Joint Legislative Oversight Committee on General Government

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NC Department of Administration

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NC DOA
Department of Administration
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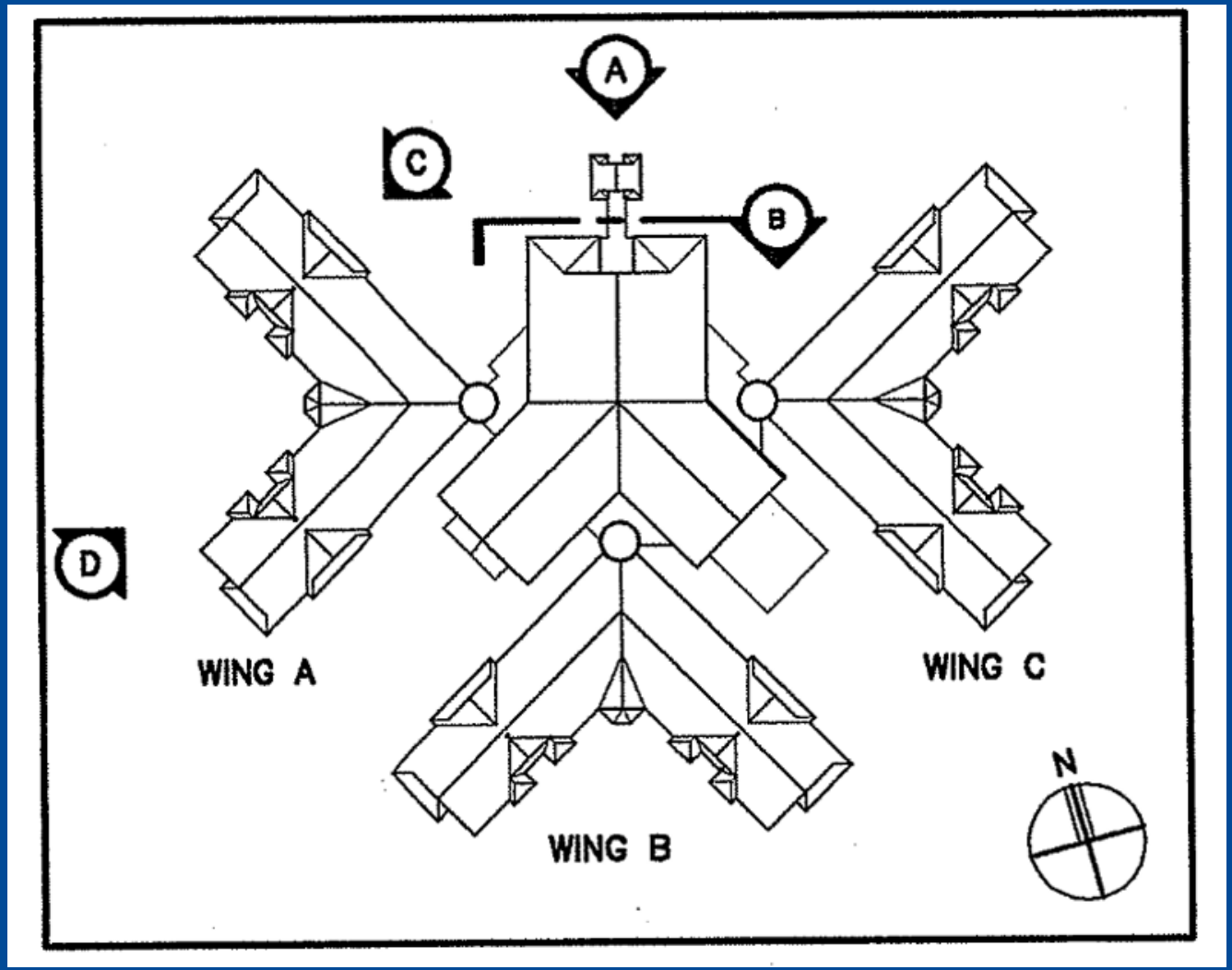
February 27, 2024

DMVA Fayetteville State Veterans Home

- Single story facility
- 81,000 Gross Square Feet
- Three “L” shaped nursing wings: “A”, “B” and “C”
- 50 patients per wing in semi-private rooms.
- Core area housing ancillary services.
- Opened in January 1999



Facility Condition Assessment Program (FCAP)

- Visual inspection of all State Buildings over 3,000 Gross SF
- 11,000+ Buildings statewide
- Will inspect 5,000+ buildings this cycle
- Has 6 inspectors
- Divides inspections among (3) 2-person teams
- Average per Team is 333 buildings annually
- Limited evaluation time per building

DMVA Fayetteville SVH - FCAP Assessment

- **August 16, 2022 – Last full FCAP Inspection**
  1. **Deficiencies (Total - $3,114,000)**
     a. **Provide shingle roof replacement, including insulation to R-30 for energy efficiency. Approximately 4,500 SF has already been done ($2,107,000)**
     b. **Replace obsolete fire alarm panel and devices ($550,000)**
     c. **Replace generator and automatic transfer switch ($221,000)**
     d. **Replace outdated HVAC in kitchen area with new ($83,000)**
     e. **Replacement of the gas fired hot water heaters (3) are obsolete ($78,000)**
     f. **Replace obsolete lighting fixtures with LED fixtures ($59,000)**
     g. **Provide egress study ($16,000)**

NCDOA On-Site Assessment

- Performed on February 6, 2024
- Involved representatives of NCDOA State Construction Office and Facilities Management Division (Architects, Engineers and Facilities).
- Primary objective was to perform a FCAP assessment and provide a report to NCDOA.
- Based upon clearly visible, open and unobstructed areas of the premises on the date of observation.
- Limited observation does not guarantee the structural integrity of the premises under its current use or any proposed alterations.

FCAP Repair Recommendations (Structural)

- Various structural deficiencies were observed
  - Misaligned base truss top chord and other Truss issues
  - Truss deterioration/decay (water infiltration and improper attic ventilation)
  - Cut bracing (sprinkler system install)
  - Extensive water damage to roof sheathing

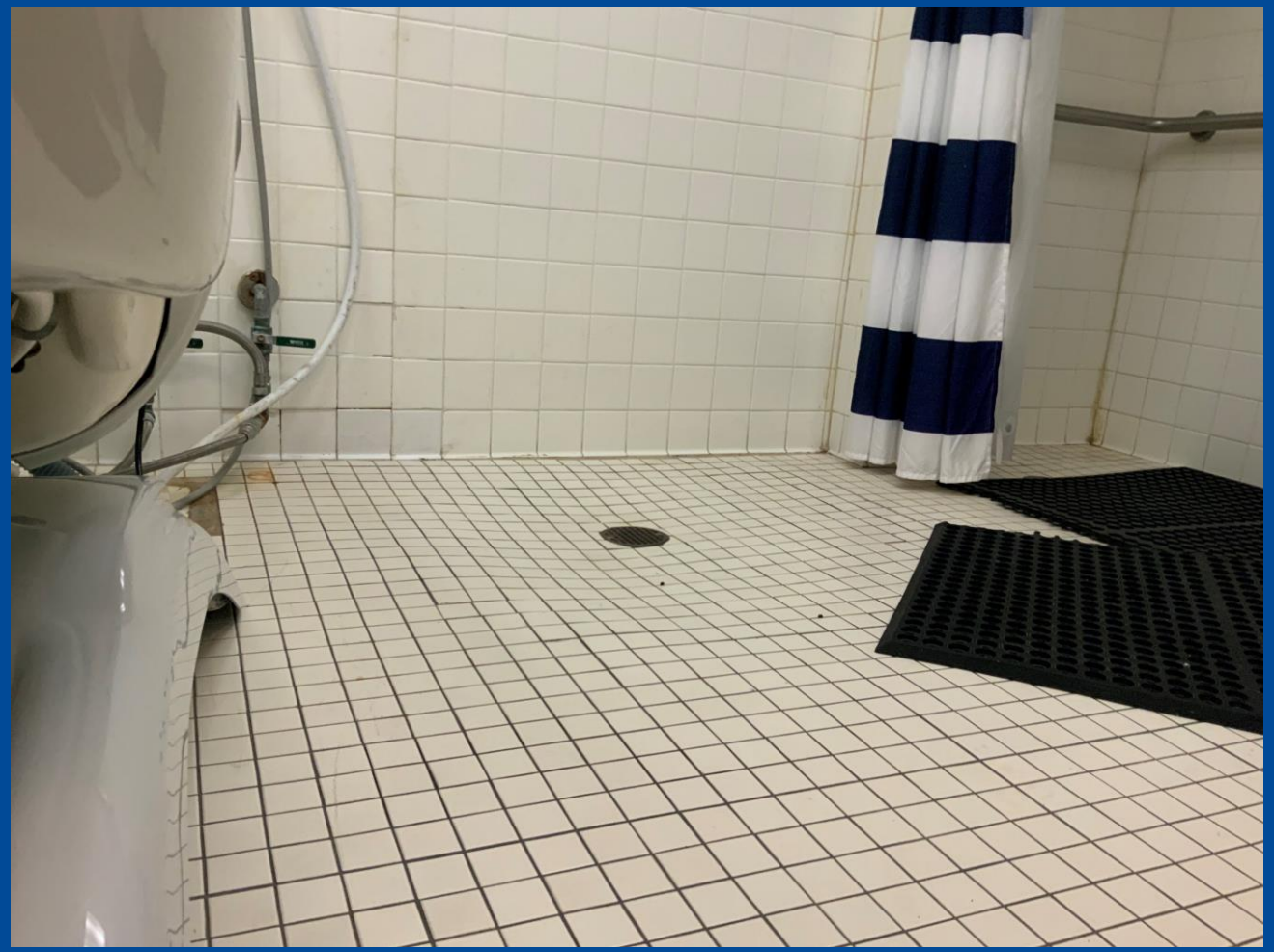
- Repair is required.

FCAP Repair Recommendations (Architectural)

- Roof Replacement (Full)
- Interior repair of moisture infiltration damage.
- Building wide interior upgrade of paint, finishes, bathrooms and ADA compliance.
- Minor masonry repair

FCAP Repair Recommendations (Plumbing)

- Wastewater system has reported issues but is concealed below the concrete slab on grade.
- A system investigation, including video scope inspection, by an industry specialist is recommended.



FCAP Repair Recommendations (Mechanical)

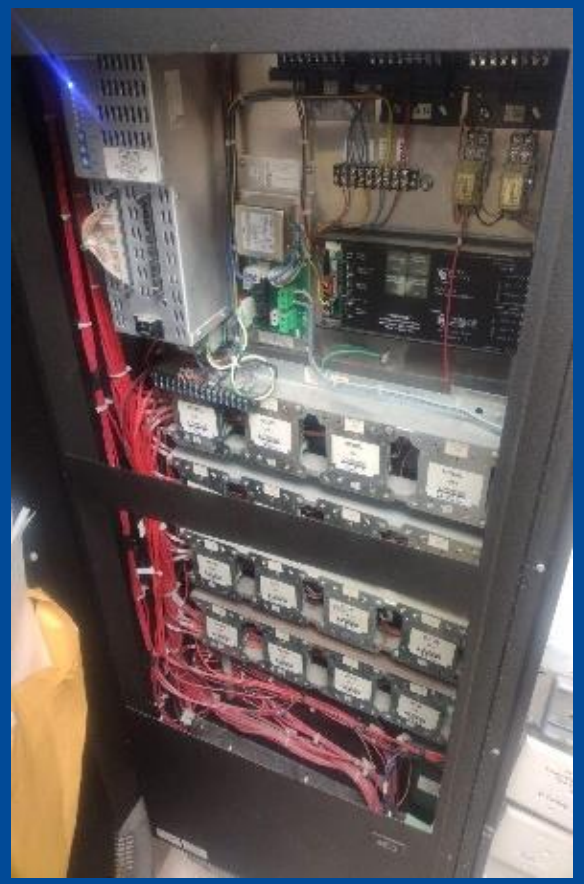
- Engineering Study of cooling towers.
- Replace hot water boiler.
- Upgrade HVAC digital control system.

FCAP Repair Recommendations (Electrical)

- Replace emergency generator.
- Remove underground fuel storage tank and replace with above ground tank.
- Replace fluorescent light fixtures with energy efficient LED fixtures.

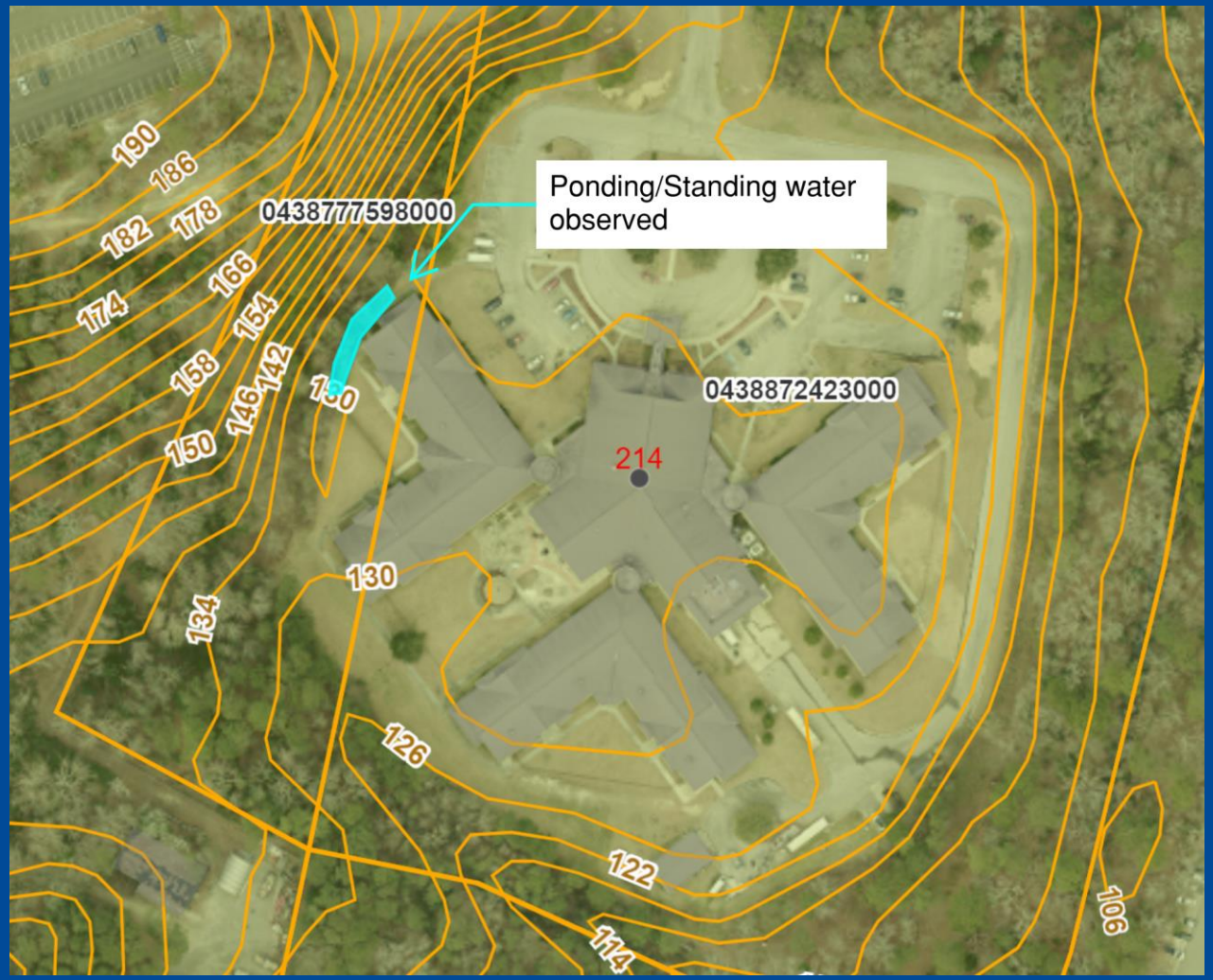
FCAP Repair Recommendations (Fire Alarm)

- Replace fire alarm panel, field devices and appurtenances.



FCAP Repair Recommendations (Site)

- Regrade site for storm/ground water control.
- Evaluate gutter size and downspout placement.
- Install French drain around facility to divert ground water.



Fayetteville SVH
FCAP Report Estimate (February 2024)

**(Estimate based only on visual inspection)*

Category	Cost Estimate
Structural	$1,500,000
Architectural	$12,035,000
Plumbing	$58,000
Mechanical	$108,000
Electrical	$980,000
Fire Alarm	$115,000
Site	$2,851,000
TOTAL	**$17,647,000**

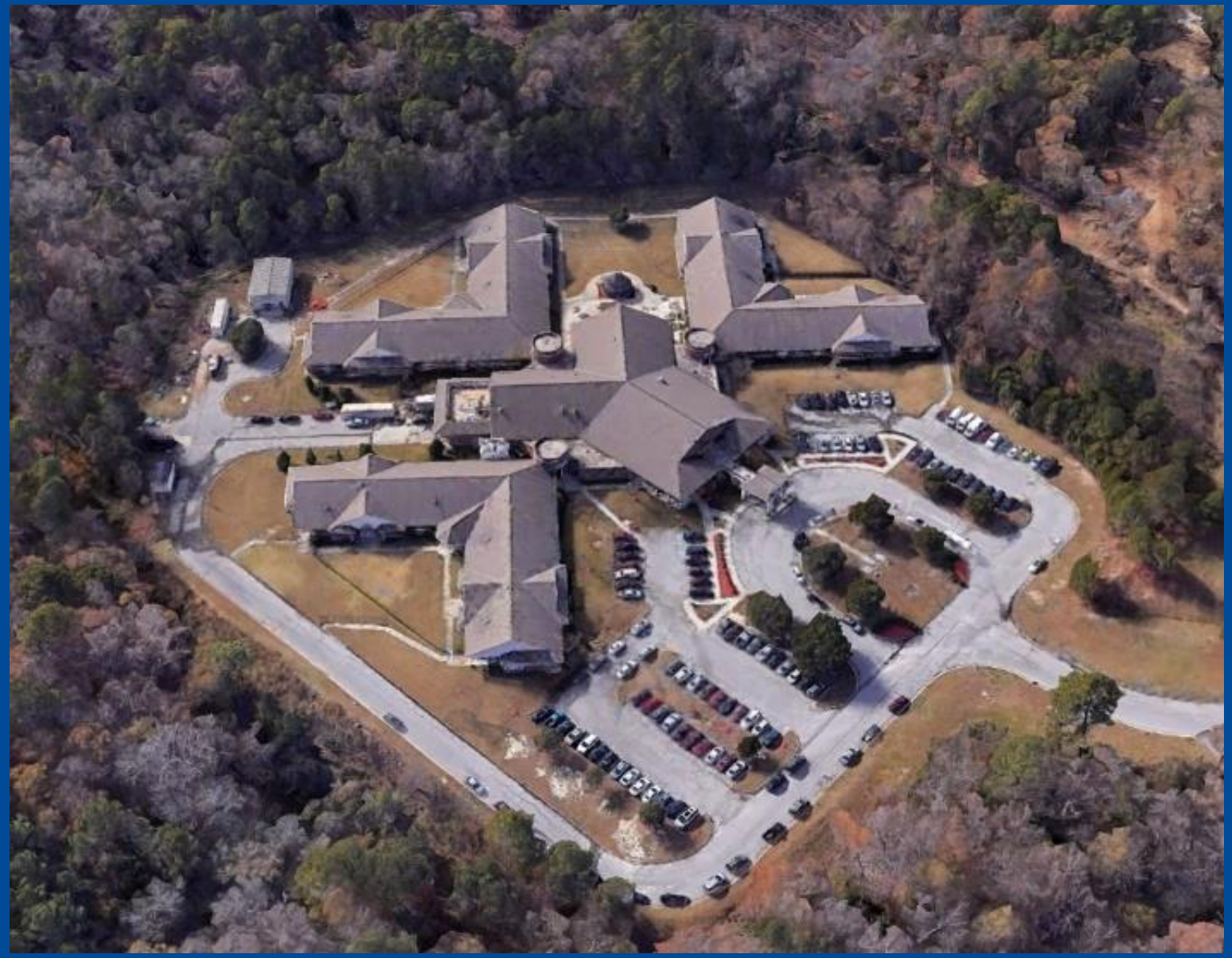
FCAP Summary of Findings

- At 25-years old, the facility is halfway through its assumed life of 50+ years.
- Building showing its age and deterioration
- Minor masonry cracking attributed to settlement or poor construction techniques.
- Attic ventilation is minimal. Install roof ridge vents to facilitate air flow and new fiberglass batt installation with baffles to direct airflow.
- Current roof shingles are 20-years old and at the end of service life.
  1. Roof shows signs of heat stress, cracking and UV deterioration
  2. Wood roof deck shows signs of heat stress, moisture infiltration and poor attic space ventilation.

Deferred Maintenance

- This facility was built with issues and located in a questionable area.
  - Serious surface and sub-surface water issues result in saturated ground, standing water, and moisture infiltration.
  - Poor drainage of surface water away from building.
  - Lack of Exterior maintenance.
  - Evidence of crushed drainage pipe(s).

Questions ?



Thank You!

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