



FACILITY CONDITION ASSESSMENT

Child Nutrition Office | November 2020





Executive Summary

Child Nutrition Office, located at 13724 Hwy 57 in Vancleave, Mississippi, oldest building is 22 years old (at time of 2020 assessment). It comprises 4,000 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$67,339. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Child Nutrition Office the ten-year need is \$566,355.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Child Nutrition Office facility has a 5-year FCI of 29.90%.

Summary of Findings

The table below summarizes the condition findings at Child Nutrition Office

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
Exterior Site								
	Exterior Site	\$2,763	\$0	\$61,191	\$2,763	\$63,954	\$0	
Permanent Building(s)								
01	Child Nutrition Administrative Bldg	\$64,575	\$171,011	\$266,814	\$235,586	\$502,400	\$797,200	29.55%
Sub Total for Permanent Building(s):		\$64,575	\$171,011	\$266,814	\$235,586	\$502,400	\$797,200	
Total for Site:		\$67,339	\$171,011	\$328,005	\$238,350	\$566,355	\$797,200	29.90%



Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 - Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$2,407	\$0	\$356	\$2,763	4.10 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$22,520	\$0	\$0	\$22,520	33.44 %
Mechanical	\$0	\$22,928	\$0	\$0	\$0	\$22,928	34.05 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$18,839	\$0	\$0	\$18,839	27.98 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$0	\$0	\$288	0.43 %
Total:	\$0	\$22,928	\$44,054	\$0	\$356	\$67,339	

The building systems at the site with the most need include:

Mechanical	-	\$22,928
Interior	-	\$22,520
Plumbing	-	\$18,839



The chart below represents the building systems and associated deficiency costs.

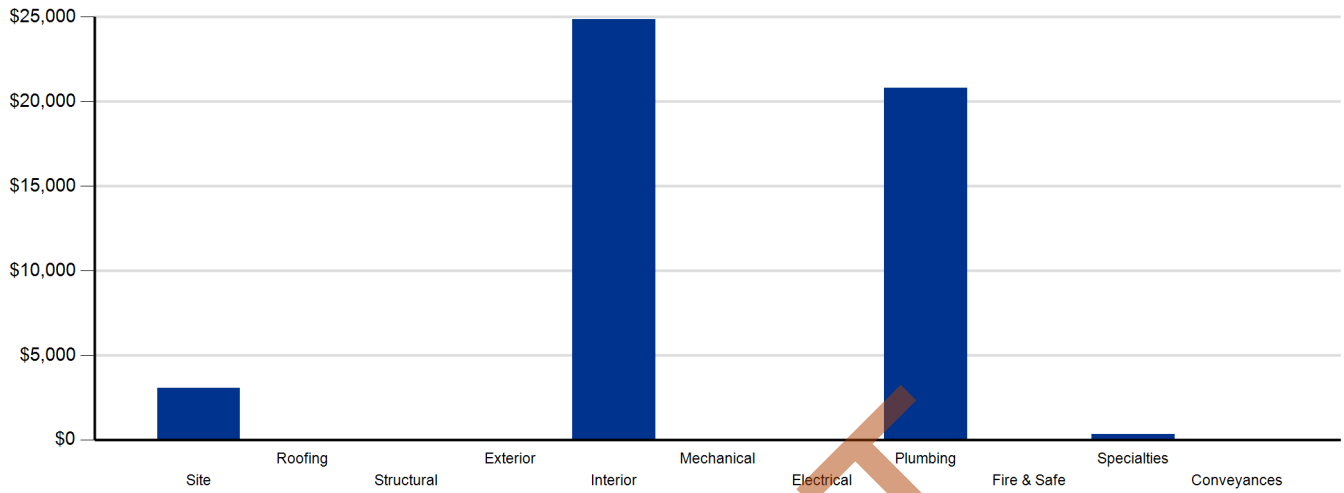


Figure 1: System Deficiencies

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Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$13,348	\$0	\$13,348
Interior	\$0	\$0	\$42,928	\$15,993	\$0	\$58,921
Mechanical	\$0	\$0	\$5,523	\$0	\$8,817	\$14,340
Electrical	\$65,455	\$0	\$0	\$0	\$0	\$65,455
Plumbing	\$2,395	\$0	\$0	\$16,552	\$0	\$18,947
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$67,850	\$0	\$48,451	\$45,893	\$8,817	\$171,011



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$55,127	\$0	\$6,064	\$0	\$0	\$61,191	\$61,191
Roofing	\$0	\$0	\$0	\$170,840	\$0	\$0	\$170,840	\$170,840
Exterior	\$13,348	\$0	\$0	\$0	\$0	\$26,449	\$26,449	\$39,797
Interior	\$58,921	\$32,846	\$0	\$0	\$584	\$0	\$33,430	\$92,351
Mechanical	\$14,340	\$28,241	\$0	\$0	\$0	\$0	\$28,241	\$42,581
Electrical	\$65,455	\$0	\$0	\$0	\$0	\$0	\$0	\$65,455
Plumbing	\$18,947	\$0	\$0	\$0	\$0	\$0	\$0	\$18,947
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$7,854	\$0	\$0	\$7,854	\$7,854
Total	\$171,011	\$116,214	\$0	\$184,758	\$584	\$26,449	\$328,005	\$499,016

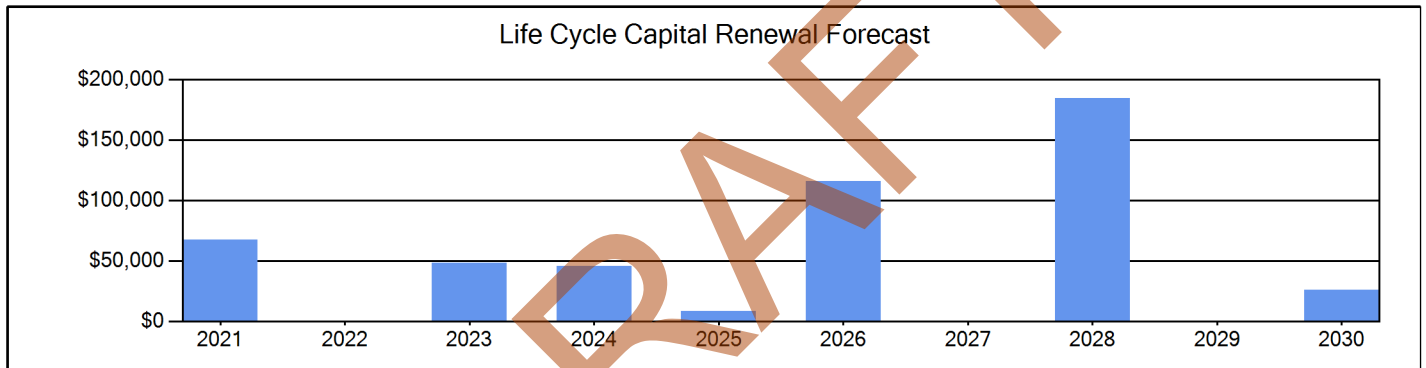
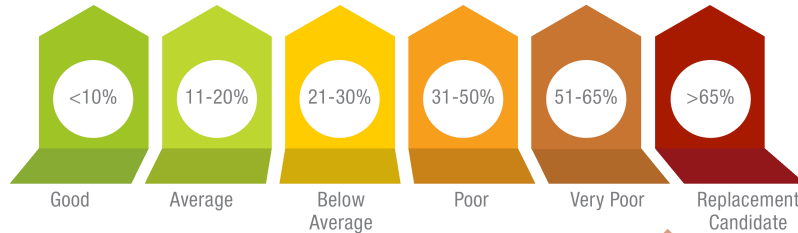


Figure 2: Ten Year Capital Renewal Forecast



Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$797,200. For planning purposes, the total 5-year need at the Child Nutrition Office is \$238,350 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Child Nutrition Office facility has a 5-year FCI of 29.90%.

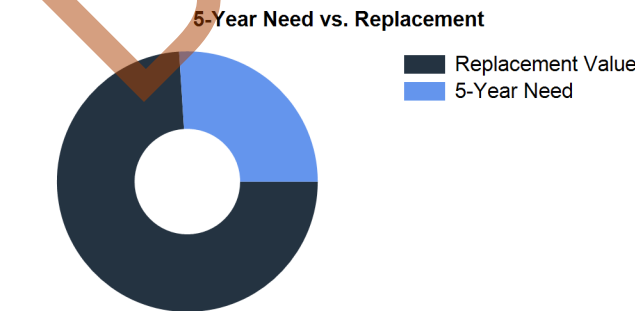


Figure 3: 5-Year FCI



Child Nutrition Office - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	\$697	16
Car Accessible Parking Spaces Restriping	ADA Compliance	10	Ea.	3	\$1,014	15
The Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	\$697	17
Paving Restriping	Deferred Maintenance	12	CAR	5	\$356	426

Location: striping needed throughout

Sub Total for System	4 items	\$2,763
Sub Total for School and Site Level	4 items	\$2,763

Building: 01 - Child Nutrition Administrative Bldg

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	17	Door	3	\$22,520	20

Note: Door hardware is not ADA compliant

Sub Total for System	1 items	\$22,520
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Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil Unit Replacement	Capital Renewal	3	Ea.	2	\$5,274	894
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,758	895
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$15,897	893

Note: 3.5 ton

Sub Total for System	3 items	\$22,928
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Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Is Not ADA Compliant	ADA Compliance	200	SF	3	\$18,839	19

Sub Total for System	1 items	\$18,839
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Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	\$288	18

Sub Total for System	1 items	\$288
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Sub Total for Building 01 - Child Nutrition Administrative Bldg	6 items	\$64,575
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Total for Campus	10 items	\$67,339
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Child Nutrition Office - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	12	CAR	\$15,535	6
Roadway Pavement	Asphalt Driveways	6,900	SF	\$39,592	6
Pedestrian Pavement	Sidewalks - Concrete	600	SF	\$6,064	8
Sub Total for System		3	items	\$61,191	
Sub Total for Building -		3	items	\$61,191	

Building: 01 - Child Nutrition Administrative Bldg

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	4,800	SF	\$170,840	8
Sub Total for System		1	items	\$170,840	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	150	SF	\$13,348	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	4,000	SF	\$12,750	10
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	10
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,083	10
Sub Total for System		4	items	\$39,796	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	3,800	SF	\$42,928	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,000	SF	\$15,993	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4,000	SF	\$14,863	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,000	SF	\$12,052	6
Interior Swinging Doors	Wooden Door	17	Door	\$5,931	6
Resilient Flooring	Vinyl Composition Tile Flooring	80	SF	\$584	9
Sub Total for System		6	items	\$92,352	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4,000	SF	\$5,523	3
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$7,948	5
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$869	5
HVAC Air Distribution	Ductwork (Bldg.SF)	4,000	SF	\$28,241	6
Sub Total for System		4	items	\$42,581	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4,000	SF	\$65,455	1
Sub Total for System		1	items	\$65,455	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	1
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Sub Total for System		5	items	\$18,947	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	8
Sub Total for System		1	items	\$7,854	

Sub Total for Building 01 - Child Nutrition Administrative Bldg 22 items \$437,825

Total for: Child Nutrition Office 25 items \$499,016



Supporting Photos



West Elevation Main Entrance



No ADA parking identified, no parking lot striping



No ADA compliant door hardware



Lobby counter height not ADA compliant