

## MINUTES OF THE OCTOBER 26, 2010, FACILITIES COMMITTEE MEETING

The Facilities Committee (“the Committee”) of the Board of Regents of the Smithsonian Institution held a meeting on October 26, 2010, at 2:00 p.m. in the Regents’ Room of the Smithsonian Castle in Washington, D.C. Participating were Committee Chair Robert Kogod and members George Hartman and Representative Sam Johnson\*. Also present were Secretary G. Wayne Clough; Chief of Staff to the Secretary Patricia Bartlett; Office of Planning, Management and Budget Director Bruce Dauer; Office of the Regents Program Officer Grace Jaeger (recorder); Director of the Office of Facilities Engineering and Operations (OFEO) Bruce Kendall; OFEO Office of Planning and Project Management Director Sheryl Kolasinski; Chief of Staff to the Regents John K. Lapiana; General Counsel Judith Leonard; Assistant to Senator Patrick Leahy Kevin McDonald; and Director of Government Relations Nell Payne.

Mr. Kogod called the meeting to order at 2:10 p.m. A quorum was established when Congressman Sam Johnson joined the meeting by telephone at 2:30 p.m.

### REPORT OF THE CHAIR

Mr. Kogod provided an update on the Legacy Fund. He commended Secretary Clough on his meetings with Senator Dianne Feinstein (D-CA) and others on Capitol Hill who agreed to release \$30 million of the funds contingent upon a gift pledged to the Smithsonian. The gift is expected to be announced in November 2010.

Mr. Kogod asked Mr. Kendall to update the Committee on inclement weather preparations that have been made since the major snowstorms in February 2010. Building 21 at the Garber Facility in Suitland, Maryland, which collapsed during the storm, has been cleared and the slab is being reutilized for storage. All other buildings at the facility have been examined. Several buildings found to have structural damage will be repaired. Those and other buildings deemed to be structurally deficient will also be strengthened through permanent or temporary measures before the impending winter.

Mobilization on site for the Shell Revitalization (roof, structure, windows) at the Arts and Industries Building will begin in December 2010. OFEO is in consultation with the contractor about providing additional roof bracing should it be needed in the event of heavy snowfall prior to the complete replacement of the roof. In addition, there are clauses in the contractor’s contract to keep snow accumulation at manageable levels. OFEO will monitor conditions at all Smithsonian facilities to stay ahead of inclement weather situations. Mr. Kogod thanked Mr. Kendall and noted that, as requested by the Committee, OFEO has taken all reasonable steps to mitigate facility hazards or failures that could result from inclement weather.

\* *participated by teleconference*

## **REAL ESTATE ISSUES**

### **Apollo Drive**

Ms. Kolasinski provided background on current off-site collections storage space for the Smithsonian American Art Museum (SAAM) and the National Portrait Gallery (NPG). Since February 2002, the two museums' collections have been stored at a facility on Apollo Drive in Landover, Maryland, through a services contract with Artex Corporation. The Smithsonian initially paid \$1.5 million to upgrade and fit-out a 40,000-square-foot space, and then invested another \$1 million to upgrade and fit-out an additional 30,000 square feet of space. In fiscal year 2010, the Office of Protection Services also invested \$362,000 for upgrades such as climate control, security, and exhaust systems. The services contract costs are funded through the Smithsonian's Federal budget allocation for central rent.

The Smithsonian now has the opportunity to convert from the services contract to a long-term lease that is estimated to save rental costs of \$202,099 and \$212,481 in fiscal years 2011 and 2012, respectively. The Committee discussed the possible benefits and costs of purchasing the Apollo Drive facility. Because the facility addresses the long-term collections storage needs of SAAM and NPG, and also has received substantial and costly improvements, the Committee agreed to recommend that the Smithsonian enter into a long-term lease agreement, as outlined by OFEO. As a part of those discussions with the landlord, the Real Estate staff will investigate the landlord's interest in selling the facility and provide the Committee with information on the potential for purchasing the property.

### **Capital Gallery East**

Ms. Kolasinski discussed leasing options at Capital Gallery, 600 Maryland Avenue, SW, Washington, D.C. With the departure of a current tenant, approximately 11,340 square feet on the building's fifth floor will become available to lease in November 2010. The space could be used to house staff of the Office of Advancement. The Committee agreed with OFEO's recommendation to proceed with a short-term, five-year lease with one additional five-year option. The short-term lease will provide flexibility and align with the Institution's overall real estate strategic plan.

Although the Capital Gallery lease will not require the approval of the Regents, the update informed a larger discussion about coordinating the due dates of the Smithsonian's leases. Mr. Kogod noted that the Smithsonian rents approximately 360,000 square feet of space for office space, most of which is in three locations in the Washington, D.C., area. Because the majority of the leases will expire in 2016 or 2021, the Smithsonian should take a long-term look at its leasing requirements and posture itself to achieve the most leverage in its negotiations. It also should begin a search to purchase a 300,000-to-400,000-square-foot building in around 2018 or 2019. Mr. Kogod commended OFEO staff for addressing short- and mid-term space needs while conducting long-term planning.

## **FISCAL YEAR 2012 BUDGET**

Ms. Kolasinski discussed the Institution's fiscal year 2012 Federal budget request to the Office of Management and Budget (OMB) and the impact of anticipated funding cuts to the Institution's facilities capital and maintenance budgets. The Institution provided two budget requests: a "guidance" budget based on OMB's instruction to reduce the request to 9 percent lower than the 2011 allocation and a "requirements" budget that represents the true requirements of the Institution. For the facilities capital program, the requirements budget would total \$136.750 million and the guidance budget would total \$100 million. Meeting materials outlined specific facilities capital reductions that would be taken under the guidance budget. The reductions would deal a severe blow to the ongoing progress the Smithsonian has made in improving its overall facility conditions and would result in numerous specific building work delays or cancellations.

Mr. Kendall discussed how the guidance budget would affect the Institution's facilities maintenance program. Anticipated reductions of \$18 million would put the maintenance budget back at 2006 funding levels. Reductions would be taken against repair contracts (such as roofs and heating and cooling systems) and repair work would be done in a reactive, "patching" mode rather than comprehensive and permanent repairs. Mr. Kogod noted that, if enacted, the guidance budget would result in delays in the facilities capital program and that the impact on the maintenance program would be even more severe.

## **APPROVAL OF MINUTES**

Mr. Kogod asked if there were any questions or comments on the minutes of the February 22, 2010, Committee meeting. There were none and the minutes were approved.

## **FACILITIES DASHBOARD**

Mr. Kogod requested that the "dashboard" of facilities projects, which details capital and maintenance investment requirements totaling \$2.5B, be updated in November 2010 and attached to the minutes of this meeting.

## **MAJOR CAPITAL PROGRAMS UPDATE**

Ms. Kolasinski provided updates on five major capital projects: the Arts and Industries Building; Cooper-Hewitt, National Design Museum; the National Museum of African American History and Culture (NMAAHC), and the Education Facility at the Smithsonian Conservation Biology Institute.

### **Arts and Industries Building**

The contract for the building's shell was awarded under budget and on time in September 2010 and work on the roof, windows, and structure will begin in December 2010. OFEO is planning information activities, such as Webcam and signage, about the construction. Funding for the

design of the building's core and program must be secured. OMB recently indicated it would consider immediately apportioning some of the Legacy funds for the design. Mr. Hartman urged that the building be restored, as close as possible, to architect Adolf Cluss's original design, and endorsed a plan to visually open up the building's interior by removing slabs and exposing its frame.

### **Cooper-Hewitt, National Design Museum**

Work on the collections storage facility in Newark, New Jersey, is almost complete and construction on the adjacent properties (the Miller and Fox Houses) is under way. Construction bid schedules and fund raising are on track. The construction of new galleries on the third floor of the mansion and related work is expected to begin in 2011.

### **National Museum of African American History and Culture**

The NMAAHC design concept was approved by the National Capital Planning Commission and the Commission of Fine Arts in September 2010. OFEO worked in coordination with its consulting parties, including the National Park Service and other entities, to reduce the size of the structure and refine its site impact and location. The revised design is for a 300,000-to-330,000-square-foot museum.

### **National Postal Museum**

Fund raising and design work is proceeding. Ms. Kolasinski will provide a project summary, or "fly-through," for Secretary Clough to use when meeting with donors.

### **Smithsonian Conservation Biology Institute at Front Royal**

Per the signed Memo of Understanding, the Smithsonian will fund the construction of laboratory space and George Mason University will fund the construction of residential and dining facilities. Fund raising and design work is proceeding.

## **AMERICAN REINVESTMENT AND RECOVERY ACT**

Meeting materials outlined the Smithsonian's use of American Recovery and Reinvestment Act funds. All of the \$25 million received has been obligated and less than a million remains to be expensed; jobs out of the 186 created remain active. The funds allowed the Smithsonian to perform necessary repair work to several facilities including the Arts + Industries Building, the National Zoo at Rock Creek and the National Museum of American History.

## **FACILITIES CONDITIONS INDEX**

The meeting materials contained a chart that indexes Smithsonian facilities using a formula based on the current replacement value and deferred maintenance costs. To ensure that projects determined to be most at-risk are addressed, Ms. Kolasinski will add this information showing systems conditions and their relative urgency to the Facilities Dashboard cited above.

Ms. Kolasinski explained that a resulting Facilities Conditions Index (FCI) of 90 and above is desirable. Many Smithsonian facilities meet this index level. Those with much lower FCI scores, such as the Castle, the Renwick and the Arts + Industries Building, will receive top priority in OFEO's long-range project plans.

#### **COLLECTIONS SPACE PLANNING**

OFEO is working with collections staff to assess the condition of collections storage areas in the Institution's buildings. Ms. Kolasinski will report on the results at a later meeting.

#### **ADJOURNMENT**

The meeting was adjourned 3:10 p.m.

Respectfully submitted,

Robert P. Kogod  
Committee Chair

# SMITHSONIAN INSTITUTION

## FACILITIES CAPITAL AND MAINTENANCE INVESTMENT REQUIREMENT FY 2008 - 2017

### CURRENT FEDERAL \$1.5 BILLION REVITALIZATION AND \$1.0 BILLION MAINTENANCE PROGRAM <sup>1/</sup>

Estimated Costs by Building/Campus <sup>2/</sup>  
(\$000s)

| BUILDING/CAMPUS  | URGENT REQUIREMENTS<br>FY08 - FY09 <sup>3/</sup> |                | ESSENTIAL REQUIREMENTS<br>FY10 - FY13 <sup>4/</sup> |                | EMERGENT REQUIREMENTS<br>FY14 - FY17 |                | TOTAL ALL PRIORITIES  |                |
|--|--|----------------|---|----------------|--------------------------------------|----------------|-----------------------|----------------|
|  | Facilities<br>Capital                            | Maintenance    | Facilities<br>Capital                               | Maintenance    | Facilities<br>Capital                | Maintenance    | Facilities<br>Capital | Maintenance    |
| Arts & Industries Building                             | 8,075  | 975            | 77,600  | 2,292          | 139,000                              | 10,770         | 224,675               | 14,037         |
| Arts & Industries Building - Legacy Fund <sup>5/</sup> |  | 0              | 30,000  | 0              | 0                                    | 0              | 30,000                | 0              |
| Anacostia Community Museum                             | 0  | 472            | 1,350   | 1,504          | 1,350                                | 1,721          | 2,700                 | 3,697          |
| Cooper Hewitt National Design Museum                   | 3,425  | 282            | 21,175  | 1,093          | 5,300                                | 867            | 29,900                | 2,242          |
| Freer Gallery of Art                                   | 2,035  | 1,574          | 1,550   | 6,129          | 7,150                                | 6,758          | 10,735                | 14,461         |
| Herndon Data Center                                    | 0  | 562            | 0   | 1,458          | 0                                    | 1,000          | 0                     | 3,020          |
| Hirshhorn Museum & Sculpture Garden                    | 1,330  | 1,433          | 3,950   | 5,079          | 27,050                               | 5,397          | 32,330                | 11,909         |
| National Air and Space Museum                          | 9,600  | 16,218         | 11,650  | 55,663         | 60,700                               | 66,876         | 81,950                | 138,757        |
| National Museum of African American History & Culture  | 0  | 0              | 0   | 0              | 0                                    | 20,000         | 0                     | 20,000         |
| National Museum of American History                    | 12,560   | 10,107         | 88,080  | 35,352         | 48,310                               | 36,719         | 148,950               | 82,178         |
| National Museum of American Indian (Mall)              | 710  | 8,079          | 1,400   | 26,748         | 0                                    | 31,302         | 2,110                 | 66,129         |
| National Museum of American Indian (NY)                |  | 282            | 0   | 1,094          | 1,700                                | 867            | 1,700                 | 2,243          |
| National Museum of Natural History                     | 53,000   | 24,024         | 74,300  | 78,888         | 78,000                               | 93,738         | 205,300               | 196,650        |
| National Postal Museum                                 | 0  | 0              | 500   | 779            | 1,000                                | 2,985          | 1,500                 | 3,764          |
| National Zoological Park                               | 59,029   | 10,282         | 79,750  | 31,681         | 116,600                              | 36,068         | 255,379               | 78,031         |
| Quadrangle   | 1,810  | 4,126          | 500   | 13,810         | 6,100                                | 16,763         | 8,410                 | 34,699         |
| Renwick Gallery of Art                                 | 780  | 696            | 2,500   | 3,489          | 12,750                               | 3,770          | 16,030                | 7,955          |
| Donald W. Reynolds Center                              | 25   | 9,201          | 1,270   | 25,918         | 1,600                                | 28,956         | 2,895                 | 64,075         |
| Smithsonian Astrophysical Observatory                  | 2,150  | 566            | 3,850   | 3,041          | 4,300                                | 2,987          | 10,300                | 6,594          |
| Smithsonian Environmental Research Center              | 7,295  | 2,281          | 51,170  | 6,250          | 23,375                               | 6,631          | 81,840                | 15,162         |
| Smithsonian Institution Building (Castle)              | 1,260  | 2,208          | 10,860  | 9,788          | 72,900                               | 10,176         | 85,020                | 22,172         |
| Smithsonian Tropical Research Institute                | 5,500  | 2,300          | 21,840  | 4,342          | 58,050                               | 4,668          | 85,390                | 11,310         |
| Suitland Collections Center                            | 40,835   | 3,012          | 36,850  | 8,567          | 45,550                               | 7,735          | 123,235               | 19,314         |
| Steven F. Udvar-Hazy Center                            | 0  | 3,503          | 300   | 7,957          | 4,250                                | 8,161          | 4,550                 | 19,621         |
| Multiple Site Projects & Security System Maintenance   | 30,120   | 7,683          | 60,905  | 15,529         | 81,165                               | 18,070         | 172,190               | 41,282         |
| <b>SUBTOTALS</b>                                       | <b>239,539</b>                                   | <b>109,866</b> | <b>581,350</b>                                      | <b>346,451</b> | <b>796,200</b>                       | <b>422,985</b> | <b>1,617,089</b>      | <b>879,302</b> |
| <b>TOTALS</b>  | <b>349,405</b>                                   |                | <b>927,801</b>                                      |                | <b>1,219,185</b>                     |                | <b>2,496,391</b>      |                |

1/ Does **not** include Construction, Anti-Terrorism Modifications or Trust funded projects. Please see Slide 3 for information on those projects.

2/ Cost estimates not reliable until the 35% design stage; also subject to escalation over time.

3/ The 1 - 2 year (Urgent) time frame reflects the actual appropriations received for FY 2008 and FY 2009 (including **ARRA** funding).

4/ The 3 - 6 year (Essential) time frame includes the FY 2010 appropriation and FY 2011 request to Congress and the FY 2012 request to OMB. As with the FY 2008 and FY 2009 appropriations, these amounts fell short of the \$250 million target for Revitalization and Maintenance. Due to inflationary factors, the requirement for FY 2013 and beyond reflects \$200 million for Capital.

5/ The planned use of \$30 million in Legacy Funds for the Arts and Industries Building in FY 2011 is contingent upon fundraising.

**SMITHSONIAN INSTITUTION**  
**FACILITIES CAPITAL AND MAINTENANCE INVESTMENT REQUIREMENT FY 2008 - 2017**  
**CURRENT FEDERAL \$1.5 BILLION REVITALIZATION AND \$1.0 BILLION MAINTENANCE PROGRAM**

**Summary by Priority (\$000s)**

**Revitalization Ten Year Program**

|                   |  |           |
|-------------------|--|-----------|
| <b>Priority 1</b> | Emergency work required to avoid catastrophic failure or high risk to life safety; failure to complete on schedule will cause immediate irreversible damage to collection or facility; or work is coordinated with an urgent programmatic priority that must take place concurrently.                            | 458,500   |
| <b>Priority 2</b> | Emergency work within 1-2 years due to imminent failure and code compliance requirements; failure to fund as planned will cause damage to collections or facility; or, work is coordinated with a concurrent programmatic priority, such as replacement of a permanent exhibit that must occur within 1-2 years. | 998,600   |
| <b>Priority 3</b> | Predicted failure and mission viability requirements; currently moderate risk but likely to become emergency requirement in 3-4 years.   | 111,339   |
| <b>Priority 4</b> | Moderate risk. Requirements critical in 5-6 years.   | 48,650    |
| <b>Priority 5</b> | Emergent future needs in 7-10 years.   | 0         |
|                   | <i>TOTAL Capital Requirement (does not include Construction or Anti-Terrorism Modifications)</i>   | 1,617,089 |

**Maintenance Ten Year Program**

|                   |  |         |
|-------------------|--|---------|
| <b>Priority 1</b> | Emergency repairs to failed equipment and components, testing and modification to avoid imminent breakdown; failure to perform work as scheduled will cause irreversible damage to collection or facility. | 50,100  |
| <b>Priority 2</b> | Emergency work within 1-2 years due to high risk of failure; delay will cause damage to collection or facility.  | 150,415 |
| <b>Priority 3</b> | Moderate risk of failure, will cause damage to the facility that is easily repaired, failure is predicted within 3-4   | 181,850 |
| <b>Priority 4</b> | Low risk of failure, little impact beyond loss of system, failure is predicted within 5-6 years.   | 184,000 |
| <b>Priority 5</b> | Low risk of failure, no redundant system and system is beyond design life. Emergent critical requirement in 7-10 years.  | 312,937 |
|                   | <i>TOTAL Maintenance Requirement</i>   | 879,302 |

**TOTAL FACILITIES CAPITAL AND MAINTENANCE REQUIREMENT**

2,496,391

# SMITHSONIAN INSTITUTION

## FACILITIES CAPITAL AND MAINTENANCE INVESTMENT REQUIREMENT FY 2008 - 2017

### CURRENTLY IDENTIFIED ADDITIONAL CAPITAL REQUIREMENTS (ALL FUNDING SOURCES)

|   | Additional Requirement (\$000s) |
|---|---------------------------------|
| <b>Highest Priority Additional Requirements</b>   |                                 |
| National Museum of African American History & Culture   | 500.0                           |
| Arts & Industries Building Tenant Improvements (cost will vary greatly depending on building use) | TBD                             |
|   | <b>500.0</b>                    |
| <b>Anti-Terrorism and Other Federal Construction</b>  |                                 |
| SAO Hilo Expansion & Magellan Telescope Facility  | 69.7                            |
| SERC Development  | 144.0                           |
| MSC Pod 6   | 50.0                            |
| NZP Construction  | 78.1                            |
| Anti-Terrorism Protection   | 105.0                           |
|   | <b>446.8</b>                    |
| <b>Privately Funded Components of Existing Capital Projects</b>                                   |                                 |
| Cooper Hewitt National Design Museum Gallery Improvements   | 32.6                            |
| Hirshhorn Museum and Sculpture Garden Lower Level Lobby/Café                                      | 0.8                             |
| National Museum of American History West Wing Renewal Gallery Preparation                         | 3.5                             |
| National Postal Museum Gallery Expansion  | 18.0                            |
| National Zoological Park, Asia Trail II: Elephants & Carousel                                     | 19.8                            |
| National Zoological Park, Training & Education Center at CRC                                      | 25.0                            |
| Renwick Gallery   | 15.3                            |
| Donald W. Reynolds Center F Street Stair  | 10.1                            |
| Smithsonian Castle Great Hall   | 3.0                             |
| SAO Magellan Telescope Facility   | 32.0                            |
| Smithsonian Environmental Research Ctr - Contee Farm Purchase                                     | 6.2                             |
| Smithsonian Environmental Research Ctr - Visitor Scientist Housing and Dormitory                  | 7.5                             |
| Steven F. Udvar-Hazy Center, Phase II   | 65.8                            |
| Smithsonian Tropical Research Institute, Gamboa Purchase  | 3.5                             |
|   | <b>243.1</b>                    |
| <b>TOTAL ADDITIONAL REQUIREMENTS</b>  | <b>1,189.9</b>                  |

NOTE: The Institution has not yet assessed fundraising capacity beyond FY 2012; a number of desired construction projects are therefore not currently included. Cost estimates not reliable until the 35% design stage; also subject to escalation over time.



**SMITHSONIAN INSTITUTION  
FEDERAL MAINTENANCE INVESTMENT REQUIREMENT FY 2008 - 2017**

**FACILITY SUMMARY DATA (\$000s)**

| <b>BUILDING/CAMPUS</b>                                  | <b>Visitation<br/>FY 2010</b> | <b>Federal<br/>Maintenance<br/>FY 2008 - 2017</b> | <b>Age of<br/>Facility<br/>FY 2010</b> | <b>Primary Square<br/>Ft.</b> | <b>Complexity</b> |
|---|-------------------------------|---|--|-------------------------------|-------------------|
| Arts & Industries Building                              | n/a                           | \$14,037  | 129                                    | 279,254                       | 2                 |
| Anacostia Community Museum                              | 52,552                        | \$3,697   | 23                                     | 89,355                        | 2                 |
| Cooper Hewitt National Design Museum (NY)               | 180,852                       | \$2,242   | 108                                    | 108,708                       | 3                 |
| Freer Gallery of Art                                    | 516,164                       | \$14,461  | 87                                     | 181,159                       | 4                 |
| Herndon Data Center                                     | n/a                           | \$3,020   | 4                                      | 70,078                        | 3                 |
| Hirshhorn Museum & Sculpture Garden                     | 612,460                       | \$11,909  | 36                                     | 174,052                       | 4                 |
| National Air and Space Museum (Mall)                    | 8,013,000                     | \$138,757   | 34                                     | 686,873                       | 3                 |
| National Museum of African American History and Culture | n/a                           | \$20,000  | n/a                                    | n/a                           | n/a               |
| National Museum of American History                     | 4,237,760                     | \$82,178  | 46                                     | 777,556                       | 4                 |
| National Museum of American Indian (Mall)               | 1,365,915                     | \$66,129  | 7                                      | 441,302                       | 4                 |
| National Museum of American Indian (NY)                 | 294,726                       | \$2,243   | 103                                    | 272,679                       | 3                 |
| National Museum of Natural History                      | 6,969,616                     | \$196,650   | 99                                     | 1,981,138                     | 5                 |
| National Postal Museum                                  | 330,453                       | \$3,764   | 96                                     | 85,250                        | 3                 |
| National Zoological Park (Rock Creek & CRC)             | 2,218,196                     | \$78,031  | 119                                    | 1,135,325                     | 5                 |
| Quadrangle(Sackler/NMofAA/Ripley)                       | 1,006,654                     | \$34,699  | 23                                     | 468,668                       | 4                 |
| Renwick Gallery of Art                                  | 145,555                       | \$7,955   | 151                                    | 39,397                        | 4                 |
| Donald W. Reynolds Center                               | 1,010,876                     | \$64,075  | 172                                    | 669,931                       | 5                 |
| Smithsonian Astrophysical Observatory                   | Not Captured                  | \$6,594   | 42                                     | 384,823                       | 2                 |
| Smithsonian Environmental Research Center               | Not Captured                  | \$15,162  | 50                                     | 99,150                        | 2                 |
| Smithsonian Institution Building (Castle)               | 1,813,818                     | \$22,172  | 155                                    | 147,867                       | 4                 |
| Smithsonian Tropical Research Institute                 | Not Captured                  | \$11,310  | 100                                    | 434,367                       | 3                 |
| Suitland Collections Center                             | Not Captured                  | \$19,314  | 27                                     | 1,349,682                     | 3                 |
| Steven F. Udvar-Hazy Center                             | 1,106,804                     | \$19,621  | 7                                      | 1,189,617                     | 4                 |
| Multi-Site Projects & Security Maintenance              | n/a                           | \$41,282  | n/a                                    | n/a                           | n/a               |
| <b>Total</b>  | <b>29,875,401</b>             | <b>\$879,302</b>                                  |  | <b>11,066,231</b>             |                   |

Notes:

FY 2008 - 2017 Maintenance amounts exclude \$42,449 allocated from maintenance to the Office of Protection Services.  
 Building/Campus may have multiple structures.  
 Complexity criteria are defined on the next page.

# SMITHSONIAN INSTITUTION

## FACILITIES CAPITAL AND MAINTENANCE INVESTMENT REQUIREMENT FY 2008 - 2017

### RANKING CRITERIA FOR COMPLEXITY OF FACILITIES

The following components are used to evaluate and rank the complexity of each property:

- Building Design - is the building being used for the original design intent
- Collection requirements
- Use of facility - multiple uses (collections, exhibits, office) to single use (warehouse)
- Size of facility
- Condition of systems
- Technical expertise required to perform maintenance on systems
- Geographic location - remoteness, access to central services
- Type of constructor

#### Rankings of 1 Through 5 (1 least complex, 5 most complex):

- 1 Small square footage, low number of occupants, not open for visitation, low technical expertise required to maintain, systems easy to access
- 2 Small square footage, single use, high number of occupants, low visitation, common technical knowledge required to maintain systems, low collection requirements, Metro location, systems in good condition minimal repairs required; building design; common building design, systems accessible, non-historic
- 3 Medium square footage, moderate visitation, one predominant function, high technical expertise required to maintain systems, varying collection requirements, Metro location, systems in fair condition some repairs required; building design: systems accessible, no impact from change in use, flexible space use, non-historic
- 4 Large square footage, moderate visitation, multi-function, high technical expertise required to maintain systems, moderately sensitive collection requirements, not co-located with core services, systems in poor condition constant repairs required; building design: difficult to access systems, systems impacted by change in use, significant facility
- 5 Large square footage, high visitation, multi-function, high technical expertise required to maintain systems, highly sensitive collection requirements, remote location, approaching functional failure of systems; building design: difficult to access systems, systems impacted by change in use, historical facility