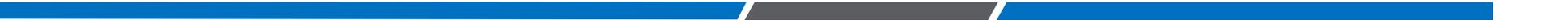




Define **Design** Deliver

John B. Semtner P.E.

Buildings need Maintenance



# About us

Get acquainted with John.



**John Semtner, PE, LEED AP, BEAP+**  
Civic Market Principal  
18 years experience

Relevant Projects Include:

Oklahoma State Capitol Restoration

OMES – On Call

Oklahoma Department of Corrections – Bond Projects

City of Oklahoma City – On Call

Will Rogers Airport Expansion

FAA/OCAT – On Call

First National Center Renovation

Sandridge Commons

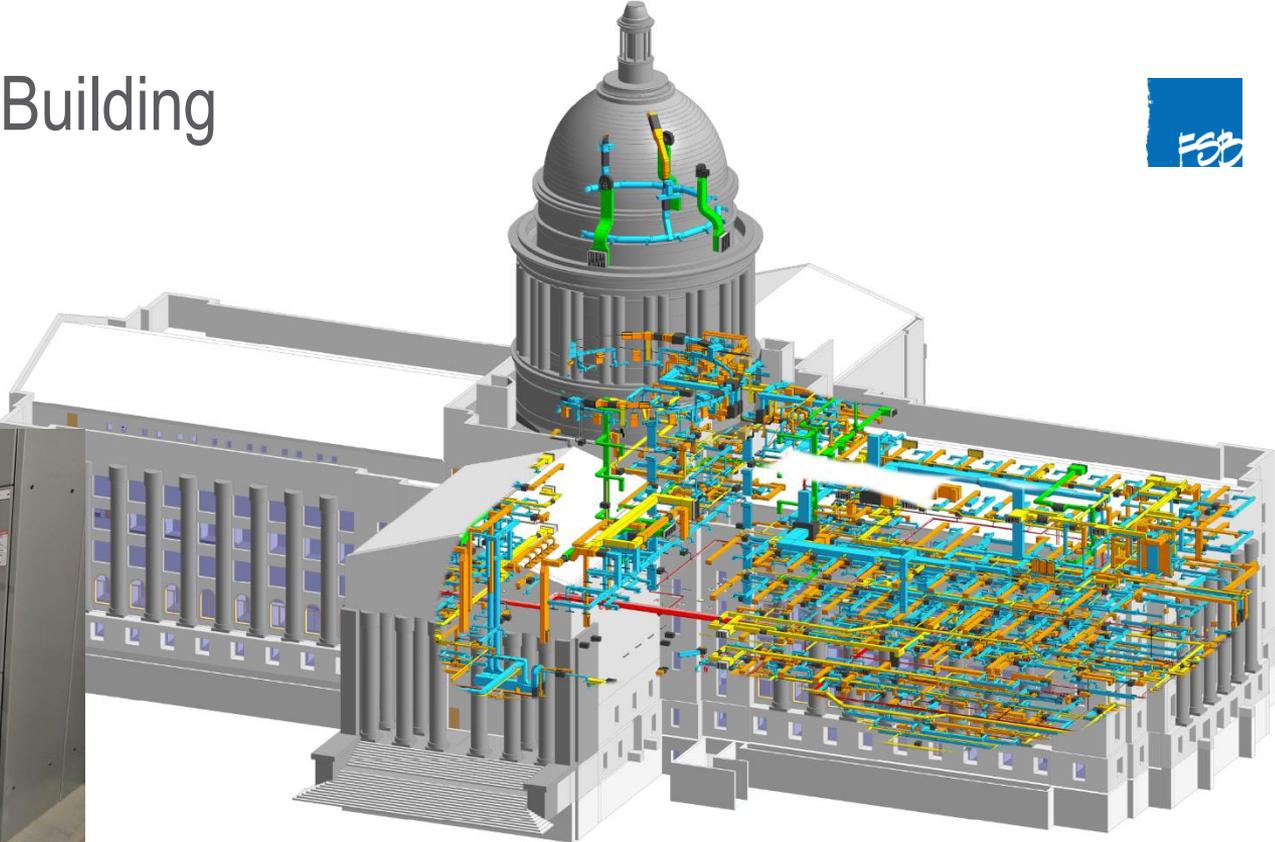
# Oklahoma Capitol Building

Ownership & Maintenance



# Oklahoma Capitol Building

Ownership & Maintenance



# Oklahoma Capitol Building

Ownership & Maintenance



# Maintenance Estimated

Life Cycle Cost Analysis



## Abramson et Al. 2005 Maintenance Cost Survey

- 163 Buildings
- ~\$.47 / SF for maintenance (\$.62 /SF 2019)

### OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-owned space	87,587,176.10
Leased space from private sector	4,241,474.12
Leased space in state-owned buildings*	2,346,488.00

2018 Oklahoma Real  
Property Asset Report

Annual Maintenance Estimate: **\$54,304,049**

# Regularly Scheduled Maintenance

Ownership & Maintenance



# Oklahoma Department of Corrections

\$116.5M Bond Improvements



Chief of Operations Scott Crow said, “One of the things we’ve seen is deferred maintenance. And actually it was no maintenance at all. And so, we were fortunate through Director Allbaugh to receive money through this bond project. We’ve been able to work on projects that have been neglected.”



Lexington Correctional Center

# Oklahoma 2020 Capital Improvement Plan

Maintenance of State Buildings Revolving Fund



## Policy Recommendation 1.

“Establish an adequate and consistent annual appropriation for renewal of the state’s real property assets.”

**Table ES.1: Funding Recommendations for the Maintenance of State Buildings Revolving Fund**

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Capital Projects	\$21,113,691	\$21,537,014	\$20,770,554	\$20,907,139	\$20,567,672	\$20,609,865	\$26,025,295	\$25,158,558
Estimated Debt Service	\$4,899,415	\$13,558,050	\$14,047,646	\$13,746,356	\$13,445,066	\$13,897,001	\$13,558,050	\$13,972,324
<b>Recommended Appropriation</b>	<b>\$26,013,106</b>	<b>\$35,095,064</b>	<b>\$34,818,200</b>	<b>\$34,653,495</b>	<b>\$34,012,738</b>	<b>\$34,506,866</b>	<b>\$39,583,345</b>	<b>\$39,130,882</b>

The recommendations made in section two of this plan serve as the recommended Fiscal Year 2020 Capital Budget. The commission recommends funding 24 projects at \$21,113,691 and debt service for the commission’s bond issue recommendation at \$4,899,415, a total of \$26,013,106. The bond issue recommendation in section three includes **11 projects totaling \$150,465,297**. The bond recommendation includes new and replacement facilities for the Department of Public Safety, Department of Mental Health and Substance Abuse Services and Department of Rehabilitation Services, and major renovation projects for the Military Department, Veterans Affairs and the Tulsa office of the Medical Examiner.

# Oklahoma State University Central Plant

25% Savings



# Santa Fe Family Life Center

Example of investing in maintenance



Small dollar investment led to 50% decrease in energy bills.



# FAA \ Oklahoma City Airport Trust – Annual Evaluation

Best Practice – Financial Budgeting



# Recommendations

Responsible Stewards of our \$13.9 billion in real property



- Follow the established CIP process
- Follow the recommendations in the CIP
  - Establish a consistent annual appropriations
  - Eliminate Exemptions
  - Establish mechanism for accountability



Thank you

