BUILDINGS

DelDOT is responsible for managing approximately 200 Maintenance and Operations (M&O) facilities statewide. These facilities are majority M&O Tenants with a small subset of Non-M&O Tenants. Buildings owned by agencies other than DelDOT include DMV and Toll Facilities, the Danner Campus, and the Transportation Management Center (TMC).

Note: The Smryna Rest Area is managed by DelDOT, but the I-95 Biden Welcome Center is managed by others.

Annual Budget:

The program receives approximately $10M for capital improvements projects annually. Additional funding may be allocated as needed. The funding received has increased over the last eight years but varies significantly from year to year depending on need.

Due to the poor condition of facilities, the program has focused on reconstruction efforts over the last ten years. The program is transitioning to a rehabilitation phase now that most assets meet DelDOT's State of Good Repair standards.

Asset Valuation:
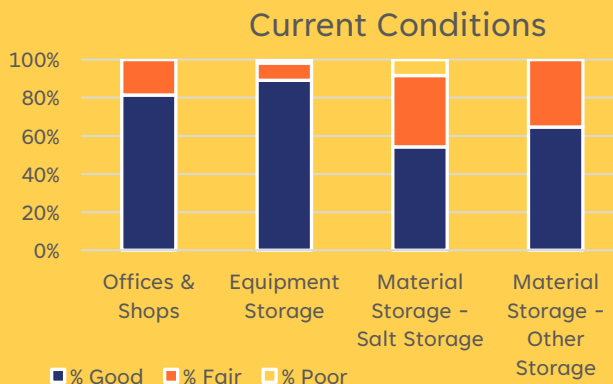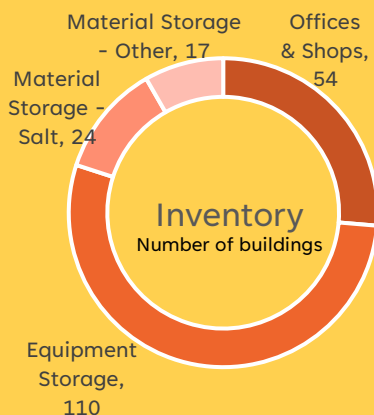
The full asset inventory valuation was calculated using the following replacement costs per square foot.

	Sq.Ft.	$/Sq.Ft	Total
E.S.	663,050	50	$33.2 M
M.S.	179,394	175	$31.4 M
O	183,962	400	$73.6 M
O+S	38,636	500	$19.3 M
S	160,554	500	$80.3 M

Total Asset Value = $237.8 M

STATE OF GOOD REPAIR

A building is considered to be in an acceptable State of Good Repair if it is in Good or Fair condition as described below.

Good: No defects in critical building systems (i.e. structural, roof/envelope). Any problems are minor or cosmetic in nature and do not pose a threat to the serviceability or longevity of the structure. Score 70-100.

Fair: Moderate defects in critical building systems noted. Defects are not jeopardizing the integrity or serviceability of the asset at the time of inspection; however they should be addressed in a timely manner to prevent further deterioration. Score 40-69.

Poor: The asset contains numerous moderate to severe defects in ciritical building systems. The asset may exhibit signs of failure including deflection or impact damage. Priority should be given to repair or replacement of the asset to maintain its function. Score 0-40.

TARGETS AND MEASURES

Buildings are rated on a 100-point scale based on qualitative measures.

- Good = 70-100
- Fair = 40-69
- Poor < 40

Target(s):
Offices & Shops (54 assets)
  ≥96% Good, =0% Poor
Equipment Storage (104)
  ≥75% Good, ≤5% Poor
Material Storage - Salt (24)
  ≥80% Good, =0% Poor (Environmental Regulatory Requirement)
Material Storage - Other (17)
  ≥75% Good, ≤5% Poor

Future building conditions are determine based on replacement of each building element using expected lifecycles.

INVENTORY& CONDITION

The most recent 3rd party building assessment was completed in 2017. An in-house assessment of the salt barns was performed in 2023. DelDOT intends to inspect one of the four building types annually, inspecting all buildings once every four years.

Inventory
Number of buildings

- Material Storage - Other, 17
- Material Storage - Salt, 24
- Offices & Shops, 54
- Equipment Storage, 110

Current Conditions

- % Good
- % Fair
- % Poor

Categories: Offices & Shops, Equipment Storage, Material Storage - Salt Storage, Material Storage - Other Storage
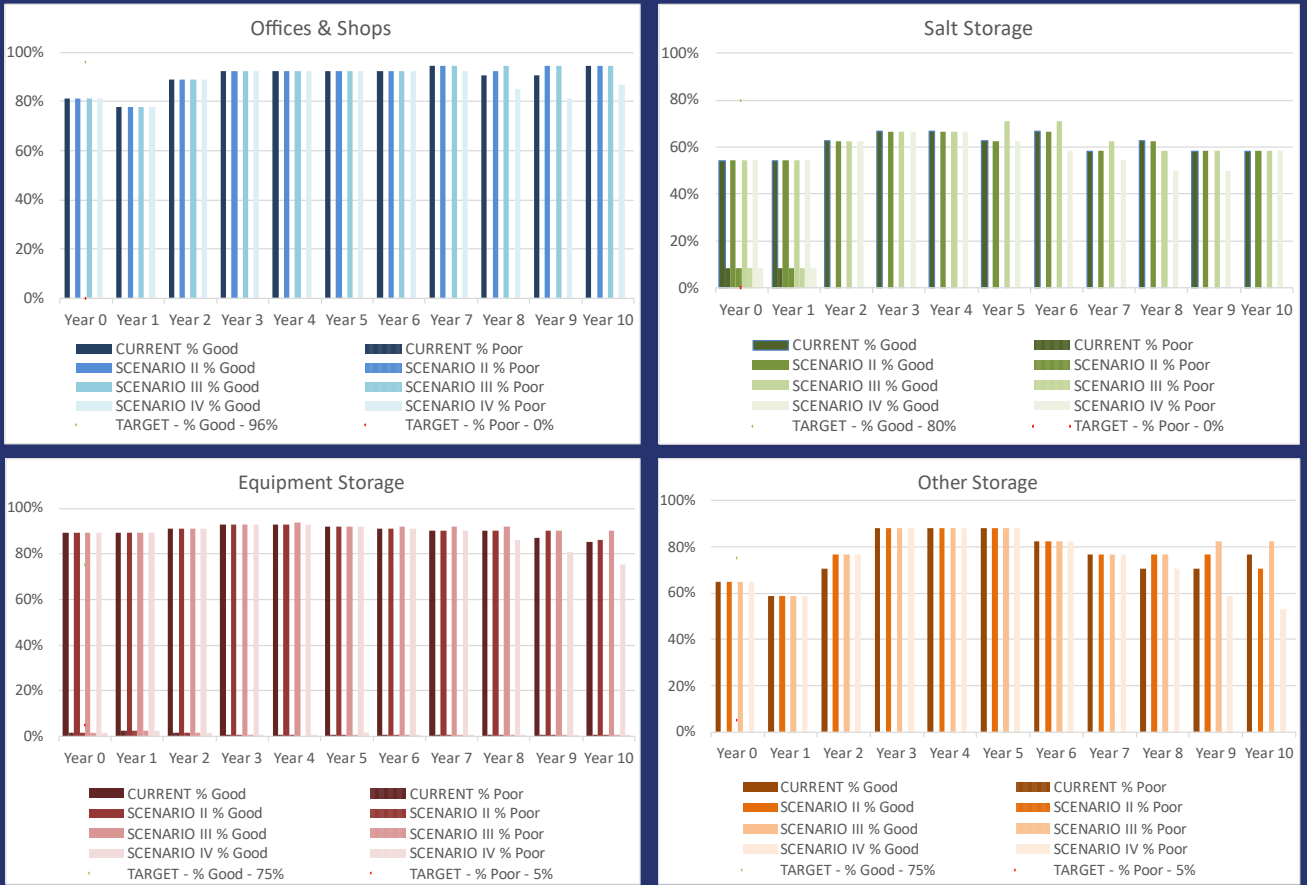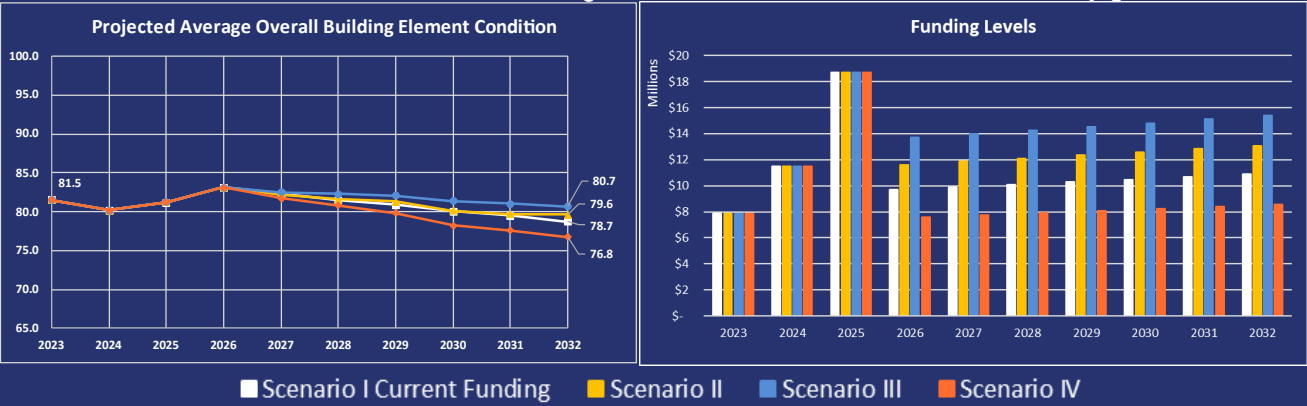
PERFORMANCE PROJECTIONS

The following charts look at four scenarios, one at the typically expected funding, two with an increase in funds, and the last with a reduction in funding. The first chart shows the overall building element condition over 10 years, the second chart summarizes the funding levels, and the last four charts show % of buildings in Good and Poor condition by Building Type. Note all $ in 2023 dollars.

Scenario I – Current Expected Funding $9.5M, 2% annual increase, 2% annual inventory growth
Scenario II – Additional 20% Funding, 2% annual increase, 2% annual inventory growth
Scenario III – Additional 40% Funding, 2% annual increase, 2% annual inventory growth
Scenario IV – 20% Reduction in Funding, 2% annual increase, 0% annual inventory growth

Projected Average Overall Building Element Condition

Funding Levels

Legend: ☐ Scenario I Current Funding ■ Scenario II ■ Scenario III ■ Scenario IV

Offices & Shops

- CURRENT % Good
- SCENARIO II % Good
- SCENARIO III % Good
- SCENARIO IV % Good
- TARGET - % Good - 96%
- CURRENT % Poor
- SCENARIO II % Poor
- SCENARIO III % Poor
- SCENARIO IV % Poor
- TARGET - % Poor - 0%

Salt Storage

- CURRENT % Good
- SCENARIO II % Good
- SCENARIO III % Good
- SCENARIO IV % Good
- TARGET - % Good - 80%
- CURRENT % Poor
- SCENARIO II % Poor
- SCENARIO III % Poor
- SCENARIO IV % Poor
- TARGET - % Poor - 0%

Equipment Storage

- CURRENT % Good
- SCENARIO II % Good
- SCENARIO III % Good
- SCENARIO IV % Good
- TARGET - % Good - 75%
- CURRENT % Poor
- SCENARIO II % Poor
- SCENARIO III % Poor
- SCENARIO IV % Poor
- TARGET - % Poor - 5%

Other Storage

- CURRENT % Good
- SCENARIO II % Good
- SCENARIO III % Good
- SCENARIO IV % Good
- TARGET - % Good - 75%
- CURRENT % Poor
- SCENARIO II % Poor
- SCENARIO III % Poor
- SCENARIO IV % Poor
- TARGET - % Poor - 5%

POTENTIAL RISKS

Budgetary Constraints • Equipment Damage to Assets • Weather Damage to Assets
Change in operational needs (shops too small for newer, larger equipment)
Regulatory changes (ADA standards, number of bathrooms, etc)