Caltrans Facilities Update

SHANNON SIMILAI, DIVISION CHIEF
Presentation Overview

- Caltrans Facilities Portfolio
  - Transportation Related Facilities
  - Office Buildings

- Office Buildings Maintenance Management
  - Preventative Maintenance, Repair, and Replacement
  - Deferred Maintenance
  - Programmed SHOPP Projects
  - Long Range Office Building Replacements
  - Green Building Achievements

- Office Buildings FY19-20 Expenditure Breakdown

- Opportunities for Transformation
Caltrans Facilities Portfolio
Transportation Related Facilities

- Division of Maintenance
  - Maintenance Stations, 377
- Division of Equipment
  - Equipment Shops, 27
- Division of Traffic Operations
  - Transportation Management Centers, 13

- Division of Construction / Maintenance
  - Materials Laboratories
    - Category I – Full Service, 2
    - Category II – Central District, 11
    - Category III – Field Labs, 65
    - Non-compliant Field Labs, 12
- Commercial Vehicle Enforcement Facilities, Roadside Rest Areas, Park and Rides, Construction Field Offices, etc.
Caltrans Facilities Portfolio  
Office Buildings

- **Division of Business Operations**
  - 12 District office building locations and Sacramento Headquarters
  - Approximately 3.3 million square feet

- **Maintenance Responsibility**
  - Caltrans – Districts 1, 5, and 9
  - Department of General Services (DGS) – Districts 3 and 11
  - Caltrans and DGS - Districts 2, 4, 6, 7, 8, 10, and Headquarters
  - Leased – District 12
Office Buildings Maintenance Management

- Preventative Maintenance, Repair and Replacement of Building Components

- Building Condition Assessments - 2017
  - District 2 – Redding
  - District 5 – San Luis Obispo
  - District 6 – Fresno
  - District 9 – Bishop
  - District 10 – Stockton
  - District 1 – Eureka – 2019
  - Headquarter – Sacramento - 2019

- Building Maintenance Assessment - 2016
  - District 7 – Los Angeles

August 2020
Deferred Maintenance

➢ Compiled from Performance/Assessment Data

➢ Continually Updated

➢ Annual Reassessment and Prioritization of Projects
  ▪ Fire/Life/Safety
  ▪ HVAC
  ▪ Building Maintenance
  ▪ Roofing
  ▪ Plumbing
  ▪ Electrical

District 3, Marysville
Deferred Maintenance Category Breakdown

- **FY 18-19**
  - HVAC: 37%
  - Electrical: 16%
  - Plumbing: 4%
  - Roofing: 4%
  - Building Maintenance: 26%
  - Other: 6%

- **FY 19-20**
  - HVAC: 16%
  - Electrical: 2%
  - Plumbing: 2%
  - Roofing: 34%
  - Building Maintenance: 18%
  - Other: 19%

August 2020
Programmed SHOPP Projects

- **FY 2018-19**
  - District 7, Los Angeles District Office Building Roof Repair
    - Total Project Cost: $3,210,000
  - District 7, Los Angeles District Office Boiler Repair
    - Total Project Cost: $920,000

- **FY 2019-20**
  - District 4, Oakland District Office Building Elevator Repair
    - Total Project Cost: $6,023,000
Long-Range Building Replacements

- Currently on Hold
  - Economic Uncertainty resulting from Pandemic
  - Paradigm Shift of Office Space Use/Layout

- Tie directly to the respective SHSMP and the SHOPP

- Designed to meet LEED and ZNE Standards

- Priority Order - 2018
  1. District 5 – San Luis Obispo
  2. District 6 – Fresno
  3. Headquarters – Sacramento
  4. District 10 – Stockton
  5. District 2 – Redding
Green Building Achievements

- 13% Water use reduction in office buildings

- Energy reducing efforts – installed 61,000 LED tubes statewide

- LEED – Existing Building, Operations & Maintenance Certification
  - Certified - District 1
  - Silver - Headquarters, Districts 3, 7 & 11
  - Gold - District 4
Office Buildings FY 2019-20
Expenditure Breakdown

Total Expenses
$85.6 Million

DGS Billing 56%

Leases (Includes DGS Space Assignments) 26%

Caltrans Maintenance & Operations 6%

Security Guards 7%

Emergencies, Security Projects & Deferred Maintenance 5%
Office Buildings FY19-20 DGS Billing
Expenditure Breakdown

Total Expenses
$48.3 Million

- Maintenance & Operations (All Other Districts) 42%
- Maintenance & Operations (D3 & D11) 26%
- Debt Service (D3 & D11) 23%
- Central Plant 6%
- Leasing Surcharges 1%
- Form 22s (Projects) 2%
- Planner Costs 0%

August 2020
Opportunities for Transformation

➢ Consider and Evaluate Evolving Outcomes
  ▪ Remote/Mobile Workforce Formation
  ▪ Potential to Reduce Leased Buildings Statewide
  ▪ Investigate Building Functional Modifications

➢ Future Office Building Replacements
  ▪ Ensure Appropriate Configuration and Size
  ▪ Revisit Critical Needs and Drivers
  ▪ Cost Benefit Analysis of Options
Questions?

➢ Thank you

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