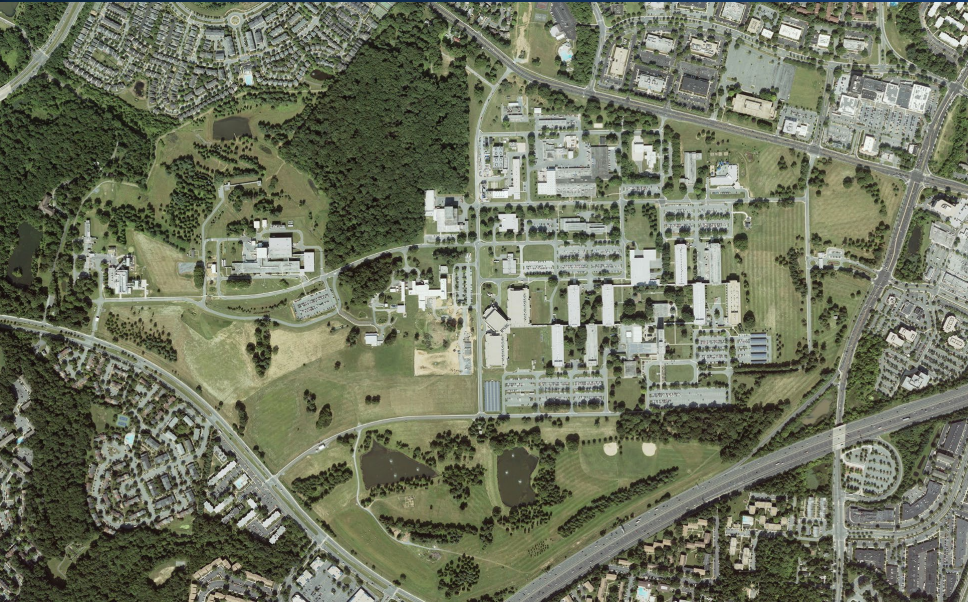


Facilities Overview: VCAT February 2021

Skip Vaughn, Skip Vaughn, Chief Facilities Management Officer and
Director of the Office of Facilities and Property Management

February 3, 2021

Facilities Overview



- 60-70 year old campus facilities
- ~58% of facilities are in poor to critical condition per DOC standards.
- \$834.5M in deferred maintenance
- ~\$2.7B in capital projects required
- Major utility infrastructure failures increasing
- Older labs unable to support controlled environments required for advanced research

- 4.5M SF of buildings; 27% added in the last 20 years w/o O&M funding
- 97 buildings & structures; 26 added or altered in the last 20 years

Master Plans Implementation Report

NIST INTEGRATED MASTER PLANS IMPLEMENTATION REPORT



Priority Projects: \$1.74B in FY20 value

- 1.) B222 Renovation & Addition
- 2.) B3 Addition
- 3.) B101 Lower Levels Renovation & Addition
- 4.) B221 Renovation & Addition
- 5.) B2 Replacement Building & Parking Garage
- 6.) Gate F Shipping/Receiving/Inspection (New)
- 7.) B220 Renovation
- 8.) Boulder Childcare Center (New)
- 9.) B223 Renovation
- 10.) B24 Campus Center
- 11.) B225 Renovation

Master Plans Implementation Planning:

- Strategic Portfolio Management
- Prioritizes capital improvement
- Analyzes various capital budget scenarios

Funding vs Final Cost:

- \$80M per Year: \$2.03B
- \$60M per Year: \$2.51B

Master Plans Implementation-Gaithersburg **NIST**

B245 Modernization & Addition

B207 Robotics Addition

B222 Renovation & Addition

B101 LL Renovation & Addition

Gate F Shipping/Receiving/Inspection

Gate A Renovation & Addition



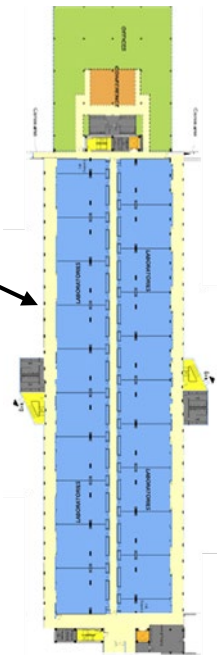
GPL Modernization Program



GPL Modernization Program

Seven GPLs

- 1.3 million gross square feet
- 45% of research space at Gaithersburg
- Used by 5 of 6 Laboratory OU's
- Additional 86 thousand square feet planned



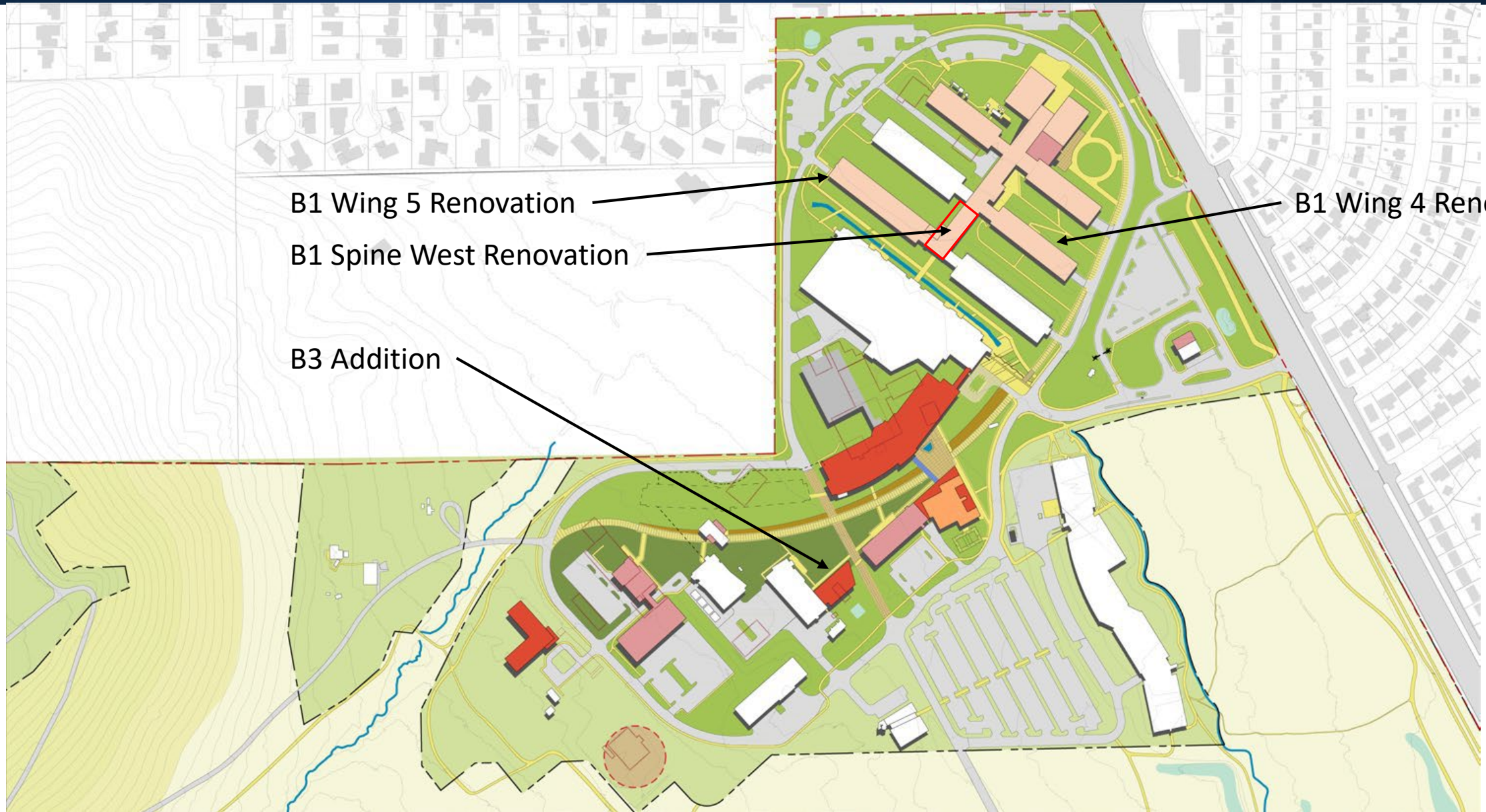
BUILDING 222 MODERNIZATION – 1ST GPL

Main Building: All Labs

Addition: Administrative Spaces

Goal: Create Strategic Programmatic Research Space

Master Plans Implementation-Boulder



B1 Wing 5 Renovation

B1 Spine West Renovation

B3 Addition

B1 Wing 4 Renovation

Near Term Priority Areas: FY21-FY25



Both Campuses:

1.) Utility Infrastructure

- Underground Utilities – work towards master plans (\$50M-\$100M)
- Major building systems for those not nearing renovations (HVAC & major electrical equipment: \$50M++)
- Central Utility Plants (\$25M-\$35M)

2.) IT Infrastructure: (\$50M-\$80M)

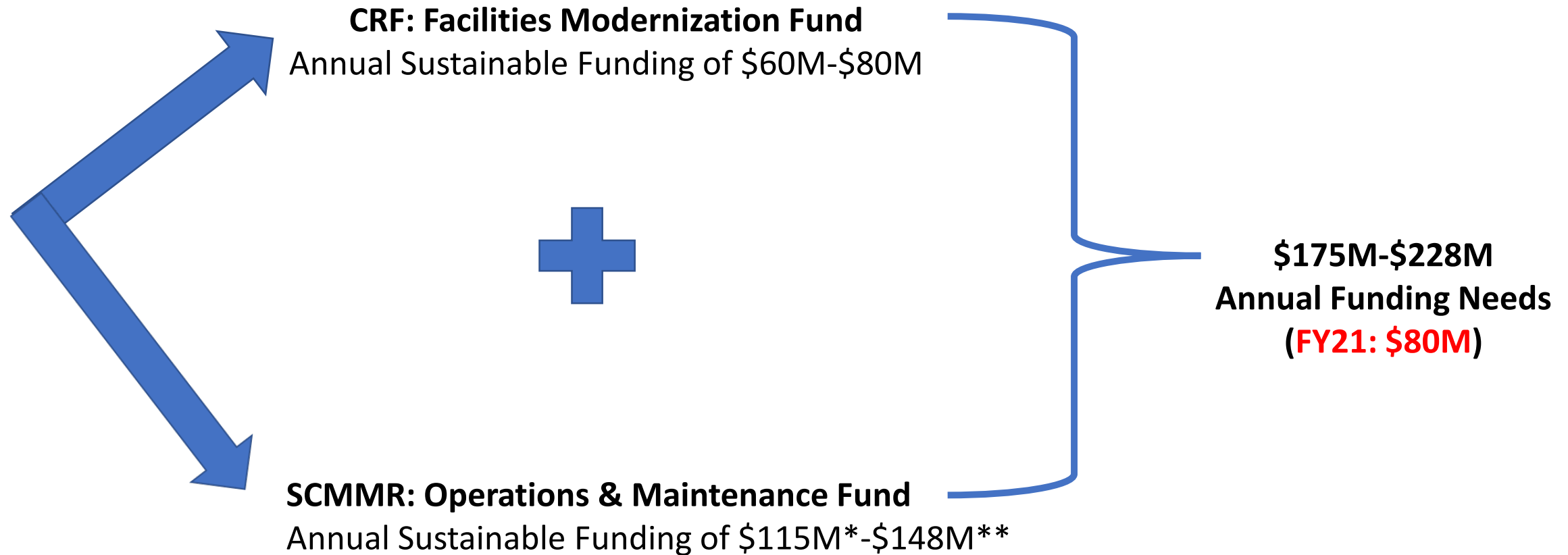
Gaithersburg:

- 1.) NCNR Complex (FY23 construction)
- 2.) B101 Complex
- 3.) Roofing Replacements
- 4.) ADA & Life Safety Compliance
- 5.) Roads & Parking Lots

Boulder:

- 1.) Master Plan
- 2.) Wing 2
- 3.) ADA & Life Safety Compliance
- 4.) Roads & Parking Lots

Infrastructure: Funding Requirements



*: 4%+ of Property Replacement Value per National Research Council, 1990: "Committing to the Cost of Ownership: Maintenance and Repair of Public Buildings" (Value shown is 4%. 5% is \$144M)

** : DOC Rent Rate paid to GSA for operations & maintenance of DOC occupied, GSA owned facilities.

QUESTIONS?