

Department of Administration

Facilities Condition Assessment Program

Review for

Blue Ribbon Study Commission
Building and Infrastructure Needs
of the State of North Carolina



October 10, 2016

Facilities Condition Assessment Program

§143-64.12 (B, B1, H, I)

- ❑ Responsible for reviewing the condition of state owned facilities and the preparation of Facility Condition Assessment Reports with prioritized recommendations and estimated costs for the correction of deficiencies.
- ❑ First step of OC-25 Cost Estimate submitted by Owners for funding and Design Contracts.
- ❑ FCAP data is now used to apportion Repair and Renovation funds for the UNC System.
- ❑ [G.S. 143C-8-4](#) requires “each proposed repair and renovation expenditure shall be justified by reference to the Facility Condition Assessment Program (FCAP) operated by the Office of State Construction.”

§ 143C-8-4. Agency capital improvement needs estimates

- Repairs and Renovations Needs Estimate. - The first part of the capital improvement needs estimates shall include only requirements for repairs and renovations necessary to maintain the existing use of existing facilities.
- Each proposed repair and renovation expenditure shall be justified by reference to the Facilities Condition Assessment Program operated by the Office of State Construction.

Facilities Condition Assessment Program

- ❑ State's facility inventory consists of approximately 12,000 total buildings. The smallest building is the Sentry Post at Tryon Palace at 9 square feet. The largest is at the Global Transpark listed at 600,000 sf. The inventory of facilities comprises 118,145,712 total sf. The approximate insurable value, as listed by the State Property Office, is \$25.6 Billion Dollars.
- ❑ FCAP assesses all State-owned property of 3,000 sf & larger, which constitutes a total of 4,347 buildings out of the total 12,000 State facilities. This represents 36% of the facilities that the State owns. However, the square footage of the buildings assessed totals 113,464,000 sf which represents 96% of the total square feet and 95% of the total insurable value of all State owned facilities.

FCAP vital statistics

By the numbers

The State of NC owns:

4347 buildings > 3000 square feet

99 counties

113,464,000 square feet

FCAP History

- FCAP began in 1989 with Senate Bill 181
- At that time the State owned 72,738,000 sq. ft.
- Two (2) FCAP “travelling teams” were established:
 - Each 3 person team:
 - Architect or Civil Engineer
 - Electrical Engineer
 - Mechanical Engineer
- Approximate 5 year cycle to cover entire state

FCAP History

- 2009: Due to state-wide budget constraints and a total travel ban the FCAP program was discontinued.
 - Through retirements, reduction-in-force, and re-assignments to fill vacancies, the FCAP teams disbanded.
- 2010: SCO FCAP Manager position eliminated.

FCAP History

- September 2013: FCAP re-established with “all hands on deck” total SCO participation in a State-wide building assessment.
 - One (1) permanent FCAP team reconstituted.
- May 2014: FCAP placed under SCO Assistant Director for Construction Administration.
- April 2016: Second permanent FCAP team established through re-assignment of existing personnel.

FCAP current statistics

For the current 5 year cycle

As of October 1, 2016:

- 86 Counties complete.
 - 72,414,559 square feet inspected
 - 2944 buildings
 - 8095 deficiencies identified
 - Documented with estimates and digital photographs
- \$2.6 Billion in total deficiencies *Agencies + Universities*
 - All Priorities (now out to 6 years)
 - All Funding Sources (Appropriated & Self-Liquidating)

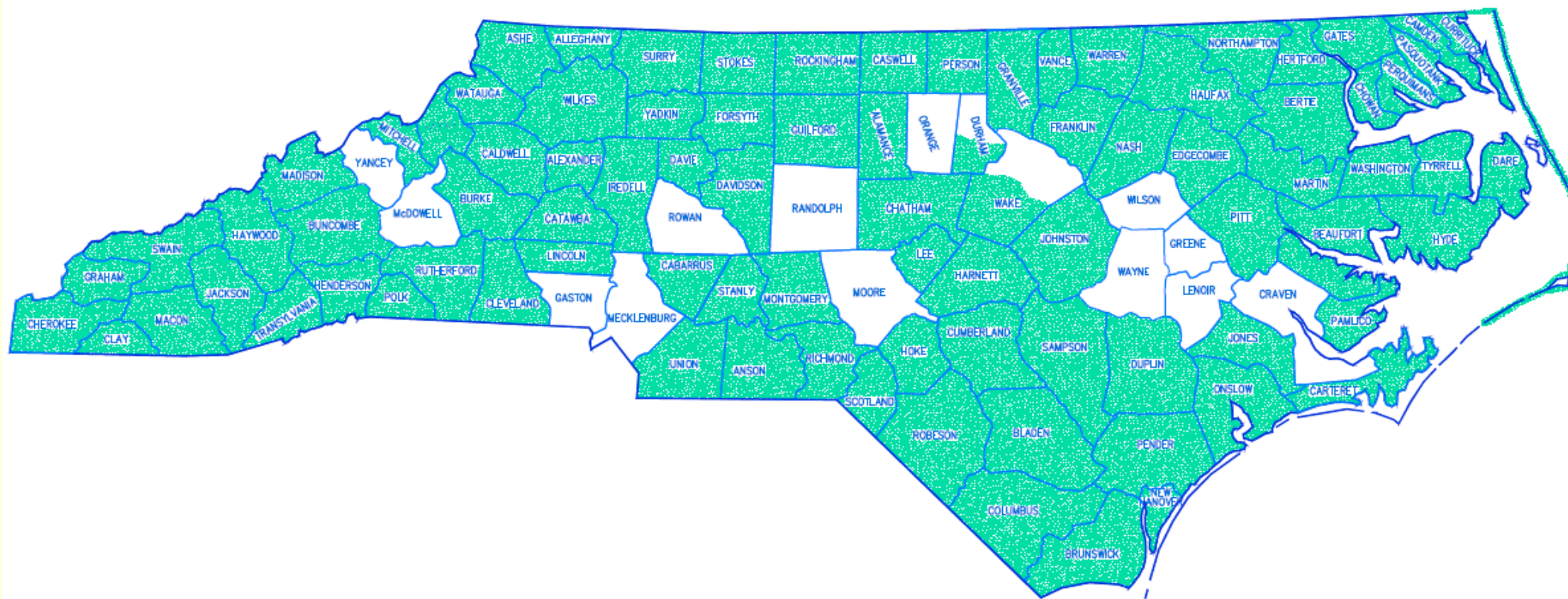
Total FCAP deficiencies by Department

Priority Now, 1 year, 2 years

Agriculture & Consumer Services:	\$22,775,850
Environmental Quality* :	\$3,526,050
Health & Human Services:	\$321,526,580
Justice:	\$18,949,500
Natural & Cultural Resources*:	\$60,476,500
Public Instruction:	\$39,472,525
Public Safety:	\$308,703,400
Transportation:	\$68,398,552
Wildlife Resources Commission:	\$4,914,900
Department of Administration:	\$232,280,000

Remaining FCAP Counties

Current 5 year cycle began September 2013



FCAP Reporting Format

Existing format:

Deficiency Priority:

Now

1 year

2 year

3 years

4 years

5 years

6 years

Seven (7) different priority rankings

Existing Report Format

Deficiency Priority:

Now \$1,370,000,000

1 year \$281,000,000

2 year \$265,000,000

3 years \$180,000,000

4 years \$127,000,000

5 years \$116,000,000

6 years \$264,000,000

Total: \$2.6 Billion

Proposed Reporting Format

Deficiency Priority:

Life Safety \$

Accessibility \$

Critical \$

Targeted Renovation \$

Proposed Reporting Format

Deficiency Priority:

Life Safety

Notified of Emergency, visibility to egress, can get out
Hazardous conditions, Mold, Asbestos, Ventilation

Accessibility

Still not in compliance with 1991 ADA – Liability implications

Critical

If not repaired, significant building damage will result

Targeted Renovation

Major renovation due to age, condition, re-purpose

Sample future format

Deficiency Priority:

Life Safety	~\$190,000,000	} Feasible numbers
Accessibility	~\$220,000,000	
Critical	~\$340,000,000	
Targeted Renovation	~\$1,780,000,000	

These are PROJECTED sample numbers