



36th Annual State Construction Conference

March 2nd, 2017

FCAP Update

Victor Stephenson, P.E.

Assistant Director

Construction Administration & FCAP

Facilities Condition Assessment Program

§143-341.2 (b) (4)

- ❑ 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
- § 143-C-8-2 required each facility report to be updated every three (3) years.

FCAP History

- 2009: Due to state-wide budget constraints and a total over-night 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 Engineering 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.
- July 2016: Session Law 2016-119 establishes §143-341.2(b)(4) **superseding** § 143-C-8-2 and (*apparently*) changing the FCAP cycle from 3 to 5 years.

FCAP current statistics

For the current 5 year cycle

As of February 15, 2017:

- 87 Counties complete.
 - 72,414,559 square feet inspected (*64% complete*)
 - 2944 buildings
 - 8095 deficiencies identified
 - Documented with estimates and digital photographs
 - \$2.6 Billion in total deficiencies (*at 64% of sq footage*)
 - All Priorities (now out to 6 years)
 - **Appropriated** Funding ONLY
 - Projected \$4.1 Billion in total deficiencies when current FCAP cycle ends in late 2017.
 - **Appropriated** Funding ONLY



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SCO ID#	STATUS	LAST UPDATE	WORKFLOW STEP	AWAITING	CO AMOUNT	DAYS
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0 found

3/1/2017 4:43:51 PM

InterscopePlus 2.2.B.4 20170210 Copyright © 2017



FCAP DEFICIENCY SEARCH: Enter criteria and press Search

Department: =
 Division: =
 Complex: =

 County: =
 Complex: =

FCAP#: =
 Asset #: =
 Asset Name:
 Status: =
 Priority: =
 Assessor: =
 Revised By: =

Deficiency:
 Correction:
 Revision:
 Resolution:
 Original Date: >
 Last Update: >



FCAP DEFICIENCY SEARCH: Enter criteria and press Search

Department: = EDUCATIONAL INSTITUTIONS GENERAL

Division: = NC STATE UNIVERSITY

Complex: = NCSU NC STATE UNIVERSITY

County: = -- Select --

Complex: = ---- Select Complex ----

FCAP#: =

Asset #: =

Asset Name: Like

Status: = -- Select --

Priority: = -- Select --

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Reset

FCAP DEFICIENCY SEARCH: Enter criteria and press Search

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 Status: =
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 Assessor: =
 Revised By: =

Deficiency: Like
 Correction: Like
 Revision: Like
 Resolution: Like
 Original Date: > 
 Last Update: > 

	FCAP#	STATUS	COMPLEX	ASSET#	FACILITY ASSET	ASSESSMENT
1	10694	RESOLVED	NCSU NC STATE UNIVERSITY	10421	METCALF HALL #94	1/1/2008
2	10695	RESOLVED	NCSU NC STATE UNIVERSITY	10421	METCALF HALL #94	1/1/2008
3	10696	RESOLVED	NCSU NC STATE UNIVERSITY	10421	METCALF HALL #94	1/1/2008
4	10697	RESOLVED	NCSU NC STATE UNIVERSITY	10285	BRAGAW RESIDENCE HALL #88	1/1/2008
5	10698	RESOLVED	NCSU NC STATE UNIVERSITY	10285	BRAGAW RESIDENCE HALL #88	1/1/2008
6	10699	RESOLVED	NCSU NC STATE UNIVERSITY	10285	BRAGAW RESIDENCE HALL #88	1/1/2008
7	10744	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
8	10745	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
9	10746	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
10	10747	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
11	10748	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
12	10749	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
13	10750	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
14	10751	RESOLVED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
15	10752	RESOLVED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
16	10753	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008

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Complex: [=]

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FCAP#: [=]
Asset #: [=] ⓘ
Asset Name: Like ⓘ
Status: [=]
Priority: [=]
Assessor: [=]
Revised By: [=]

Deficiency: Like
Correction: Like
Revision: Like
Resolution: Like
Original Date: > ⓘ
Last Update: > ⓘ

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 County: = ▾ -- Select -- ▾
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 Assessor: = ▾ -- Select -- ▾
 Revised By: = ▾ -- Select -- ▾

Deficiency: Like ▾
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9	10755	REVISED	NCSU NC STATE UNIVERSITY	10565	CARMICHAEL GYMNASIUM #101 & ADDITION	1/1/2008
10	10826	REVISED	NCSU NC STATE UNIVERSITY	10877	UNIVERSITY GRAPHICS #122	1/1/2008
11	10855	REVISED	NCSU NC STATE UNIVERSITY	11351	HEADHOUSE UNIT 2 #172	1/1/2008
12	10856	REVISED	NCSU NC STATE UNIVERSITY	11351	HEADHOUSE UNIT 2 #172	1/1/2008
13	10857	REVISED	NCSU NC STATE UNIVERSITY	11351	HEADHOUSE UNIT 2 #172	1/1/2008
14	10858	REVISED	NCSU NC STATE UNIVERSITY	11351	HEADHOUSE UNIT 2 #172	1/1/2008
15	10859	REVISED	NCSU NC STATE UNIVERSITY	11351	HEADHOUSE UNIT 2 #172	1/1/2008
16	10861	REVISED	NCSU NC STATE UNIVERSITY	11351	HEADHOUSE UNIT 2 #172	1/1/2008

FCAP DEFICIENCY SEARCH: Enter criteria and press Search

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 Revised By: = ▾ -- Select -- ▾

Deficiency: Like ▾
 Correction: Like ▾
 Revision: Like ▾
 Resolution: Like ▾
 Original Date: > ▾ / /
 Last Update: > ▾ / /

Search Done Reset

	FCAP#	STATUS	COMPLEX	ASSET#	FACILITY ASSET	ASSESSMENT	ESTIMATE	ASSESSOR
35	10882	REVISED	NCSU NC STATE UNIVERSITY	10808	HODGES WOOD PRODUCTS #114	1/1/2008	12000	scofcap
36	10884	REVISED	NCSU NC STATE UNIVERSITY	10808	HODGES WOOD PRODUCTS #114	1/1/2008	72000	scofcap
37	10885	REVISED	NCSU NC STATE UNIVERSITY	6133	HOLLADAY HALL #3	1/1/2008	1000000	scofcap
38	10886	REVISED	NCSU NC STATE UNIVERSITY	6133	HOLLADAY HALL #3	1/18/2008	138000	grogers
39	10887	REVISED	NCSU NC STATE UNIVERSITY	6133	HOLLADAY HALL #3	1/18/2008	171000	grogers
40	10906	REVISED	NCSU NC STATE UNIVERSITY	9953	KILGORE HALL #69	1/1/2008	8500000	scofcap
41	10909	REVISED	NCSU NC STATE UNIVERSITY	10256	LEE HALL #87	1/1/2008	15000	scofcap
42	10911	REVISED	NCSU NC STATE UNIVERSITY	10256	LEE HALL #87	1/1/2008	40000	scofcap
43	10912	REVISED	NCSU NC STATE UNIVERSITY	10256	LEE HALL #87	1/1/2008	25000	scofcap
44	10913	REVISED	NCSU NC STATE UNIVERSITY	10256	LEE HALL #87	1/1/2008	1050000	scofcap
45	10919	REVISED	NCSU NC STATE UNIVERSITY	10256	LEE HALL #87	1/1/2008	180000	scofcap
46	10920	REVISED	NCSU NC STATE UNIVERSITY	10256	LEE HALL #87	1/1/2008	175000	scofcap
47	10926	REVISED	NCSU NC STATE UNIVERSITY	8894	MANN HALL #40	1/1/2008	8100000	scofcap
48	10991	REVISED	NCSU NC STATE UNIVERSITY	10928	MCKIMMON EXTEN ED CTR #129 & ADDITION	1/1/2008	15000	scofcap
49	10992	REVISED	NCSU NC STATE UNIVERSITY	10928	MCKIMMON EXTEN ED CTR #129 & ADDITION	1/1/2008	3500000	scofcap
50	10993	REVISED	NCSU NC STATE UNIVERSITY	10928	MCKIMMON EXTEN ED CTR #129 & ADDITION	1/1/2008	2000000	scofcap

17 page(s): 1 [2] 3 4 5 6 7 8 > Last »

406 found Deficiencies Report [Export](#)

Deficiency#: 10993

* Status: REVISED

* Fund: General Receipts

* Priority: Targeted Renovation

Updated by jmcdaniel on 2016-08-31

Deficiency Level: Complex Facility REASSIGN

Department: EDUCATIONAL INSTITUTIONS GENERAL

Agency: NC STATE UNIVERSITY

Complex: NCSU NC STATE UNIVERSITY

Asset: MCKIMMON EXTEN ED CTR #129 & ADDITION

Supervisor Review

Use Of Funds: Repairs to electrical, plumbing, and HVAC

Reviewed by vstephenson on 2017-03-01

Masterformat

* Division: 23 Heating, Ventilating, and Air Conditioning (HVAC)

* 60 Central Cooling Equipment

Subdivision:

Item: --- Select Item --- [Optional]

Original Deficiency

Estimate: \$2,000,000

Date: 2008-01-01

* SCO FCAP

Assessor: Default User (Original:JB)

MCKIMMON CENTER HVAC SYSTEM DOES NOT PROVIDE ADEQUATE ZONING FOR ALL MEETING SPACES. WHEN THE MAIN MEETING ROOM IS PARTITIONED INTO FOUR SPACES, ALL FOUR SPACES ARE CONTROLLED BY ONE WALL MOUNTED THERMOSTAT IN THE SOUTHEAST ROOM. MECHANICAL DEFICIENCIES EXIST THROUGHOUT MCKIMMON CENTER AS FOLLOWS. THE LARGE AIR HANDLER IN ROOM 141B IS OVER 30 YEARS OLD AND IS ORIGINAL TO MCKIMMON CENTER. THIS AIR HANDLER HAS PNEUMATIC CONTROL AND DUCTWORK LEAKS BADLY DOWNSTREAM OF THE AIR HANDLER. THE OUTSIDE AIR DAMPER FOR THIS AIR HANDLER IS RUSTED IN PLACE AND PROVIDES NO OUTSIDE AIR CONTROL.

DUCTWORK IS AGING, LEAKS AND IS DIRTY. IN UPSTAIRS MECHANICAL ROOM 253, THE CHILLED WATER VALVE AND PIPING INSULATION AT AHU-4 ARE BADLY

DEFICIENT. THE CHILLED WATER VALVE AND PIPING INSULATION AT AHU-4 ARE BADLY

DEFICIENT. THE CHILLED WATER VALVE AND PIPING INSULATION AT AHU-4 ARE BADLY

DEFICIENT - Full mechanical/HVAC renovation recommended in 2008 FCAP has not been done as yet, and is still needed.

CORRECTION - Provide a complete new HVAC system throughout the building.

Correction

PROVIDE A COMPLETE NEW HVAC SYSTEM. USE CONVENTIONAL AIR HANDLING UNITS WITH CHILLED WATER COOLING AND HOT WATER HEATING WITH REHEAT BOXES, ADEQUATELY ZONED FOR THE SPACES AS USED. PROVIDE A COMPLETE MECHANICAL RENOVATION AND RETRO COMMISSIONING TO ADDRESS THE NUMEROUS MECHANICAL ISSUES THAT HAVE BEEN IDENTIFIED.

Resolution

Current Deficiency

Estimate: \$5,953,600 Date: 08/31/2016 Assessor: Jim McDaniel

DEFICIENT. THE CHILLED WATER VALVE AND PIPING INSULATION AT AHU-4 ARE BADLY

DEFICIENT - Full mechanical/HVAC renovation recommended in 2008 FCAP has not been done as yet, and is still needed.

CORRECTION - Provide a complete new HVAC system throughout the building.

Uploads

Comments

Delete?	Date	Type	File Name	Description	Uploaded By
	2016-08-31 16:56:13	FCAP DEFICIENCY	FCAPCostEstimate V4 - 10993.xlsx	EXCEL ESTIMATE	jmcdaniel

	A	B	C	D	E	F
1	SUMMARY DEFICIENCY COST DATA		CURRENT YEAR --> 2016			
2						
3	SYSTEMS GROUP	DESCRIPTION	MASTER FORMAT DIVISION	2013 COST	CURRENT YEAR COST	
4	CUSTOM					
5	GENERAL					
6	MECHANICAL					
7	PLUMBING					
8	ELECTRICAL					
9	FIRE PROT.					
10	COMPL. BLDG. RENOVATION					
11	CBR - PLUMB ONLY					
12	CBR - MECH ONLY	Provide a complete new HVAC system throughout the building.		\$5,142,900	\$5,953,600	
13	CBR - ELEC ONLY					
14						
15			TOTAL	\$5,142,900	\$5,953,600	
16						

Summary

CUSTOM

General

Mechanical

PLU ...

SYSTEMS GROUP	SYSTEMS SUB GROUP	TYPE	DESCRIPTION	MASTER FORMAT DIVISION	UNIT COST	UNIT	QUAN'Y	COMPLETE BLDG RENOV COST	QUAN'Y FOR PLUMB	PLUMB SYSTEM ONLY	QUAN'Y FOR MECH	MECH SYSTEM ONLY	QUAN'Y FOR ELEC	ELEC SYSTEM ONLY
Office			Gut Inside back to structure and build back	02 06 30	\$170.00	sf								
Classrm			Gut Inside back to structure and build back	02 06 50	\$180.00	sf					165632	\$4,472,070		
Lab			Gut Inside back to structure and build back	02 06 65	\$230.00	sf								
Dorm			Gut Inside back to structure and build back	02 06 80	\$195.00	sf								
Garage (maint)			Gut Inside back to structure and build back - upper stg. floor only	02 06 86	\$125.00	sf								
warehouse storage			Gut Inside back to structure and build back	02 06 86	\$125.00	sf								
			ADD 25% FOR HI-RISE: PUT % IN CELL G9											
			LUMP SUM ADDER FOR HISTORICAL PRESERVATION & SILOS		\$200,000	LUMP SUM								
**There is no code for this type of renovation. Everyone will choose the above numbers in the Masterformat Code in Interscope.														
Note: You will need to add asbestos abatement (if any) cost from the General Sheet to the above numbers														
					Complete Building Renovation total			\$0	PLUMB TOTAL	\$0	MECH TOTAL	\$4,472,070	ELEC TOTAL	\$0
					Contingency	5%		\$0	5% =>	\$0	5% =>	\$223,604	5% =>	\$0
					Design Fee	10%		\$0	10% =>	\$0	10% =>	\$447,207	10% =>	\$0
					TOTAL (2013 \$\$\$)			\$0	2013 \$	\$0	2013 \$	\$5,142,900	2013 \$	\$0
					TOTAL IN TODAY'S \$\$				TODAY'S \$		TODAY'S \$	\$5,953,600	TODAY'S \$	

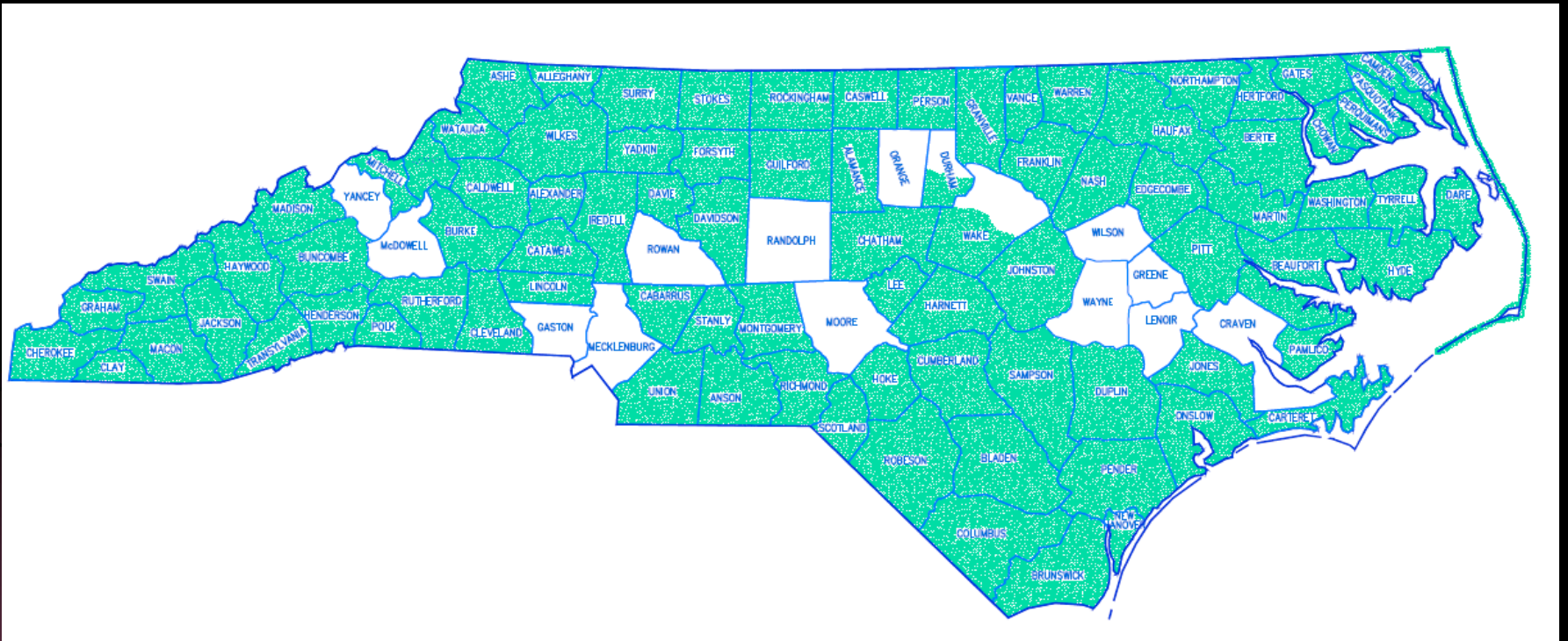
Total FCAP deficiencies by Department

Priority Now, 1 year

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:

Presence of a condition or absence of system which endangers health or life.

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 or condition

asbestos



asbestos





roof patch

Both roof and patch

... are far beyond lifespan



































Sample future format

Deficiency Priority:

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

*These are **PROJECTED** sample numbers*

Its not all bad news

Sometimes REALLY OLD EQUIPMENT

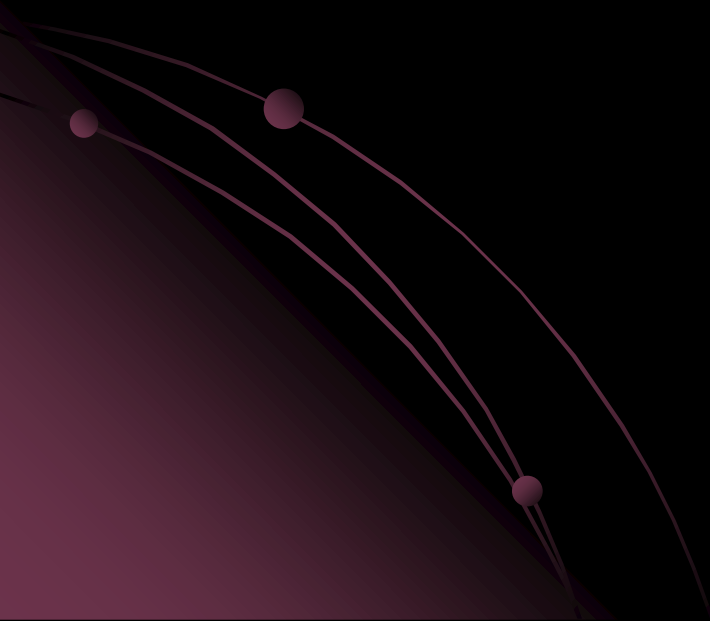
.... is maintained in EXCELLENT condition:

Old equipment – Excellent Condition!



It's a great day

When FCAP can be part of the solution



Typical FCAP Deficiencies Discovered

One of our many Youth Summer Camps
Donated to an Agency or University

This is now State Property



Typical FCAP Deficiencies Discovered



Typical FCAP Deficiencies Discovered

**kids
sleep
here !!!**



FCAP Solutions

Sprinkler
all buildings
at this camp



FCAP Solutions



FCAP Solutions



It's a great day

When FCAP can be part of the solution

Nothing makes the FCAP teams happier
.. than to see a solution implemented.

Thank you!

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