

DE0201C
General State Facilities
 Board of Public Works/Department of General Services

Facilities Renewal Fund (Statewide)

GO Bonds **\$10,403,000** **Recommendation: Approve**

Bill Text: Provide funds for the State Capital Facilities Renewal Program.

Program Description: This program funds facilities renewal and infrastructure projects for the repair and rehabilitation of State-owned facilities. Projects funded in this program cost more than \$100,000 but less than \$1 million. Facilities renewal projects costing more than \$1 million are funded as separate stand-alone appropriations. The Maryland Department of Transportation, the Department of Natural Resources, the University System of Maryland, and the Maryland Environmental Service administer their own facilities renewal programs.

Prior Authorization and Capital Improvement Program

Authorization Request
 (\$ in Millions)

<i>Fund Source</i>	<i>2008 Approp.</i>	<i>2009 Approp.</i>	<i>2010 Allowance</i>	<i>2011 Estimate</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>
GO Bonds	\$9.000	\$10.000	\$10.403	\$15.000	\$15.000	\$15.000	\$15.000
Total	\$9.000	\$10.000	\$10.403	\$15.000	\$15.000	\$15.000	\$15.000

Authorization Encumbrance and Expenditure Data

Authorization Summary (\$ in Millions)

<i>Fiscal Year</i>	<i>Authorization</i>	<i>Funds</i>		<i>Balances</i>	
		<i>Encumbered</i>	<i>Expended</i>	<i>To Be Encumbered</i>	<i>To Be Expended</i>
Prior Years	\$135.047	\$134.989	\$134.804	\$0.058	\$0.243
2005	6.049	6.049	5.998	0.000	0.051
2006	10.732	10.697	10.554	0.035	0.178
2007	10.887	6.724	4.817	4.163	6.070
2008	9.000	5.712	3.105	3.288	5.895
2009	10.000	0.451	0.022	9.549	9.978
Total	\$181.715	\$164.623	\$159.300	\$17.092	\$22.415

Note: Numbers may not sum to total due to rounding.

Program Analysis and Performance

The fiscal 2010 allowance for the Department of General Services (DGS) capital facility renewal projects provides \$10,403,000 in general obligation (GO) bond funds to fund 30 individual projects including remediation work at facilities statewide. Overall, the fiscal 2010 allowance would provide an additional \$403,000 over the fiscal 2009 appropriation. The 2009 *Capital Improvement Program* indicates that funding is expected to increase to \$15 million in fiscal 2011 and is to remain at that level through fiscal 2014.

Issues

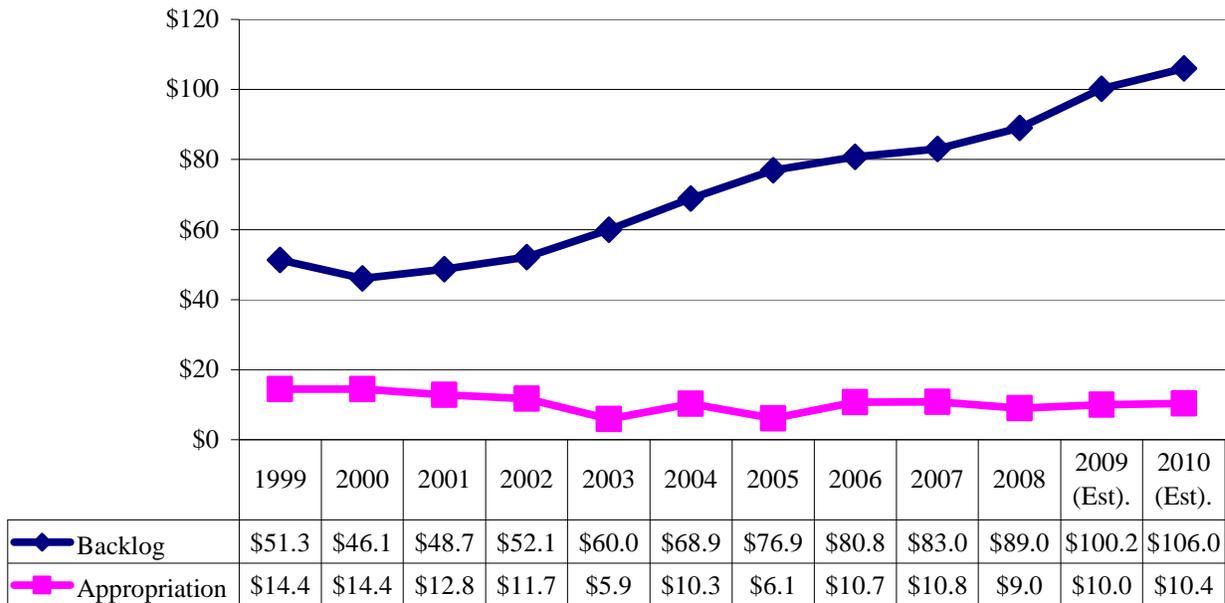
1. Facility Renewal Backlog Exceeds \$100 Million

Pursuant to Sections 4-407 and 4-408 of the State Finance and Procurement Article, the department is required to establish and supervise a comprehensive and continuing program of maintenance and repair of all public improvements. DGS’ maintenance of State facilities efforts include both “critical maintenance,” funded through the operating budget and “facilities renewal,” funded through the capital budget. A project that costs at least \$100,000 and has a useful life of 15 years or more is considered a capital project. The other major State facility renewal program is managed by the University System of Maryland.

Facility Renewal Funding

Since fiscal 1999, the facilities renewal backlog has grown by 6% annually. As shown in Exhibit 1, the facilities renewal backlog is expected to grow to \$106 million in fiscal 2010.

Exhibit 1
Facilities Renewal Funding and Backlog
Fiscal 1999-2010
(\$ in Millions)

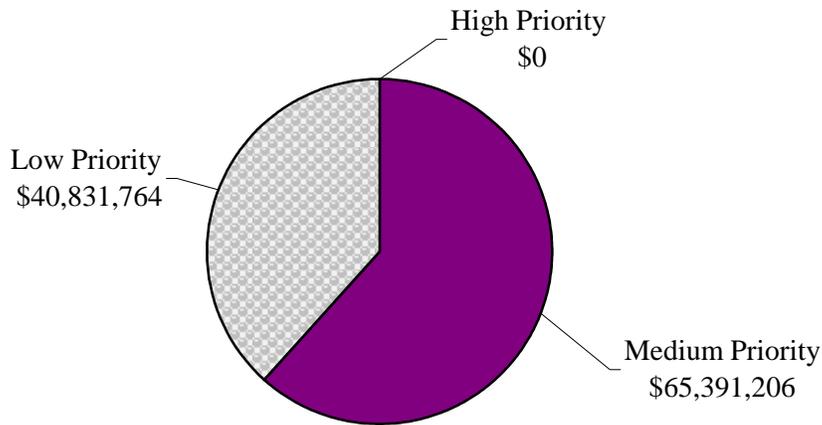


Source: Department of General Services

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Exhibit 2 provides further detail regarding the fiscal 2010 facilities renewal backlog for each classification of the department’s priority levels. As shown, approximately 62% of the facilities renewal backlog is classified as a medium level priority. Although these projects are considered to have a short-term impact on agencies’ mission capabilities, they are considered to have a high level of economic risk. **Appendix 1** provides a summary of the priority classification.

**Exhibit 2
Deferred Department of General Services
Capital Facility Renewal Backlog
Fiscal 2010**



	<u>High Priority</u>	<u>Medium Priority</u>	<u>Low Priority</u>
Amount	\$0	\$65,391,206	\$40,831,764
Percent of Total	0.0%	62.0%	38.0%
Number of Projects	0	199	130

Note: Numbers may not sum to total due to rounding.

Source: Department of General Services

Facility Maintenance Staffing

DGS staff dedicated to both the critical maintenance and facilities renewal program totals 17 employees. The list of job duties for individual projects in many instances is similar to that of any large capital project and ranges from processing project requests, preparing architectural and engineering (A/E) bid packages, evaluating bid proposals, selection and procurement of A/E contracts, design review at various design development stages, review of construction contract bid

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documents and procurement of construction contractors, pre-construction meetings, project progression reports, evaluation of change order requests, inspection and determination of substantial completions, and various elements associated with project closeouts.

In addition to the department's critical maintenance and capital facilities renewal program, DGS staff also administers the Department of Natural Resources Program Open Space critical maintenance and capital development projects and the State's Asbestos Abatement and Underground Heating and Storage Tank Programs. Fourteen of the 17 positions are dedicated exclusively to project management which results in approximately 42 projects per project manager on an annual basis.

2008 Joint Chairmen's Report

The 2008 *Joint Chairmen's Report* (JCR) directed the Department of Budget and Management (DBM), in coordination with DGS, to develop a strategic plan for improving the State's facility maintenance and renewal process. The budget committees further requested that the strategic plan include a best practices survey of how other states fund facility maintenance and renewal projects as well as draft legislation establishing a State facility maintenance and renewal nonlapsing special fund. On October 1, 2008, DBM submitted a report to the budget committees outlining its findings, summarized below.

Best Practices for Facilities Maintenance and Renewal

In response to the JCR report, DBM examined best maintenance practices and facility renewal programs in several states¹. Using survey data and telephone interviews with facility maintenance representatives in target states, DBM compiled a list of best maintenance practices, specifically in the areas of facilities assessment, project management, budgeting, and project backlogs.

Centralized Assessment Practices

According to the report, nearly all of the states surveyed utilize a centralized assessment system. For example, the state of Florida has a Facilities Inventory Group that assesses state facilities every three years to determine needed repairs and renovations. By contrast, Utah utilizes a third-party vendor to provide a statewide facility assessment every five years. Centralized assessment practices are used to develop statewide facility master plans and annual reports. These reports help ascertain maintenance needs, prioritize funding, and determine future maintenance costs.

Prior to 1993, maintenance projects were generated by a DGS assessment team that thoroughly inspected all State facilities. The team was responsible for evaluating the facility maintenance program and the quality of the maintenance workflow. However, this program was eliminated in fiscal 1993 due to the State's fiscal crisis. Since that time, the department has utilized a

¹ Florida, Utah, Nebraska, and Vermont.

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Preventative Maintenance Operation (PMO) Program. Under this program, agencies are required to submit project justification reports to DGS annually. The PMO Program requires agencies to conduct their own assessments of facilities and equipment and to provide project justifications for items that need to be replaced. This information is then reviewed by DGS project managers, assigned a priority, and placed on an aggregate list of projects maintained by the department for future consideration. A main critique of the PMO Program is that agency personnel are not always qualified to conduct such an assessment. Consequently, agencies often submit incomplete reports which lead to poor maintenance tracking and identification. An increase in the number of emergency projects is believed to be a direct result of the PMO Program. In the absence of adequate assessment practices, it is virtually impossible to determine the true magnitude of the State's facilities maintenance backlog.

Computerized Maintenance Management Systems

Computerized Management Maintenance Systems (CMMS) enable project managers to track the status of maintenance projects and manage project costs. According to the report, all of the best maintenance states utilize a vendor-serviced CMMS or a "no frills" database system. CMMS are utilized by facilities maintenance managers and staff to record, manage, and communicate day-to-day operations. CMMS also provide reports, data, and charts which are used to track key performance measures and manage resources. Although the State of Maryland utilizes a priority ranking system, the State does not use any kind of computer software to organize maintenance projects.

Priority Ranking System

Another best maintenance method is the use of a priority ranking system. Maryland, like all of the best maintenance states, utilizes a priority ranking system. As previously mentioned, Maryland prioritizes its projects into high, medium, and low level categories (See Exhibit 2). Projects are ranked by severity and need, with those with a high risk of litigation at the top end and projects designed to improve basic efficiency at the bottom. States such as Florida and Vermont use similar systems, with imminent life and safety hazards at the top, and general, non-severe issues at the bottom.

Methodology for Determining Adequate Funding

Like Maryland, many states have backlogs for maintenance. Three of the four best maintenance states studied utilize a life-cycle cost accounting process to address facilities maintenance funding. A life-cycle cost analysis refers to the sum of the present values of capital, installation, energy, operating, maintenance, and disposal costs over the lifetime of the product. Agencies use the life-cycle cost analysis to make decisions regarding investments in products, services, construction, and other projects. The analysis is also used to retire inefficient equipment and facilities.

There are three main components of the life-cycle accounting process:

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- **Replacement Asset Value (RAV):** RAV is the total amount of expenditure in current dollars required to replace the institution's general facilities to its optimal condition. This includes the full replacement cost for all buildings, grounds, utility systems, and utility generating systems. According to this approach, annual funding levels for facility maintenance should range between 2 to 4% of RAV.
- **Deferred Maintenance Deficiencies:** Deferred maintenance refers to the total amount of existing major maintenance repairs and replacements, identified by a comprehensive facilities condition audit of buildings, grounds, fixed equipment, and infrastructure needs. It does not include projected maintenance, program improvements, or new construction, as these items are viewed as separate capital needs. This calculation is no different than the deferred critical maintenance and facilities renewal figures that are currently tracked by DGS. As previously mentioned, Maryland's critical maintenance (operating) and facilities renewal (capital) backlogs total \$36 million and \$105 million, respectively.
- **Facilities Conditions Index (FCI):** FCI is a performance indicator used to compare the relative condition of a single facility or an entire inventory of facilities. It is the ratio of deferred maintenance (in dollars) to RAV (in dollars). The ratio is used to evaluate facilities maintenance practices and to determine standards for annual reinvestment or disinvestment. While there is no universal standard for FCI, states and consulting agencies typically set target goals of under 5% in the short-term and 20 to 25% in the long-term. Although the RAV is known for the University System of Maryland, it is unknown for facilities funded through the DGS facilities renewal program. Consequently, ideal annual funding levels could not be calculated for all DGS-managed facilities using these criteria.

Alternative Funding Mechanisms

Similar to Maryland, the states studied often fund maintenance programs directly from the operating and capital budgets. In addition, Nebraska and Florida use two alternative practices: setting aside funding during capital construction and charging facility rental fees to finance facility maintenance projects.

Capital Maintenance Set Aside During Construction

In Nebraska, each state agency pays between 1.5 to 2.0% of the capital construction costs of each facility into a revolving fund. This funding is then accessed (as needed) via the appropriate legislative authorization.

Although this method is not currently underway in Maryland, the Department of Legislative Services (DLS) has recommended similar proposals in the past. Such proposals include the following:

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- **Establish a State Facilities Maintenance Reserve Fund:** Establish a facilities maintenance reserve fund that would annually receive a specified percentage of the State’s net general fund revenues. Although essentially a mandate, such a fund would help address the statewide deferred maintenance and capital facilities renewal backlogs. Moreover, establishing a dedicated source of funds from which facility maintenance and renewal projects would be funded would help ensure that facilities are properly maintained, preventing certain critical maintenance projects from eventually becoming capital facility renewal projects over time.
- **Establish a Special Nonlapsing Fund:** Establish a special nonlapsing revolving fund to be administered by DGS that would fund facility maintenance and renewal. The fund could be established to receive unspent bond proceeds from terminated State GO debt authorizations. Pursuant to Section 8-129 of the State Finance and Procurement Article, bond proceeds may be (1) cancelled to reduce the State’s outstanding debt authorizations; (2) allocated to the State’s Construction Contingency Fund; or (3) credited to the Annuity Bond Fund to pay debt service on the State’s outstanding GO bonds. Such an action would require legislation.

Charging Rental Fees

Charging a user fee to departments occupying state-owned facilities is another method that has been utilized by best practice states such as Florida to fund ongoing maintenance and to reduce the backlog. In Florida, state agencies occupying state-owned facilities are charged \$14.38 per square foot annually. The monies collected are used for debt service, security, maintenance, and administrative costs. Of the \$14.38 collected, \$1.38, or 9.6%, is set aside for capital improvements such as roof and facility system replacements. All monies collected are placed in a trust fund and cannot be spent absent legislative approval.

While Maryland has not adopted this practice, DLS recommended a similar alternative during the 2008 legislative session. The proposal entailed adding a square foot assessment charge for facilities maintenance to the current annual square foot rent calculation for each facility. In the case of State-owned facilities for which DGS does not collect rent (*i.e.*, agencies that are solely funded via the State’s general fund), this same square foot assessment charge could be applied apart from the annual rent calculation so as not to exclude these facilities for which maintenance and facility renewal are still required. This calculation could be calibrated to take into account the age and condition of a facility. These fees could be deposited into a revolving fund from which building maintenance and repair could be funded.

JCR Recommendations

According to the report, there are two alternatives that could be undertaken by the department to improve its assessment process:

- **Restore the Assessment Team:** This alternative would not only require the reinstatement of the assessment team but would also require that all DGS-managed facilities be inspected at

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least once every three years. According to DGS, restoring the assessment team would require eight additional maintenance engineers and one clerical support position.

- **Hire a Facilities Maintenance Vendor:** This alternative involves hiring a private facilities maintenance vendor to conduct a centralized assessment of the State's facilities. It is anticipated that the initial cost of hiring a vendor would be approximately \$1 million with a long-term cost of roughly \$10 million. Although costly, this alternative has numerous benefits in that the State would have a computerized system with all of its facilities evaluated and a prioritized schedule from which the operating and capital budget requests could be prepared. This option would not only eliminate the current self-evaluation assessment but would obviate the need to hire additional personnel.

The report also recommended that the department:

- **Implement a Computerized Maintenance Management System:** Maryland should utilize CMMS to track and organize projects. A CMMS would enable facility managers and maintenance staff to manage projects, update project statuses, and track statistical data.
- **Set Funding Goals to Reduce the Backlog:** Once a facilities assessment is performed, the suggested method from best maintenance states is to fund between 2 to 4% of RAV. The State should establish short- and long-term FCI targets to measure the adequacy of the State's maintenance funding.

What Is Next?

Budget reductions have severely hampered the department's ability to perform its core mission. Even if additional funding were to become available, it is evident that the department lacks the in-house capacity and resources to administer additional projects even if such funding were to become available. Given the current fiscal climate, coupled with inconsistent funding levels, **DLS recommends that the State consider establishing a dedicated funding source for critical and facilities maintenance.**

Dedicated Funding Source

The State should consider establishing a dedicated funding source for critical and facilities maintenance. As in the best maintenance practice state of Florida, Maryland should consider adding a square foot assessment charge for critical maintenance to the current annual square footage rent calculation for each State-owned facility. Additionally, for facilities renewal projects, the State should consider adding a surcharge (excluding grant and loan programs) to projects that are administered via the State's GO bond program.

Administering the Fund

Once a funding mechanism has been established, the State must determine the best policy for administering the fund. That is, whether DGS should continue to administer the State’s critical and facilities maintenance programs, or alternatively, whether all or part of the programs’ responsibilities should be privatized. In the event that a policy decision is made to allow the department to continue administering these programs, Maryland should consider restoring the department’s assessment team, or as in the best maintenance practice state of Utah, hiring a third-party vendor to conduct regular statewide facility assessments.

DGS should comment on the feasibility of establishing a dedicated funding source for critical and facilities maintenance. DGS should also comment on the amount of annual funding needed to adequately address the State’s building and infrastructure needs. Lastly, DGS should comment on the impact (*i.e.*, fiscal, staffing, and project management capabilities) of hiring a third-party vendor to conduct statewide facility assessments.

Recommended Actions

Approve.

Fiscal 2010 Proposed Projects

<u>Subdivision</u>	<u>Project Title</u>	<u>Estimated Cost</u>	<u>Fiscal 2009 Amount</u>	<u>Total State Share (%)</u>
Anne Arundel	DGS – Annapolis Buildings and Grounds Reroof Tawes Complex A-E and 17	\$340,000	\$340,000	100%
Anne Arundel	DGS – Annapolis Public Buildings and Grounds – Treasury Building Replace Cupola	370,000	370,000	100%
Anne Arundel	DGS – Annapolis Public Buildings and Grounds – Legislature 6 Replace Elevator – 2 Components	166,000	166,000	100%
Anne Arundel	MPBC – Channel 22 Annapolis Reroof Transmitter Building	100,000	100,000	100%
Baltimore City	DPSCS – Baltimore City Detention Center – Men’s Entrance Replace Hot Water Tanks	262,000	262,000	100%
Baltimore City	DPSCS – Maryland Reception and Diagnostic Classification Center Repair Support Beams and Systems	460,000	460,000	100%
Baltimore City	MDVA – Maryland Vietnam Veterans Memorial Correct Differential Slab Movement	218,000	218,000	100%
Baltimore City	MDVA – War Memorial Building Install 7-Foot Security Fencing and Gates	226,000	226,000	100%
Baltimore City	MSDE – Maryland Rehabilitation Center Replace Water Piping and Valves	999,000	999,000	100%
Carroll	DHMH – Springfield Hospital – McKeldin Building Install New Roof and Gutters	350,000	350,000	100%
Carroll	DHMH – Springfield Hospital Reroof Salomon Building	200,000	200,000	100%
Carroll	DHMH – Springfield Hospital Center – Replace A/C	772,000	772,000	100%
Carroll	DPSCS – Public Safety Training Center Dorm 1 and 2 – Install A/C	500,000	500,000	100%
Frederick	Maryland School for the Deaf – Ely Building Replace Main Entrance Steps	159,000	159,000	100%

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<u>Subdivision</u>	<u>Project Title</u>	<u>Estimated Cost</u>	<u>Fiscal 2009 Amount</u>	<u>Total State Share (%)</u>
Frederick	Maryland School for the Deaf – Hessian Barracks Renovate Exterior	804,000	804,000	100%
Frederick	Maryland School for the Deaf – Veditz Building Replace Chiller	284,000	284,000	100%
Garrett	MSP – Barrack W Repair Retaining Wall	170,000	170,000	100%
Howard	DPSCS – Jessup – Correctional Institution – Facilitywide Upgrade Fire and Sprinkler Alarm	157,000	157,000	100%
Howard	DPSCS – Maryland House of Correction – Male Hospital Replace A/C	385,000	385,000	100%
Howard	Maryland School for the Deaf – Columbia Replace Exterior Metal Window Frames, Doors, and Frames	193,000	193,000	100%
Howard	Maryland School for the Deaf – Columbia Steiner Patio and Ramp Replacement	175,000	175,000	100%
Howard	Maryland School for the Deaf – Columbia Reroof Steiner Building	788,000	788,000	100%
Montgomery	DJS – Alfred Noyes Children’s Center Replace Baseboard Heat Piping and Covers	150,000	150,000	100%
St. Mary’s	DPSCS – Southern Maryland Pre-release Unit Renovate Shower Room	365,000	365,000	100%
Washington	DHMH – Western Maryland Hospital Center Replace 41 Windows	345,000	345,000	100%
Washington	DPSCS – Maryland Correctional Training Center Replace Eight Motor Starter Control Panels	403,000	403,000	100%
Washington	DPSCS – Roxbury Correctional Institution – Facilitywide Replace Exhaust and Ventilation Fans	129,000	129,000	100%
Washington	MPBC – WWPB Channel 31 Hagerstown Repair and Resurface Entrance Road and Parking Lot	159,000	159,000	100%

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<u>Subdivision</u>	<u>Project Title</u>	<u>Estimated Cost</u>	<u>Fiscal 2009 Amount</u>	<u>Total State Share (%)</u>
Wicomico	DGS – Salisbury District Court/MSC Repair Water Infiltration	274,000	274,000	100%
Statewide	Mold Remediation	500,000	500,000	100%
Total		\$10,403,000	\$10,403,000	

A/C: air conditioning

DGS: Department of General Services

DHMH: Department of Health and Mental Hygiene

DJS: Department of Juvenile Services

DPSCS: Department of Public Safety and Correctional Services

MPBC: Maryland Public Broadcasting Commission

MDVA: Maryland Department of Veterans Affairs

MSDE: Maryland State Department of Education

MSC: multi-service center

MSP: Maryland State Police

Fiscal 2009 Project Status

<u>Subdivision</u>	<u>Project Title</u>	<u>Current Amount</u>	<u>Status</u>	<u>Fiscal Year</u>
Allegany	DPSCS – Western Corrections Inst. Support Services Bldg. Repair Floor	\$144,800	Award Awaiting Contract	2008
Anne Arundel	DPSCS – Jessup Correctional Institute Replace Door Controls	459,000	95% Design; Bid Date 4/25/09	2009
Anne Arundel	DMIL – Glen Burnie Armory Re-roof Armory	380,000	In Bid Process Bid Date 4/14/09	2009
Anne Arundel	DGS – Annapolis Complex Replace Steam Lines Phase II	618,000	In Design	2007
Anne Arundel	DGS – State House Rehab Dome	497,000	Awaiting Historical Trust Decision	2007
Anne Arundel	DGS – Glen Burnie Multi-service Center Waterproof Building	300,000	In Design	2007
Anne Arundel	DPSCS – MCI-W Replace Door Controls	175,000	Commodity Purchase; Awaiting Award	2007
Anne Arundel	DJS – Alfred Noyes Center Replace Emergency Generator	196,570	Awarded	2009
Baltimore City	DGS – 300 W. Preston St. Replace Elevators	735,000	In Design	2009
Baltimore City	DGS – 201 Building Repair Parking Garage Slab	610,000	In Design	2009
Baltimore City	DGS – Civic Plaza Replace Roof	836,636	In Bid Process Bid Date 3/18/09	2009
Baltimore City	MDE – Maryland Rehab Center Install Sprinklers	568,000	In Design	2009
Baltimore City	DPSCS – MRDCC Elevator Rehab	589,000	In Design Bid Date 6/11/09	2009
Baltimore City	DPSCS – BCDC Elevator Rehab	612,000	In Design Bid Date 4/23/09	2008
Baltimore City	DGS – 301 W. Preston St. Replace Hot Water Tanks	100,000	In Design Bid Date 4/17/09	2007
Baltimore City	DGS – 201 W. Preston St. Replace Fire Alarm	870,000	In Design Bid Date 4/17/09	2007

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<u>Subdivision</u>	<u>Project Title</u>	<u>Current Amount</u>	<u>Status</u>	<u>Fiscal Year</u>
Baltimore City	DPSCS – MRDCC Elevator Rehab	366,000	In Design Bid Date 6/5/09	2007
Baltimore City	DGS – 301 W. Preston St. Replace Valves	220,000	In Design Bid Date 4/28/09	2006
Baltimore City	DGS – 201 Building Replace Five Hot Water Heaters	120,000	In Design Bid Date 4/28/09	2006
Baltimore County	DMIL – Dundalk Armory Replace Roof	546,000	In Bid Process Bid Date 3/11/09	2009
Baltimore County	DMIL – Pikesville Military Reservation Upgrade Water System	370,000	In Bid Process Bid Date 3/25/09	2006
Frederick County	MSD – Ely Building Re-roof Building	215,000	In Bid Process Bid Date 3/27/09	2009
Frederick	MSD – Ely Building Emergency Fire Alarm Replacement	225,000	In Bid Process Bid Date 3/18/09	2009
Frederick	DJS – Victor Cullen Center Emergency Replacement of Boiler System	427,400	On BPW Agenda for Award	2008
Frederick	DJS – Victor Cullen Center Emergency Installation of Temp Boiler	42,900	On BPW Agenda for Approval	2008
Harford	DGS – Bel Air Multi-service Center Elevator rehab	500,000	In Design Bid Date 4/7/09	2007
Howard	DGS – Woodstock Job Corps Center Emergency Fire Damage Restoration	100,000	In Bid Process	2009
Howard	DHMH – Clifton T. Perkins Hospital Emergency Fire Alarm Replacement	100,000	In Bid Process	2009
Prince George's	MSP – Forestville Barracks Upgrade HVAC	150,000	In Design	2007
Prince George's	MSP – Barracks Q Waterproof Wall	200,000	Awaiting WSSC Water Pipe Repairs	2007
Somerset County	DPSCS – ECI Replace Microwave System	600,000	In Bid Process Bid Date 4/22/09	2006
Washington	DPSCS – MCTC Replace Roof Housing Units 1 through 6 (4 Projects Combined)	3,586,000	In Award Process	2009
Washington	DPSCS – West Maryland Center Replace Steam Lines	487,195	In Bid Process Bid Date 3/18/09	2008

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<u>Subdivision</u>	<u>Project Title</u>	<u>Current Amount</u>	<u>Status</u>	<u>Fiscal Year</u>
Washington	DPSCS – MCTC Replace Roof Emergency Housing Unit and Maintenance Bldg.	450,000	Awarded	2009
Washington	DPSCS – MCI – H Roof Replacement – Gym	426,000	Awarded	2009
Statewide	DPSCS – Jessup Correctional Institution Replace Heat Wheels	200,000	In Bid Process Bid Date 4/1/09	2006
Statewide	DGS Mold Remediation	200,000	Ongoing	2009
Total		\$17,222,501		

BCDC: Baltimore City Detention Center
 BPW: Board of Public Works
 DGS: Department of General Services
 DHMH: Department of Health and Mental Hygiene
 DJS: Department of Juvenile Services
 DMIL: Military Department
 DPSCS: Department of Public Safety and Correctional Services
 ECI: Eastern Correctional Institute
 HVAC: Heating, Ventilation, and Air Conditioning
 MCI – H: Maryland Correctional Institute – Hagerstown
 MCI –W: Maryland Correctional Institute for Women
 MCTC: Maryland Correctional Training Center
 MDE: Maryland Department of the Environment
 MRDCC: Maryland Reception, Diagnostic, and Classification Center

MPT: Maryland Public Television
 MSD: Maryland School for the Deaf
 MSP: Maryland State Police
 WSSC: Washington Suburban Sanitary Commission

Priority Classes

The prioritization process used by the Department of General Services attempts to identify the consequences of not funding projects based on the following priority classification:

Highest Level: Serious Prolonged Impact of Facility Mission:

1. High risk of litigation from failure to provide a mandated service.
2. High risk of cessation of a mandated service.
3. High risk of reduction of a mandated service.

Mid Level: Short-term Impact on Mission Capability but Very High Level of Economic Risk:

4. Fineable code violations, serious life safety issues.
5. Destruction of related assets.
6. Accelerated deterioration of the asset, end of normal life expectancy.

Low Level: No Impact on Mission Capability and Low Economic Risk:

7. Restoring an asset to its design effectiveness.
8. Restoring an asset to design efficiency.
9. Improving an asset above its original design effectiveness.