

State Facility Long-Range Planning Study – Balance of the State, September 2016

The 2014 Budget Act appropriated funding to DGS to prepare a long-range planning study for office space in the Sacramento region. Assembly Bill 1656 (Dickinson, Chapter 451, Statutes of 2014) further codified this requirement and directed DGS to examine the long-term suitability of state-owned office buildings in the County of Sacramento and the City of West Sacramento.

DGS contracted with Hellmuth, Obata & Kassabaum (HOK), an internationally renowned architecture and engineering firm, to conduct independent analysis of state-owned office space. The Sacramento-region study was released in July 2015 – including the Facility Condition Assessments (FCAs) for 28 office buildings and ranking the buildings based on highest need of repair or renovation.

In order to more fully understand the condition of the entire DGS office portfolio statewide, DGS engaged HOK to expand the analysis of state-owned, DGS controlled office buildings outside of Sacramento. The industry-standard building assessment and infrastructure condition applied to the Sacramento portfolio was documented for each building outside of Sacramento. Each building was assessed and the infrastructure condition documented in an FCA. HOK also benchmarked the findings utilizing a Facility Condition Index (FCI). The FCI is an industry standard asset management methodology that is used to determine a building's condition at a point in time. Once the balance of the state was complete DGS merged the building rankings in order to produce a more holistic view of the entire DGS portfolio.

The Sacramento building assessments provided a catalyst by which to begin addressing the need for major renovation or replacement of buildings in Sacramento. , Merging the statewide portfolio into the ranking list provides an opportunity to begin to plan for the same approach throughout the state.

