



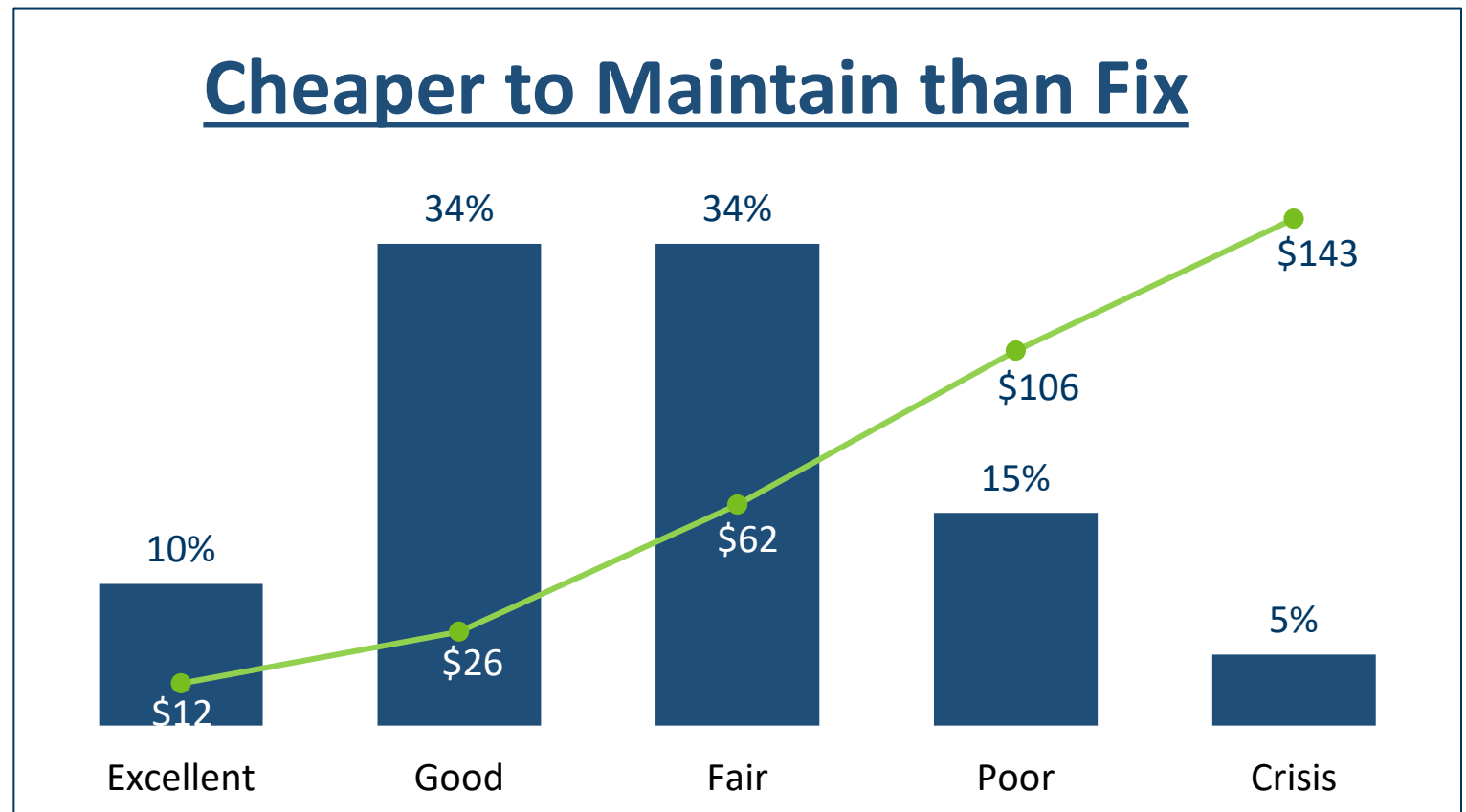
2022 Asset Preservation and CAPRA Reports

Senate Capital Investment Committee | January 24, 2023

It's Cheaper to Maintain than Fix

Green line: Cost per square foot to repair state-owned buildings

Blue bars: Percent of state-owned buildings within each building status category



Deferred Maintenance



State Buildings

4,917



Owned square feet

34M+



Replacement Value
(Current)

\$9.765B



Average Building
Age

41 Years



Deferred
Maintenance

\$1.892B



**DEPARTMENT OF
ADMINISTRATION**

State of Minnesota Facility Condition Methodology and Purpose

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Methodology & Purpose

- Rule Based Assessment that Assigns Condition Scores to Each Major System Within a Building
 - Foundation Systems
 - Slab
 - Building Structure
 - Building Envelope
 - Windows
 - Exterior Doors
 - Interior Walls & Ceilings
 - Interior Finishes
 - HVAC Systems
 - Electrical System
 - Plumbing System
 - Elevators
- Based on Standardized Cost Models From R.S. Means
- Utilizes “Best Practice” Assessment Protocols
- Conducted by Trained Facility Assessors
 - Architect or Engineering Professionals Who Attend Intensive Assessor Training

Methodology & Purpose

- Each Facility System is Assessed
 - Assigned a Condition Value of 1 – 5 (1 worst, 5 best)
 - Rating is Plugged Into an Algorithm and Presented as a Summary that Factors in Maintenance Backlog, System Quantity, Condition, Age and Replacement Value for Each System
 - The Algorithm Generates a Facility Condition Index (FCI) for the Building
 - The FCI Correlates to the Building Condition
- The FCA Provides an Excellent Means for Maintenance Prioritization
- Used as an Asset Management Tool for Federal, State and Local Governments
- Each Building receives an FCA Once Every Three Years

Methodology & Purpose

The Facility Condition Assessment Culminates With the Development of a Facility Condition Index (FCI)*

FCI Rating Scale

Excellent	$FCI < 0.05$
Good	$0.05 \leq FCI < 0.15$
Fair	$0.15 \leq FCI < 0.30$
Poor	$0.3 \leq FCI < 0.5$
Crisis	$0.5 \leq FCI$

* *Where: $FCI = \text{Sum of System Deferred Maintenance} / \text{Sum of System Replacement Values}$*

Results

FCI=Sum of System Deferred Maintenance/Sum of System Replacement Values

Building	Condition Index
Capitol	Excellent (0.03)
Administration	Good (0.07)
MN Senate	Excellent (0.02)
State Office	Fair (.27)
Transportation	Good (0.10)
Veterans Service	Good (0.10)
Centennial Office	Fair (0.22)
FMD Shops	Good (0.14)
Powerhouse	Poor (0.44)
Ford	Crisis (0.72)
Governor's Residence	Poor (0.43)
Judicial Center	Good (0.10)
FMD Grounds Shop	Good (0.13)
Stassen	Good (0.11)
BCA Bemidji	Fair (0.19)
BCA Maryland	Good (0.10)
MDA/MDH Lab	Good (0.14)
Freeman	Excellent (0.04)
Andersen	Good (0.08)
Fleet & Surplus Services	Good (0.13)

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Overall Admin Facility Condition Index (FCI)	Good (0.09)
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2022 Asset Preservation Report Overview

- Security, life-safety and code compliance
- Replacing and repairing HVAC systems and water heaters
- Major mechanical and electrical utility system repairs, replacement and upgrades
- Roof replacement and repair of structural deficiencies
- Elevator replacement or repairs
- Window replacement, tuckpointing and other building envelop repair work
- Abatement of hazardous materials such as asbestos and lead paint

Department of Corrections

2022 Projects funded with 2018 Appropriation

Corrections			
78FA0081	Faribault	Abatement Asbestos	26,366
78LL0055	Lino Lakes	Replace HVAC Bldg J3	53,219
78LL0056	Lino Lakes	Repair Generator	300,000
78OP0038	Oak Park Heights	Abatement Bullet Trap. Includes removal of crushed rubber media in shooting range and replacement of gum rubber mat.	50,000
78RC0034	Rush City	Repair Asphalt	155,755
78SW0073	Stillwater	Remodel Computer Room. Includes demo and replacement of stair with HVAC, power, and fire protection.	323,000
78SW0075	Stillwater	Reroof Bldg 11	241,200
78SW0078	Stillwater	Replace Transformer	155,700
Agency Total			\$1,305,240

Department of Corrections

2022 Projects funded with 2020 appropriation

Corrections			
78FA0082	Faribault	Repair Storm Damage Bldgs. Includes repairs from April 2022 tornado and working with Risk Management on claim reimbursement.	650,000
78LL0058	Lino Lakes	Improve Site Drainage. Includes regrade and storm water system to mitigate water damage below grade housing wings.	1,500,000
78LL0059	Lino Lakes	Upgrade South Housing System. Includes door hardware and associated power and controls.	1,436,190
78RC0035	Rush City	Upgrade Switchgear	46,624
78RW0047	Red Wing	Replace Fire Suppression System. Includes work at the Plant Operations Building.	46,000
78SC0079	St. Cloud	Replace Roof	891,000
78SC0080	St. Cloud	Plant Ops Bldg. Investigating damage from leaking roofs, leaking in walls, and leaking windows.	48,670
78SH0048	Shakopee	Upgrade Boiler Chiller	145,000
78SW0076	Stillwater	Repair Conference Center. Includes roofing, stucco repairs, exterior painting, wood window sill repairs, and door repairs.	200,000
78SW0077	Stillwater	Replace HVAC Bldg 17 and 37	400,000
78TH0043	Togo	Improve Various Buildings. Includes replacing roofs and water damaged walls at several buildings.	216,400
Agency Total			\$5,579,884

Department of Veterans Affairs

2022 Projects funded with 2018 appropriation

Veterans Affairs			
75HA0039	Hastings	Repair Building 30 HVAC	255,828
75HA0049	Hastings	Enhance Operational -Includes sizing, lighting, and HVAC for kitchen and nursing station areas.	34,850
75MP0095	Minneapolis	Convert Steam to Low Pressure -Replacing high pressure boilers & pipes with low pressure.	604,700
75MP0097	Minneapolis	Replace Lighting Bldg 19	132,000
Agency Total			\$1,027,378

Department of Veterans Affairs

2022 Projects funded with 2020 appropriation

Veteran's Affairs			
75HA0039	Hastings	Repair Building 30 HVAC	119,172
75HA0049	Hastings	Building 23 -Includes lighting, windows, and HVAC in kitchen, nursing area, and fitness center in Building 23.	1,865,150
75HA0050	Hastings	Fire Door Safety	555,000
75HA0052	Hastings	Replace Fire Doors Hastings -Includes frames and hardware for code compliance.	530,000
75MP0098	Minneapolis	Renovate Building 16	1,400,000
Agency Total			\$4,469,322

Department of Human Services

2022 Projects funded with 2018 appropriation

Human Services			
55AK0046	AMRTC	Upgrade Dietary Bldg. Includes demo and replacement of loading dock and dock leveler.	100,000
55AK0050	AMRTC	Pave Dock Area	33,000
55AK0051	AMRTC	Resurface Lots and Driveways	250,000
55AK0052	AMRTC	Replace Sidewalks and Ramps	61,500
55AK0053	AMRTC	Repair Anoka Chiller 2	36,382
55BR0027	Brainerd	Replace Water Main Bldg 20	433,000
55ML0030	Moose Lake	Replace Main Bldg Fire Pump	60,000
55SR0120	SPRTC	Construct Water Metering House	210,000
55SR0122	SPRTC	Replace Generator	459,000
55SR0130	SPRTC	Upgrade HVAC Cooling Tower Pro. Includes removing and replacing condenser water piping, fittings, valves, pumps, filters, and structural base.	293,101
55SR0132	SPRTC	Replace Forensic Nursing Home Therapy Tubs	158,326
55SR0135	SPRTC	Replace Lower Campus Lighting. Includes underground conduit, wire, concrete bases, and poles for parking lots, sidewalks, and streets on campus.	100,000
55SR0136	SPRTC	Renovate Pexton Hall Shower	52,000

Department of Human Services

2022 Projects funded with 2018 appropriation continued

Human Services			
55SR0137	SPRTC	Repair FNH Roof Drain	127,776
55SR0138	SPRTC	Repair Pads and Sidewalks	77,218
55SR0139	SPRTC	Repair Road and Lot	103,590
55SR0140	SPRTC	Repair Shantz Tuckpoint Phase 2	74,984
55SR0141	SPRTC	Repair Bartlett SE Corner. Includes masonry limestone repairs.	6,162
55SR0142	SPRTC	Repair Pexton Tuckpoint Phase 1	74,959
55SR0143	SPRTC	Repair Pond Dam Structure. Includes repair of failed riser, footing, and liner	106,450
55SR0144	SPRTC	Upgrade Controls for VAVs-Forensic Nursing Home	175,000
55SR0145	SPRTC	Repair Concrete Asphalt. Includes at main entry sidewalks, retaining wall, and curb on campus.	54,493
55SR0146	SPRTC	Repair Tuckpointing Tomlinson	51,212
55SR0079	SPRTC	MSH Ph2- Parking lot and pond. Includes stormwater management corrections.	578,813
55VA0005	Various	Replace Furnace AC Heater. Work at various MSOCS locations.	121,200
55WI0003	Willmar	Install Gym and Misc Structure. Includes sidewalk restoration.	57,992
Agency Total			\$3,856,158

Department of Human Services 2022 Projects funded with 2020 Appropriation

Human Services			
55BR0026	Brainerd	Replace Water Mains to Restrooms	30,000
55BR0027	Brainerd	Replace Water Main Bldg 20 -Includes replacing restricted rusted cast iron with code galvanized pipe.	15,000
55SR0132	SPRTC	Replace FNH Therapy Tubs	109,834
55SR0137	SPRTC	Repair FNH Roof Drain	6,389
55SR0143	SPRTC	Repair Pond Dam Structure	4,200
55SR0147	SPRTC	Mill Resurface SW Parking Lot	5,350
Agency Total			\$170,773

Minnesota State Academies 2022 Projects funded with 2018 Appropriation

MN State Academies			
44DA0043	Deaf Academy	New Security Corridor -Connecting 3 buildings with a new corridor.	300,000
44DA0045	Deaf Academy	Replace Tate Hall Roof	472,656
Agency Total			\$772,656

Capital Asset Preservation and Replacement Account

Projects funded in 2022 with 2018 Appropriation

Agency			
Administration			
02AH0002	Fleet and Surplus Services	Construct Water Sewer Connect	524,483
Agency Total			\$524,483
Veterans Affair			
75HA0051	Hastings	Repair Ceiling Failure Building 20	48,885
Agency Total			\$48,885
Corrections			
78SW0079	Stillwater	Abatement Lead	46,849
Agency Total			\$46,849
Grand Total-All Agencies			\$620,217

Capital Asset Preservation and Replacement Account

Projects funded in 2022 with 2020 Appropriation

Agency			
Administration			
02AH0002	Fleet and Surplus Services	Construct Water Sewer Connect	78,673
Agency Total			\$78,673
Veterans Affairs			
75HA0051	Hastings	Ceiling Repair in Building 20	182,995
Agency Total			\$182,995
Corrections			
78SW0079	Stillwater	Abatement Lead	23,495
Agency Total			\$23,495
IRRRB			
43EV0006	Eveleth	Repair Roof and Foundation	601,850
Agency Total			\$601,850
Amateur Sports Commission			
9DBE0001	Blaine	Replace Chiller and Lift Station	553,621
Agency Total			\$553,621
Grand Total-All Agencies			\$1,440,634

Thank you

Wayne Waslaski, Assistant Commissioner

Chris Guevin, Director, Facilities Management Division