# DEPARTMENT OF GENERAL SERVICES

# Capital Improvement Program Request Fiscal Years 2020 – 2025



Presented January 17, 2019 STEVE SHARKEY, DIRECTOR



# DGS's MISSION:

- Department-wide: Grow workforce, enhance skills, improve customer service, improving livability of spaces in which workforce performs.
- Efficient operation and maintenance of City-owned and managed buildings.
- Innovative design and construction of capital building projects.

## ORGANIZATIONAL CHART & AGENCY BACKGROUND

#### **Director: Steve Sharkey**



FY19 Operating Budget: \$105.4M FY19 Capital Budget: \$11.9M Total Full-Time Positions (FTEs): 391

## DGS MAJOR PROJECTS/ CONSTRUCTION AND DESIGN DIVISION

Capital building program for City's vertical construction is managed by DGS's Major Projects/Construction and Design Division (MPD).

MPD's primary goal is to perform capital improvements to 190 Cityowned and managed facilities to provide safe, healthy and effective work spaces that facilitate the delivery of City services.

#### To achieve that goal, MPD strives to:

- Plan and address capital improvements proactively;
- Consider and work to develop energy-efficient improvements in buildings;
- Improve and upgrade City-owned facilities to decrease the need for operations in private leases.
- Create a more efficient design and project management process.

# CRITICAL ISSUES FACING DGS:

- Capital funds are typically allocated reactively (once there is a known problem) through capital improvement program.
- DGS's funding target for FY2020 is \$11M to \$16M per year, which includes \$2M -\$4M specifically allocated to EPFL facilities.
- There is an urgent need for more proactive capital improvements to prevent excessive maintenance costs and burdens.
- Overall Capital improvement needs continue to exceed available funds.

# CRITICAL ISSUES FACING DGS:

- Deficiencies in City's facilities impact user agencies' ability to provide programs.
- Condition of facilities cause those agencies to want to move to private space, costing City money.
- Maintenance on buildings is deferred due to lack of funding, ultimately costing City more money.
- Postponed repairs create and cause:
  - Huge backlog of work that needs to be done;
  - Further deterioration of buildings, causing overall maintenance and repair costs to increase (or makes replacement only option).

# HOW TO ADDRESS THESE ISSUES?



# HOW MUCH?

# That depends on the Facilities Condition Index of the buildings.

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# WHAT IS A FACILITIES CONDITION INDEX?

- The Facilities Condition Index (FCI) is a term that has been used to describe the relative condition of campus (and other public and private) facilities in relation to the current replacement value (CRV) of that building.
- It is commonly referred to as the existing deferred maintenance (DM) backlog of a building divided by the current replacement value (CRV) of that building (DM/CRV=FCI).

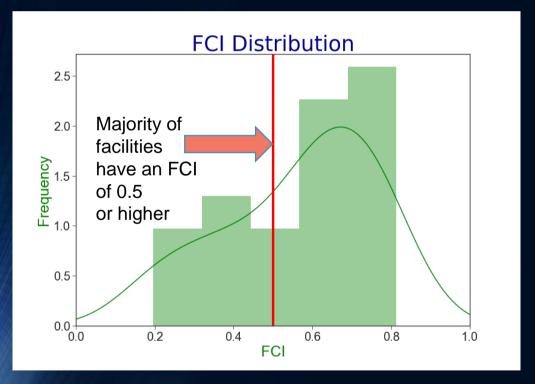
	Range	es for Facilities Condition Index (FCI)
Level of Need	FCI Range	Description
А	0.00 - 0.05 (0% to 5%)	Requires continued normal maintenance and attention to life-cycle systems renewal
В	0.06 - 0.29 (6% to 29%)	Limited to Moderate Renovation, including correction of some condition deficiencies
С	0.30 - 0.49 (30% to 49%)	Moderate to Extensive Renovation, combining functional changes and correction of moderate condition deficiencies
D	0.50 - 0.99 (50% to 99%)	Comprehensive Modernization, combining extensive functional changes and/or correction of extensive condition deficiencies
E	≥ 1.00 (100% or greater)	Candidate for Demolition (or Demolition and Replacement), or Comprehensive Modernization which may include downgrade to less demanding use

## CONDITION ASSESSMENT OF CITY FACILITIES

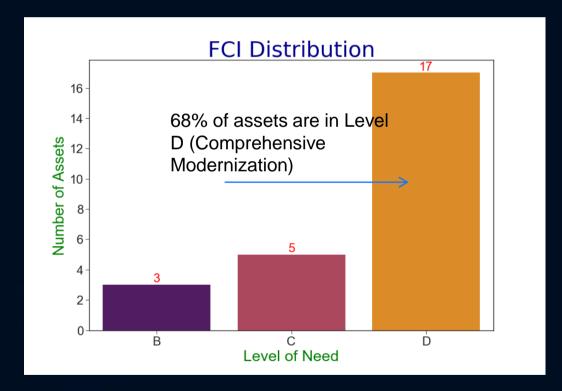
Current FY2019 Facilities Condition Index (FCI)	50%
Current FY2019 Replacement Value (CRV)	\$1,894M
Deferred Maintenance (DM) - amount to reduce FCI to 10% as of FY19	874M
Average Annual Funding Over Six Years (after Deferred Maintenance is cleared, reduce and maintain FCI at 10% )	54M
Current Annual Funding Range (FY20)	\$11-16M
Total Net Value of Facilities	938M

# CURRENT FCI LEVELS OF FULLY ASSESSED CITY FACILITIES

#### Distribution of Assets by FCI



#### Number of Assets by Level of Need

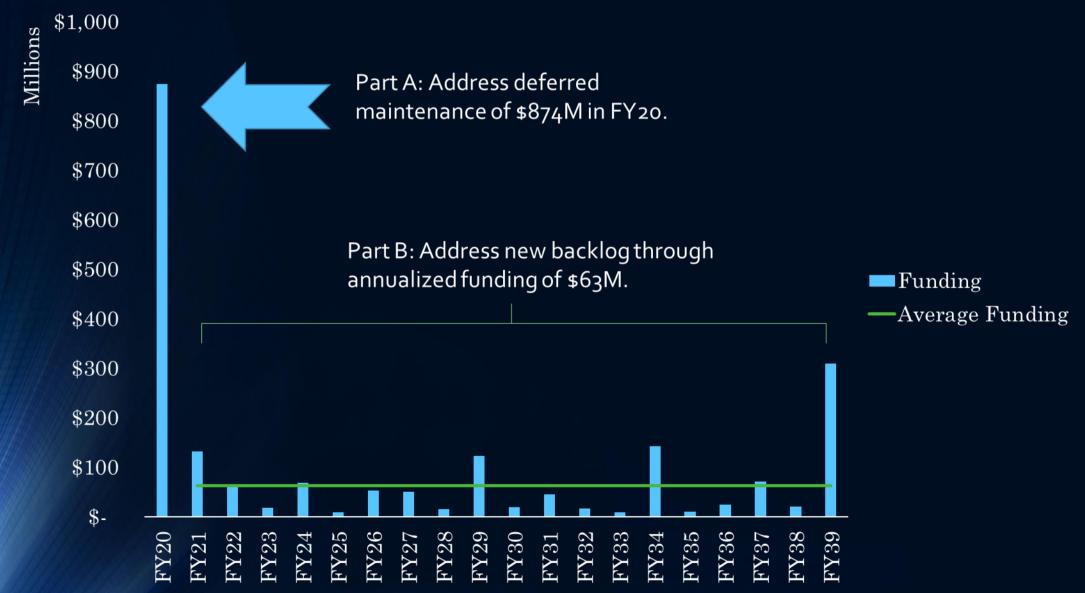


# CURRENT STATE OF CITY FACILITIES: HEADED FOR THE ICEBERG!



## IDEAL SCENARIO TO REDUCE FCI AND MAINTAIN AT IT 10

Funding to Reduce FCI to 10 Then Maintain



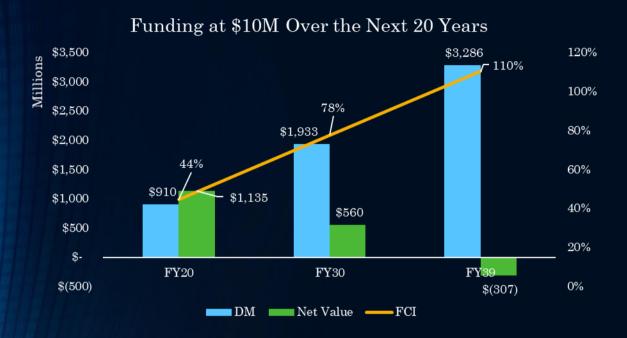
# LET'S SEE WHAT HAPPENS IF WE MAINTAIN THE STATUS QUO

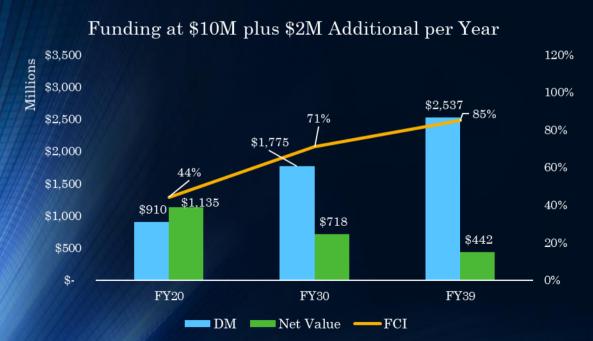


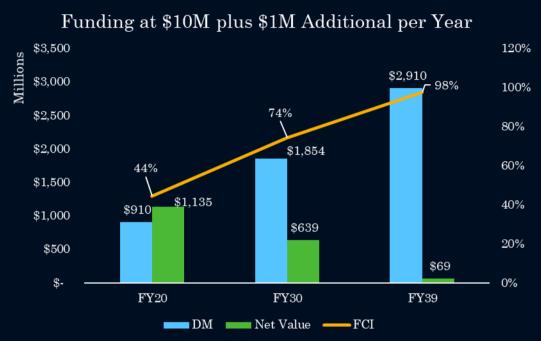
# VS. INCREASE FUNDING?

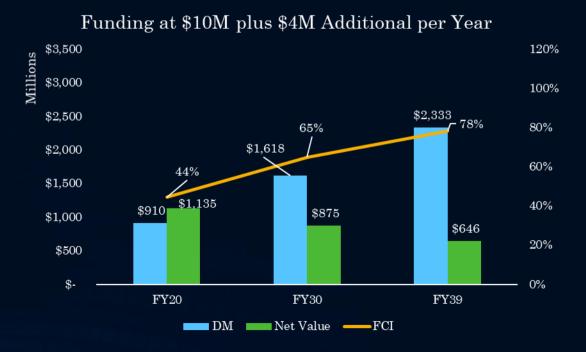
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## SCENARIO COMPARISON (20 YR)









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## FUNDING SCENARIO COMPARISON TABLE

	\$10M Flat	Add \$1M per Yr	Add \$2M per Yr	Add \$4M per Yr	Reduce FCI To 10 and Maintain
Reduction in Deferred Maintenance by FY 39 Compared to \$10M Flat	-	(\$376M)	(\$650M)	(\$952M)	(\$3,074M)
Net Value in FY 39	(\$307M)	69M	442M	646M	\$2,592M
FCI in FY 39	110%	98%	85%	78%	10%

# RECENT CIP ACCOMPLISHMENTS IN DESIGN AND CONSTRUCTION



# DESIGN

- 197-104 Elevator Replacement at 4 S. Frederick Street (FY2016 & FY2017)
- 197-203 Northwestern Police District Station Renovation Partial Roof and 2nd Floor bathrooms (FY2017)
- 197-005 City Hall Exterior Stone Walls (FY2014 & FY2019)
- 197-206 Police Headquarters Elevator Upgrade (FY2019)
- 197-233 Northeast Police District Station Roof Replacement (FY2019)
- 197-037 Hampden Library Renovation (FY2015)
- 197-098 Mitchell Courthouse Roof Replacement (FY 2017 & 2018)
- 197-179 Visitor's Center HVAC Renovation (FY2017)

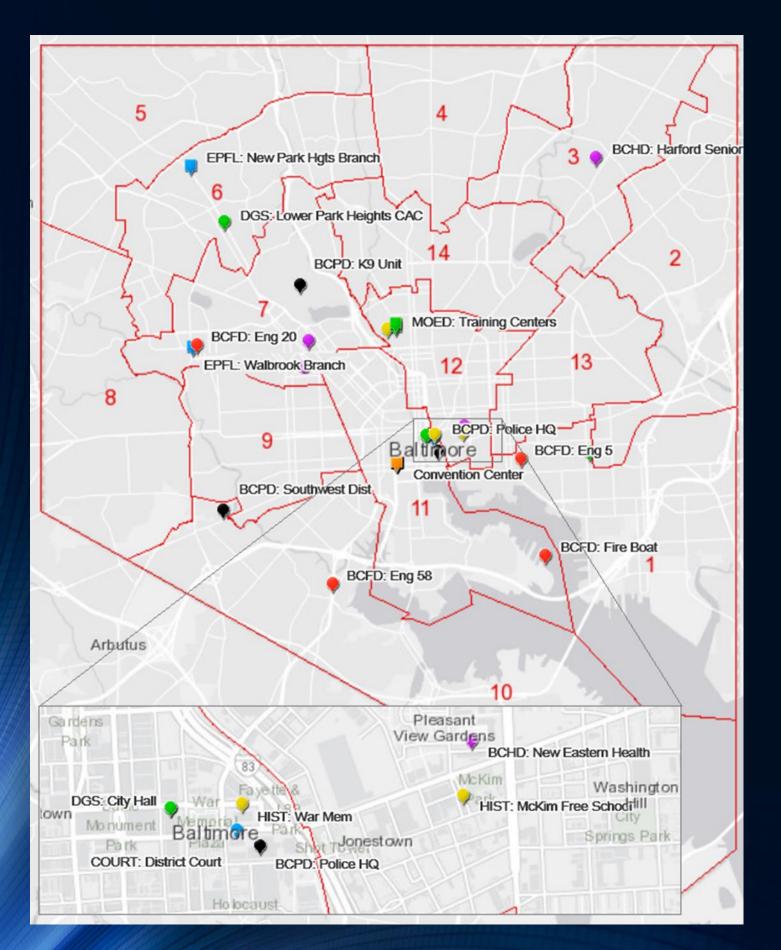
# CONSTRUCTION

- 197-932 Eastern Health Clinic Renovation (FY2016)
- 197-048 Courthouse East Roof Replacement (FY2016 & FY2017)
- 197-028 Clarence Mitchell Courthouse New Courtroom and Chambers (FY2014 & FY2015)
- 197-090, 197-092, 197-035 Police HQ Waterproofing and Curtain Wall Restoration (FY2014 &FY2015)
- 197-098 Clarence Mitchell Courthouse Roof Replacement (FY 2017 & FY2018)
- 197-118 2300 Maryland Ave. Cornice/Gutter Replacement (FY2016)
- 197-060 Engine 46 Roof Replacement (FY2014)
- 197-127 Fire Station Renovation –Riverside and Fort Avenues (FY2017)
- 197-413 Mitchell Courthouse Elevator Upgrades (FY2016 & FY2017)
- 197-221 Baltimore Streetcar Museum Fire Suppression System (FY2018)

# DGS's FY2020-25 CIP REQUESTS BY AGENCY

AGENCY	TOTAL	-
BOPA	\$	75
COURTS	\$	2,275
DGS	\$	34,715
FIRE	\$	8,010
HEALTH	\$	4,250
MOHS	\$	800
POLICE	\$	27,875
HISTORIC PROPERTIES	\$	3,025
CONVENTION CENTER	\$	17,175
LIBRARIES	\$	24,000
TOTAL 6-YEAR REQUESTS	\$	122,200

Dollars shown in Thousands



DEPARTMENT OF GENERAL SERVICES

#### FY2020 CIP REQUESTS

**BY AGENCY** 

# FY 2020 Priority 1 Municipal and Police Buildings

197-005 – City Hall Exterior Stone Repairs (\$3.0M) 197-255 – City Hall Roof Replacement (\$170K +\$1.350M 2<sup>nd</sup> priority)





#### **Community Action Centers**

197-256 – 3939 Reisterstown Road (NWCAC) Building Envelope repair (\$100K) 197-257- Southeast CAC Roof/HVAC/Electrical Upgrade (\$150K)





# FY 2020 Priority 1 (cont'd)

### Health Department

- 197-270 1200 East Fayette (Eastern Health) Roof Replacement (\$800K)
- 197-271 Druid Health Clinic HVAC and Roof (\$250K)
- 197-226 Harford Senior Center Renovation (\$500K)







# FY 2020 Priority 1 (cont'd)

## **Historic** Properties

- 197-112 War memorial Building Roof Replacement (\$100K)
- <u>197-247</u> Baltimore Streetcar Museum Structural Repair (\$100K +\$225K Priority 2)



War Memorial Building

# Streetcar Museum

#### **Police Buildings**

- 197-206 Police Headquarters Elevator Modernization (\$1.5M)
- 197-050 Southwest Police District Station renovation (\$125K + \$500K Priority 2)



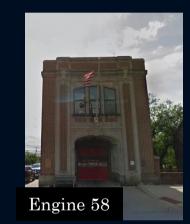


# FY 2020 Priority 1 (cont'd)

## Fire Buildings

- 197-258 Engine 20 Concrete floor repair (\$850K)
- 197-259 Engine 58 Mold remediation(\$75K)
- 197-260 Fire Boat Building Exterior Repairs and Electrical Upgrade (\$70K)
- 197-240 Engine 5 Roof replacement (\$300K)









MOED 197-253 - 101 W. 24th Street ADA compliance (\$75K)



# FY2020 Priority 1 (cont'd)

### **Baltimore Convention Center**

- 534-001 Facility Capital Improvement Annual Contribution (\$200K)
- 534-004 West Side Freight Elevator (\$1.4M)



#### Enoch Pratt Free Library

457-010 - Walbrook Branch Library (\$2M)



# FY2020 Priority 2

#### Municipal Buildings

#### 197-274 - People's (District) Court Elevator Design (\$75K)



#### MOED 197-252 - 100 W. 23<sup>rd</sup> Street ADA Compliance (\$75K)



# FY2020 Priority 2 (cont'd)

#### Police Buildings

197-272 - K9 Unit - Full Building Renovation (\$500K)



# Historic Properties

197-222 - McKim Free School HVAC installation (\$275K)

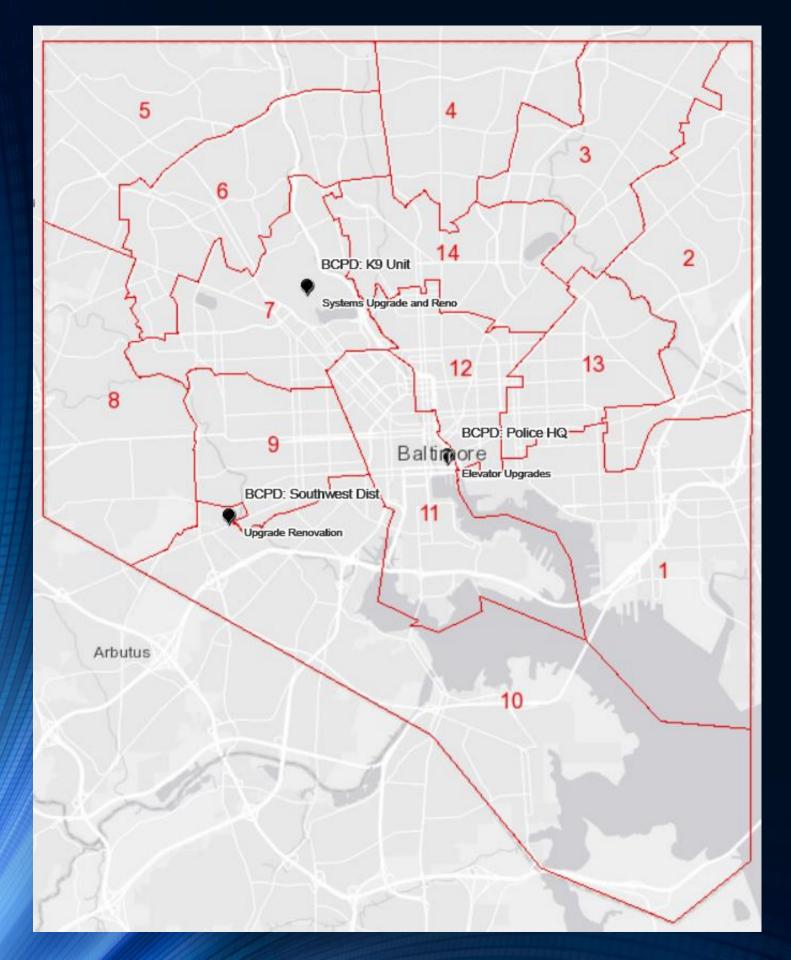


## DGS's FY2020- 2025 CIP REQUEST

#### **Police Department**

CIP NO.	PROJECT DESCRIPTION	2020 Priority	v 1	2020 Priority 2	2021	2022	2023	2024	2025	тс	DTAL
	Public Training Facility AHUs/ Unit ventilators/Piping Distribution			<b>_</b>			1,000			\$	3,000
							1,000	2,000		Ψ	3,000
	Academy 3500 Northern Pkwy New Roof & Building Envelop Improvemen	ts					2,000	3,000	3,500	\$	8,500
197-206	Headquarters - Elevator	1,5	500							\$	1,500
	SED2nd floor locker room, old cell block into DDU/Operations, communi	У									
197-054	room and front desk?				500					\$	500
197-050	South West District Renovation		125	500	950	1,550				\$	3,125
197-111	Central District 2nd Floor Rehab Desi	gn							1,000	\$	1,000
197-052	Eastern District Interior Renovation						900	3,000		\$	3,900
	Northwestern District interior renovati locker rooms, roll call room, fitness	on-									
197-053	center				850					\$	850
197-272	K9 Renovation			500						\$	500
	POLICE TOTAL	\$ 1,62	25	\$ 1,000	\$2,300	\$1,550	\$3,900	\$8,000	\$4,500	\$	22,875

Dollars shown in Thousands



DEPARTMENT OF GENERAL SERVICES

FY2020 CIP REQUEST

Police Department

## DGS's FY 2020 - 2025 CIP REQUEST

#### **Fire Department**

		2020	2020							
CIP NO.	PROJECT DESCRIPTION	Priority 1	Priority 2	2021	2022	2023	2024	2025	TO	TAL
	Engine 20 Concrete floor repair Truck									
197-258	18 apparatus bay.	85							\$	85
	Engine 58 Environmental repairs - mold									
197-259	remediation	75							\$	75
	Fire Boat - Exterior Repairs and									
197-260	Electrical Upgrade	70							\$	70
	Engine 5 Roof replacement									
197-240	(Weatherproofing)	300							\$	300
197-241	Engine 47 Windows (Weatherproofing)			90					\$	90
197-190	Engine 51 Windows (Weatherproofing)			90					\$	90
197-109	Squad 54 Windows (Weatherproofing)			100					\$	100
197-242	Engine 57 Windows (Weatherproofing)			90					\$	90
197-243	Fire Boat Windows			90					\$	90
197-185	Engine 42 Roof replacement and boiler				350				\$	350
197-261	Engine 43 Boiler replacement (2)			100					\$	100
197-188	Engine 50 Boiler				85				\$	85
197-262	Engine 51 Restroom Renovation			100						
197-263	Squad 40 Boiler replacement (2)				100				\$	100
	Engine 33 Electrical Upgrade & Install									
197-073	Permanent Generator			60	360				\$	420
	Engine 53 Exterior repairs and painting									
	(Prevent further deterioration of wood)				125				\$	125
	Engine 35 Roof replacement									
	(Weatherproofing)			350					\$	350

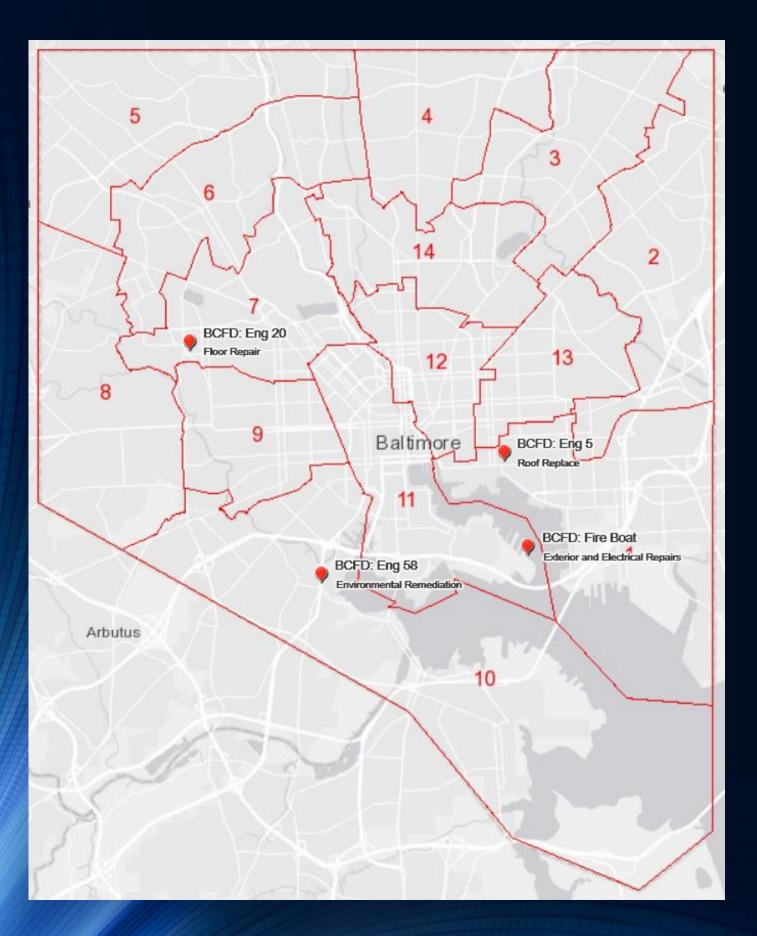
#### Dollars shown in Thousands

## DGS's FY2020-2025 CIP REQUEST

#### Fire Department (cont'd)

		2020	2020							
CIP NO.	PROJECT DESCRIPTION	Priority 1	Priority 2	2021	2022	2023	2024	2025	TO	TAL
·	Truck 20 Roof replacement									
197-245	(Weatherproofing)					350			\$	350
	Hazmat Sta. Roof replacement									
197-246	(Weatherproofing)				260				\$	260
197-108	Engine 31 Boiler replacement					70			\$	70
197-265	Engine 36 Boiler replacement					70			\$	70
197-224	Oldtown Station Boiler replacement					150			\$	150
	Engine 52 Electrical Upgrade & Instal									
	Permanent Generator					335			\$	335
	Engine 14 Electrical Upgrade & Install									
	Permanent Generator					275			\$	275
	Eng 55/Truck 23/Medic 22 - Addition to									
	accommodate additional personnel for	ſ								
1	medic unit					250	800		\$	1,050
i i	Engine 29 Kitchen and bathrooms							425	5 \$	425
	E14 Lead Abatement, bathrooms and									
<u>197-123</u>	partial renovation							500	) \$	500
197-225	Truck 5 Replace heat pumps							125	5\$	125
197-069	Old Headquarters ADA Upgrades							500	)\$	500
197-267	Engine 45 Emergency generator			60					\$	60
197-268	Engine 57 Emergency generator				70				\$	70
197-067	Engine 58 Emergency generator					75			\$	75
197-269	Engine 47 Emergency generator					75			\$	75
	FIRE - TOTAL	\$ 530	\$0	\$ 2 151	\$ 2 272	\$ 2 672	\$2.924	\$ 2 575	¢ 1	7 1 2 5
	FIRE - IUTAL	ə 53U	20	\$3,151	\$3,372	<u> </u>	\$2,824	\$3,575	1 4 1	7,125

**Dollars shown in Thousands** 



DEPARTMENT OF GENERAL SERVICES

FY2020 CIP REQUEST

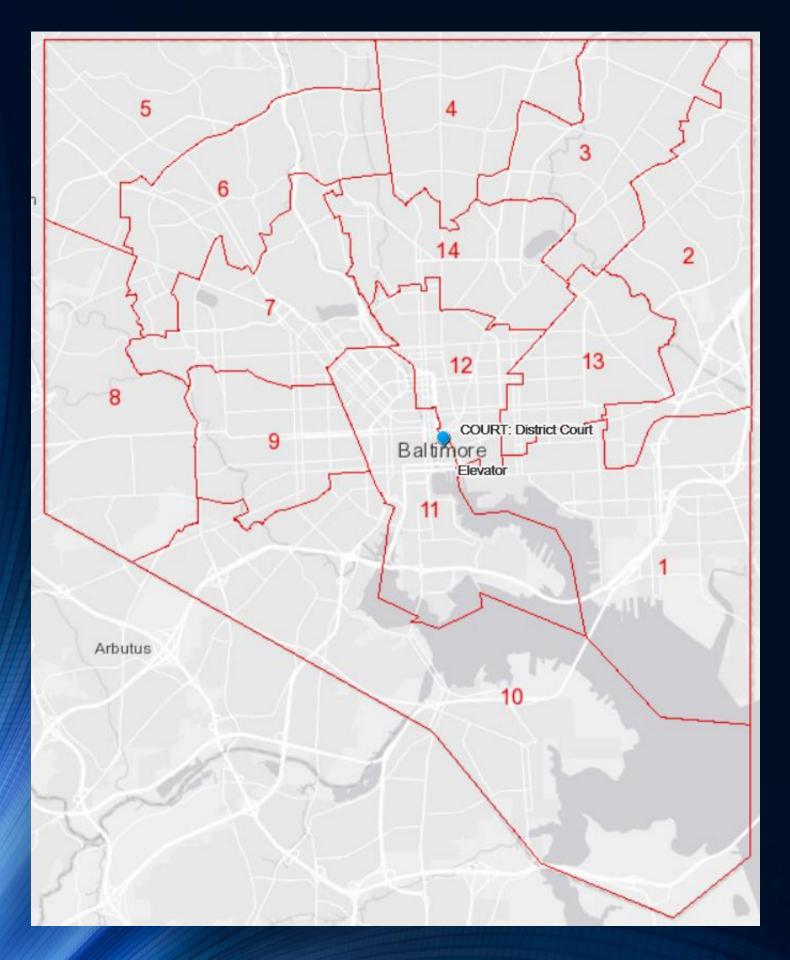
**Fire Department** 

## DGS's FY2020-2025 CIP REQUEST

#### Courts

		2020	2020						
CIP NO.	PROJECT DESCRIPTION	Priority 1	Priority 2	2021	2022	2023	2024	2025	TOTAL
197-274	People's Court Elevator	0	75	2,200					\$ 2,275
	COURTS TOTAL	\$0	\$ 75	\$2,200	\$0	\$0	\$0	\$0	\$ 2,275

Dollars shown in Thousands



DEPARTMENT OF GENERAL SERVICES

FY2020 CIP REQUEST

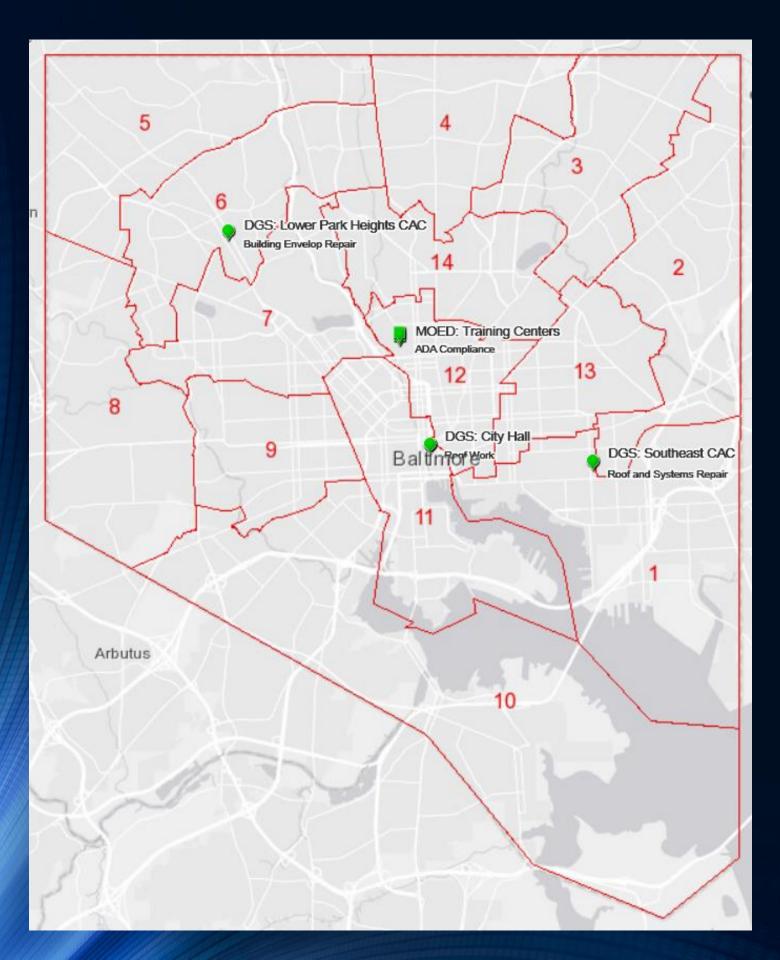
Courts

### DGS's FY2020 - 2025 CIP REQUEST

#### **Municipal Buildings**

		2020		202	20												
CIP NO.	PROJECT DESCRIPTION	Priorit	y 1	Prie	ority 2	20	21	20	)22	20	23	20	)24	20	25	T	DTAL
197-102	MOED Windows Replacement 3001 E	Madisc	on S	t.				\$	200							\$	200
	MOED 3001 E Madison Street -																
197-141	Refurbish ADA Ramp							\$	150							\$	150
	MOED Light Fixtures Replacement																
197-103	1510 W. Lafayette Street							\$	75							\$	75
	MOED 101 W. 24th Street Facilities																
197-161	Bldg - HVAC							\$	375							\$	375
	MOED 2300 Maryland Ave-																
197-254	Repave/restripe Parking lot					\$	70									\$	70
	MOED 100 W. 23rd St -ADA																
197-252	compliance			\$	75											\$	75
	MOED 101 W. 24th Street ADA																
	compliance		75													\$	75
	AWMB Renovation - Fire Protection &																
197-049	HVAC							\$	2,000	\$	500	\$	1,000	\$	1,250	\$	4,750
	Plus 20% Potential Increase					\$	2,400	\$	2,400	\$	2,400	\$	2,400			\$	9,600
197-005	City Hall - Exterior Stone Improvemen	t <b>\$</b> 3,0	000			\$	1,450	\$	2,000	\$	2,000	\$	2,000	\$	2,500	\$	12,950
	Plus 20% Potential Increase			\$	2,125											\$	2,125
197-255	City Hall - Roof	\$ 1	170	\$	1,350	\$	1,000									\$	2,520
197-256	3939 Reisterstown Rd. Bldg Env. repair	\$ 1	100			\$	1,500									\$	1,600
	3411 Bank Street Southeast CAC																
197-257	Roof/HVAC/Electrical Upgrade	\$ 1	150													\$	150
	DGS TOTAL	\$3,4	95	\$	3,550	\$	6,420	\$	7,200	\$	4,900	\$	5,400	\$	3,750	\$	34,715

#### Dollars shown in Thousands



DEPARTMENT OF GENERAL SERVICES

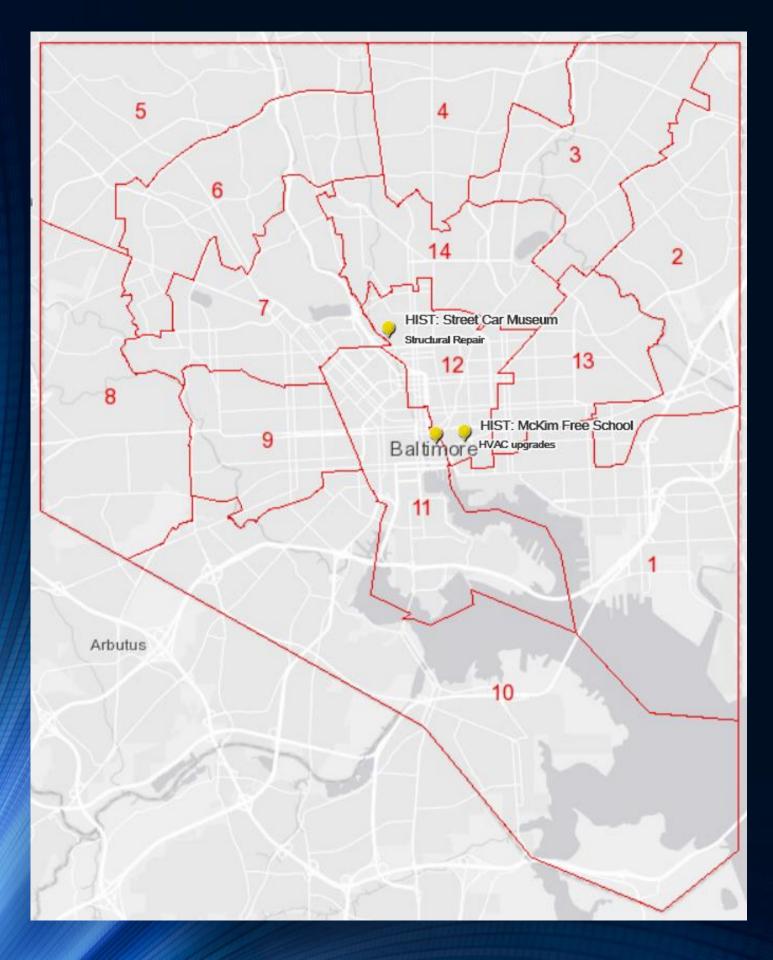
FY2020 CIP REQUEST

DGS Buildings

#### DEPARTMENT OF GENERAL SERVICES 2020 - 2025 CAPITAL IMPROVEMENT PROGRAM REQUEST BY AGENCY

#### **Historic City Properties**

		202	0	202	20									
CIP NO.	PROJECT DESCRIPTION	Prio	Priority 1		Priority 2		2021			2023	2024	2025	TOTAL	
	War Memorial Roof & Interior													
197-112	improvements	\$	100			\$	750						\$	850
	Baltimore Streetcar Museum Structural													
197-247	repair	\$	100	\$	225								\$	325
	Plus 20% Potential Increase			\$	275								\$	275
197-222	McKim Free School HVAC Installation			\$	275								\$	275
	Carroll Mansion Roof and Masonry													
197-223	Restoration												\$	-
	Shot Tower - Interior structural													
197-229	stabilization and masonry restoration												\$	-
197-184	88 State Circle building envelope												\$	-
197-266	Edgar Allan Poe House Exterior Repairs	\$						\$	500				\$	500
	HISTORIC PROPERTIES TOTAL		\$200		\$775	\$	5750	\$5	00	\$0	\$0	\$0		\$2,225



# DEPARTMENT OF GENERAL SERVICES

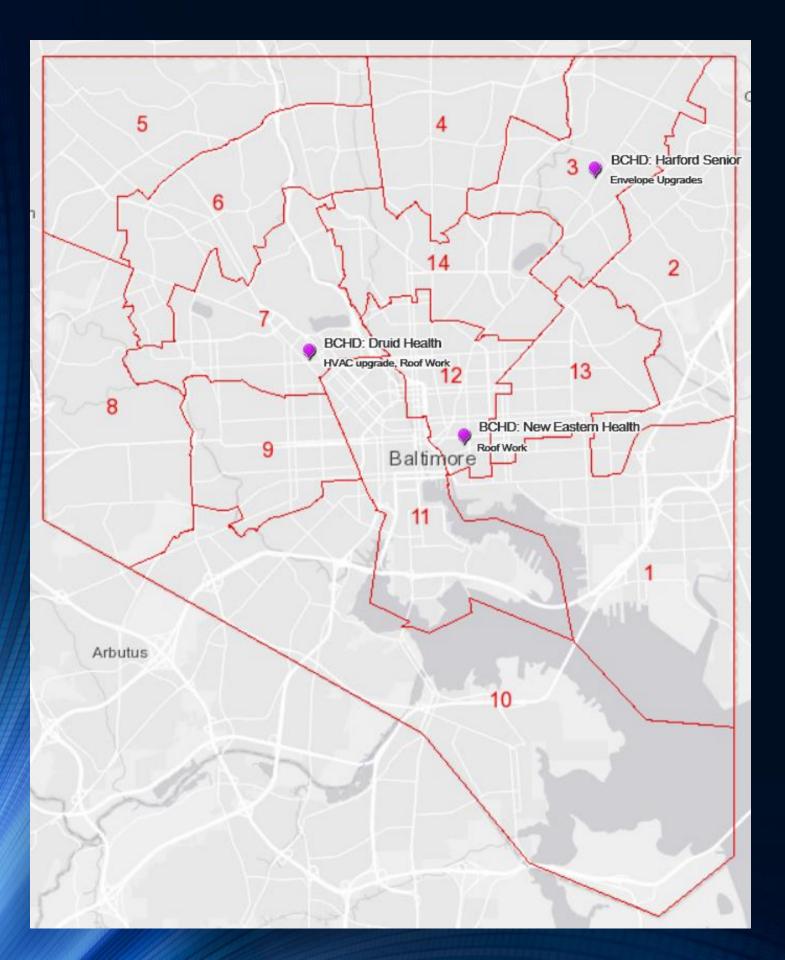
FY2020 CIP REQUEST

Historic City Properties

# DGS's FY2020 - 2025 CIP REQUEST

#### **Health Department**

		2020	2020						
CIP NO.	PROJECT DESCRIPTION	<b>Priority 1</b>	Priority 2	2021	2022	2023	2024	2025	TOTAL
	Harford Senior Center - Envelope								
197-226	Upgrades	\$ 500							\$ 500
	1200 East Fayette Street Roof								
197-270	Replacement	\$ 800							\$ 800
197-234	Druid Health Clinic Interior Renovation				\$ 1,375				\$ 1,375
197-271	Druid Health Clinic HVAC and Roof	\$ 250		\$ 1,325					\$ 1,575
	HEALTH DEPT. TOTAL	\$1,550	\$0	\$1,325	\$1,375	\$0	\$0	\$0	\$4,250



DEPARTMENT OF GENERAL SERVICES

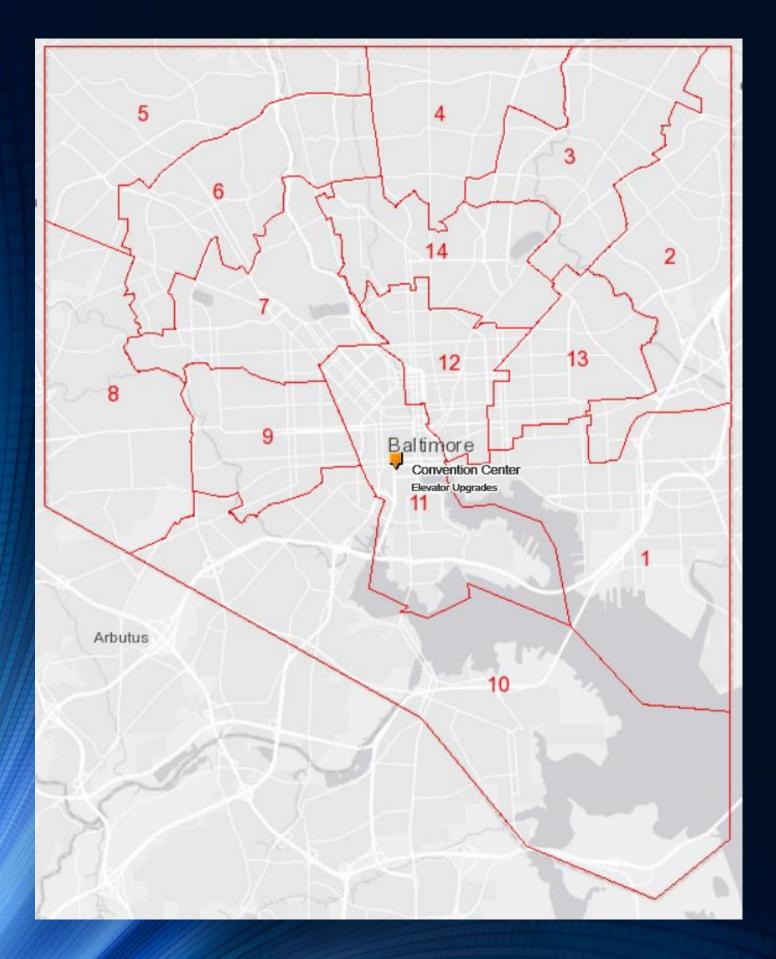
FY2020 CIP REQUEST

### **Health Department**

# DGS's FY2020 - 2025 CIP REQUEST

#### **Convention Center**

		2020	2020				Τ									
		2020	2020	0004		0000		2002	000	<b>D</b> 4		05		00		TAI
CIP NO.	PROJECT DESCRIPTION	Priority 1	Priority 2	2021		2022	2	2023	202	24	20	25	20	26	10	TAL
534-004	West Side Freight Elevator	\$ 1,400													\$	1,400
534-003	East Side Visitors Elevetor										\$	2,000			\$	2,000
534-002	Waterproofing Roof Improvements												\$	2,000	\$	2,000
	Plus 20% Potential Increase										\$	2,400				
534-001	Annual Capital Contribution	\$ 200		\$ 20	0	\$ 200	)	\$ 200	\$	200	\$	200	\$	200	\$	1,400
534-009	Replace AHU's 18-21 East Building												\$	2,000	\$	2,000
534-006	Replace West Building Escalators							\$ 3,750							\$	3,750
534-008	Replace West Passenger Elevator					\$ 1,27	5								\$	1,275
534-010	Replace 120 West Bldg VFDs					\$ 950	)								\$	950
	<b>CONVENTION CENTER TOTAL</b>	\$ 1,600	\$0	\$ 200	)	\$ 2,425	5	\$ 3,950	\$	200	\$	4,600	\$	4,200	\$1	17,175



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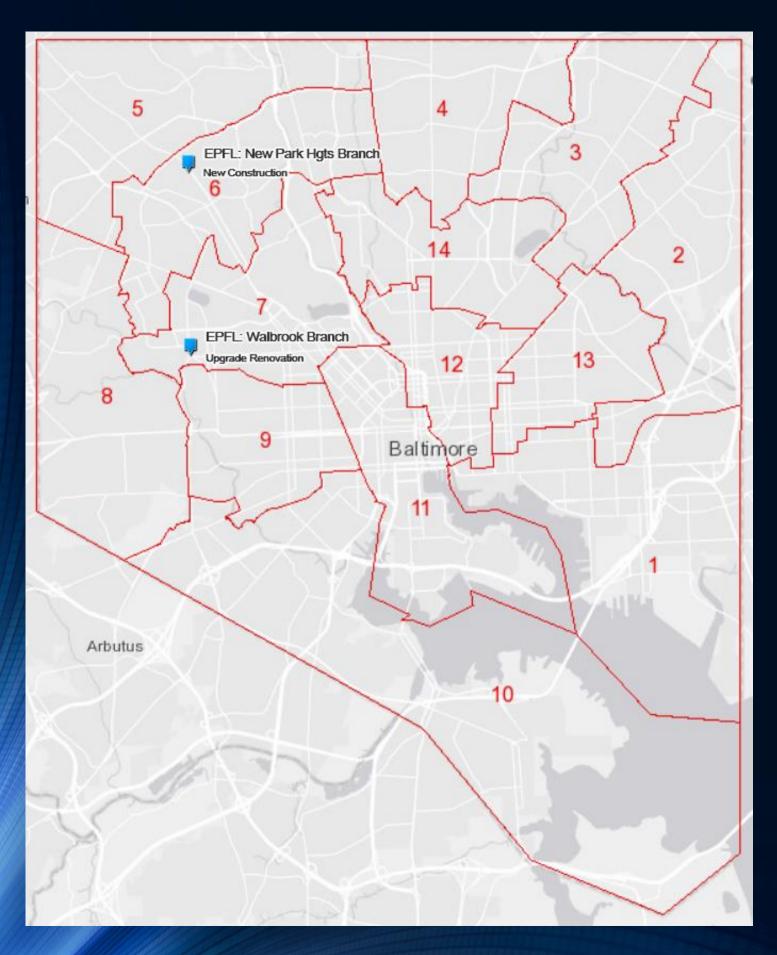
FY 2020 CIP REQUEST

**Convention Center** 

# DGS's FY2020 - 2025 CIP REQUEST

#### **Enoch Pratt Free Library**

		2020	2020						
CIP NO.	PROJECT DESCRIPTION	Priority 1	Priority 2	2021	2022	2023	2024	2025	TOTAL
	Washington Villiage Library 856								
457-006	Washington Blvd Renovation						\$ 1,000	\$ 1,000	\$ 2,000
	Walbrook Library 3203 West North								
457-004	Avenue Renovation	\$ 2,000		\$ 3,000					\$ 5,000
	Light Street Library 1251 Light Street								
457-005	Renovation			\$ 1,000	\$ 3,000	\$ 1,000			\$ 5,000
457-008	Hamilton				\$ 1,000	\$ 2,000	\$ 2,000		\$ 5,000
197-249	Northwood					\$ 1,000	\$ 1,000	\$ 3,000	\$ 5,000
457-009	Park Heights new branch		\$ 2,000						\$ 2,000
	ENOCH PRATT FREE LIBRARY								
	TOTAL (GO)	\$2,000	\$2,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$24,000

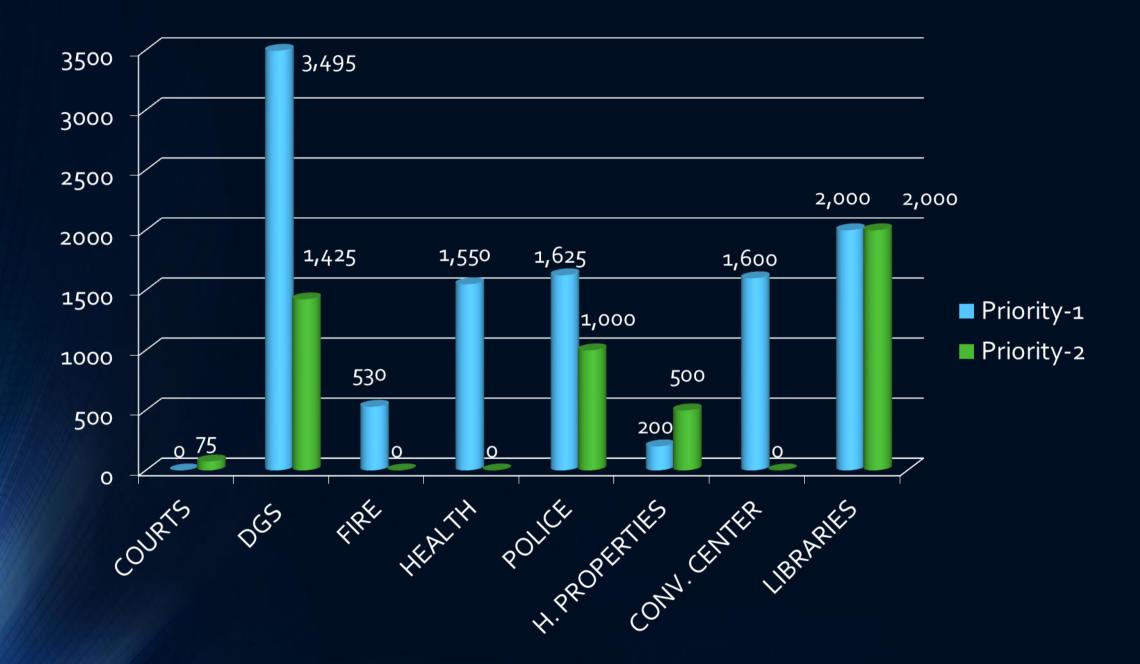


DEPARTMENT OF GENERAL SERVICES

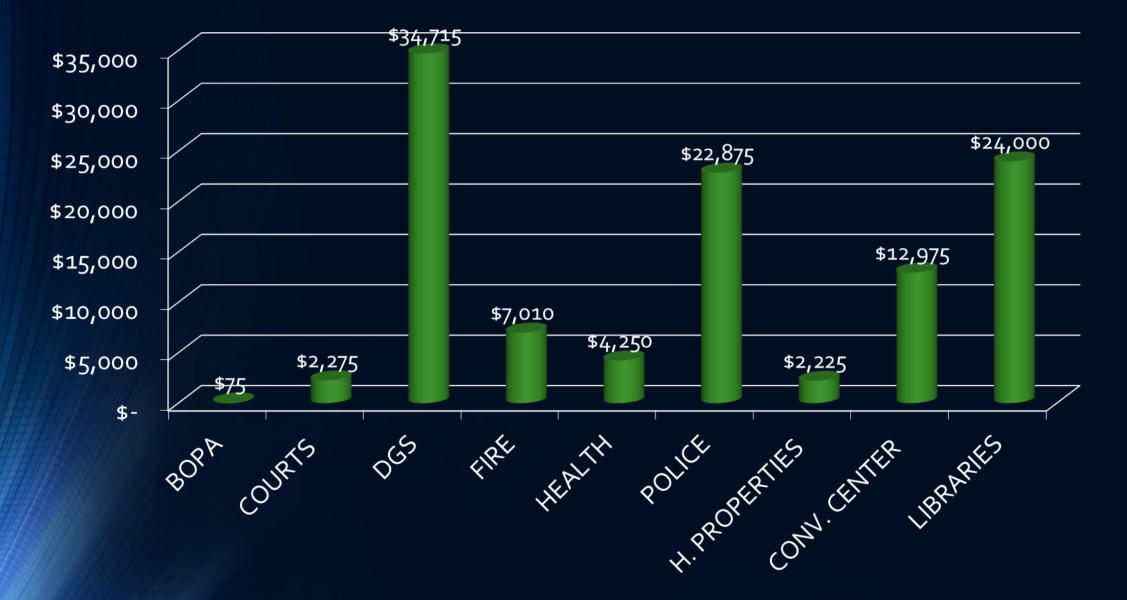
FY2020 CIP REQUEST

Enoch Pratt Free Library

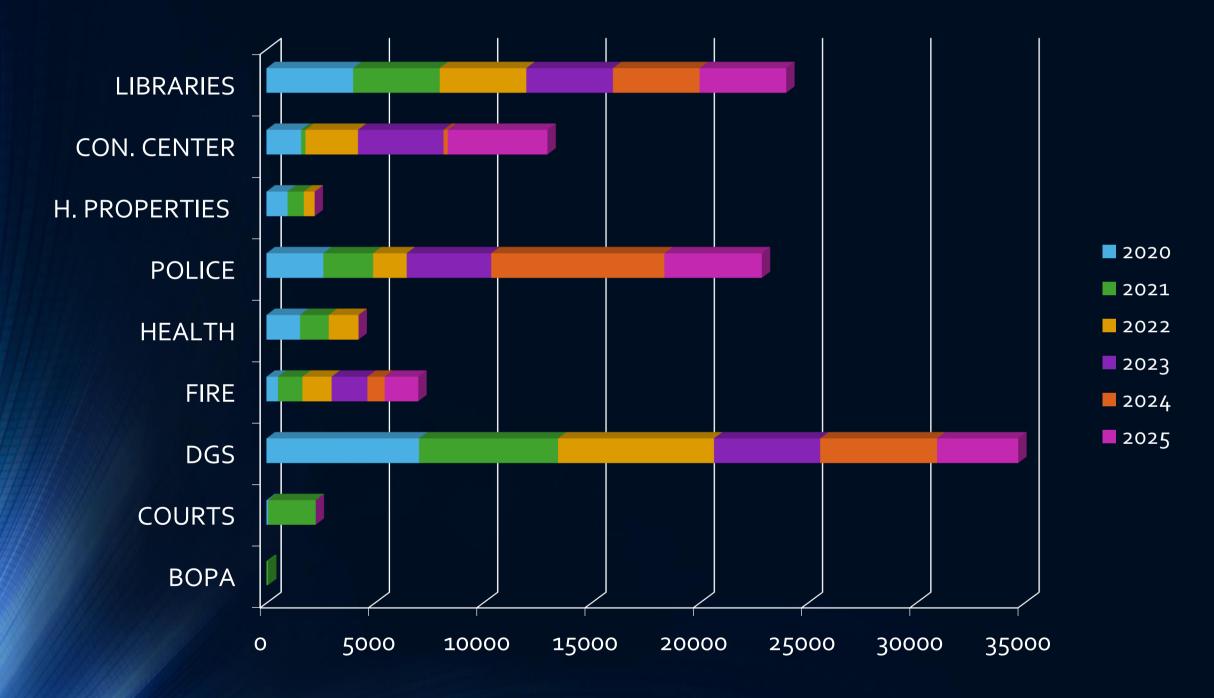
#### FY 2020 PRIORITY 1 AND 2 CIP REQUESTS BY AGENCY



## FY 2020 – 2025 TOTAL CIP REQUESTS BY AGENCY



#### FY 2020 – 2025 SIX YEAR CIP REQUESTS BY YEAR BY AGENCY



# QUESTIONS?