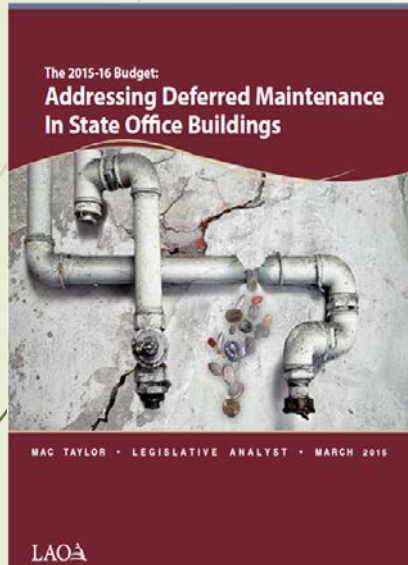
# Need Due to Aging Inventory of Buildings



# Office Building Projects Process



# Reports on Department of General Services (DGS) and State Office Building Needs



March 2015

- DGS has struggled to consistently maintain their office building portfolio
- DGS has backlog of \$138M of maintenance projects
- Limited to DGS portfolio only

**State Facility Long-Range Planning Study**  
July 2015

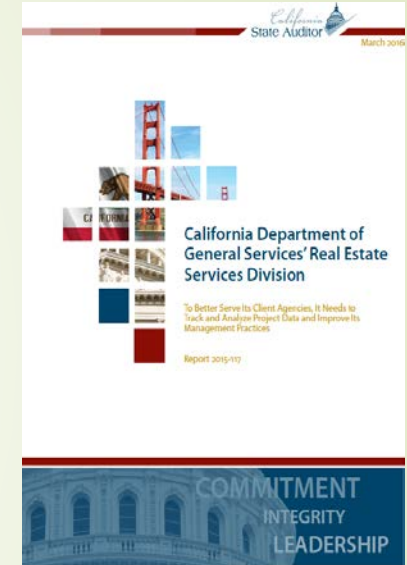
Condition	Definition	Rate
Very Poor	Subjected to hard or long term wear. Has reached the end of its useful or serviceable life. Renewal is now necessary.	Greater than 65%
Poor	Subjected to hard or long-term wear, nearing the end of its useful or serviceable life.	Greater than 50% to 65%
Fair	Subjected to wear and aging but is still in a serviceable and functioning condition.	Greater than 5% to 50%
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%

The following scores are based upon building condition alone & make up 75 percent of the total score.

Rank	Building	2015 FCJ	Condition
1	Resources Building	57.93%	POOR 5 Buildings - 71.1%
2	Personnel Building	24.54%	
3	Paul Bonifacio Building	22.50%	
4	Employment Development Department Annex	16.50%	
5	James M. Uroch Building	16.30%	
6	Oregano Blanton Building	15.67%	FAIR 8 Buildings - 50.1%
7	Justice Building	14.53%	
8	Employment Development Department Headquarters	14.09%	
9	Blue Anchor Building	10.37%	
10	Thomas Aquinas Energy Building	7.96%	
11	Friscoch Tax Board Los Angeles Building	5.26%	
12	Board of Equalization Headquarters Building	4.83%	
13	Library and Courts 1 Building	3.52%	
14	Secretary of State / Archives Building	4.67%	
15	Agriculture Building	3.70%	
16	Friscoch Tax Board San Diego Building	3.03%	
17	Department of Justice Office Building	2.93%	
18	Buildings and Grounds Headquarters	2.93%	
19	East End Complex Block 276	1.48%	GOOD 16 Buildings - 56.1%
20	Stanley Mosk Library and Courts Building	0.99%	
21	Campbell Building - Office of Emergency Services	0.89%	
22	Office Building 8	0.42%	
23	Office Building 5	0.40%	
24	Friscoch Tax Board Sacramento and San Francisco Buildings	0.27%	
25	Fair End Complex Block 171	0.20%	
26	East End Complex Block 172	0.18%	
27	Rehabilitation Building (ORLO)	0.15%	
28	East End Complex Block 174	0.14%	
29	East End Complex Block 173	0.10%	

July 2015

- Prioritized facility improvements based on condition and risk
- Limited to DGS portfolio only



March 2016

- DGS has struggled to deliver its projects on time and within budgeted cost estimates

# Maximizing the Service Life of our Office Buildings

## District 7 (Los Angeles) Headquarters Building Facility Management Assessment

- In an effort to maximize the service life of our existing office buildings, a Facility Management Assessment was performed to develop a template for proper Operation and Maintenance of our office building facilities.
- The report compares the current service level and tools with industry recommended service levels, training, and software.
- A summary of the findings and recommendations will be presented later this month to executive staff.



District 7 (Los Angeles)  
Built in 2004



# Caltrans Next Steps: Addressing Infrastructure Risks

## ➤ **Short Term Actions for Fiscal Year: 2016-17:**

- Update Facility Infrastructure Study on Caltrans Headquarters building in Sacramento
- Perform Statewide Facility Condition Assessment to help prioritize and plan for future projects

## ➤ **Long Term Goals:**

- Submit Concept Paper to Department of Finance for Headquarter Building
- Submit Capital Outlay Budget Change Proposal to Department of Finance

## ➤ **Constraints:**

- Competing departmental funding priorities



# Office Building Sustainability Efforts

- ▶ **Working toward reducing water usage and meeting the targets of the Governor's State of Emergency Drought Proclamation and Executive Orders B-18-12, B-29-15 and B-30-15.**
  - ▶ Reducing water usage by 25%
    - ▶ Conducted survey of our facilities to identify water savings opportunities
  - ▶ Pursing Leadership in Energy and Environmental Design (LEED) Certification in our new and existing office buildings
    - ▶ Target to have 9 of our 12 office buildings LEED certified by end of next year
  - ▶ Installing Energy Efficient Lighting such as LEDs
    - ▶ Purchased and installed 61,000 LED in our office buildings statewide and plan on purchasing and installing more this fiscal year.

**Questions?**

