



**Memorial Healthcare**



# Facility Condition Report

**2023**



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## Executive Summary

ABX has conducted a facility condition assessment of Memorial Healthcare. The following facility assessment reporting demonstrates the proper method of facilities analysis and the proprietary software systems that support the analysis. The primary goals of the assessment include:

### **To determine the overall building condition and the condition of the primary systems.**

- Identify the building requirements and needs.
- Recommend actions for the requirements.
- Provide cost estimates for the requirement actions.
- Prioritize the requirements.
- Establish budgetary requirements for the deferred Maintenance backlogs, facility renewal, and functional and programmatic improvements.

### **The facilities analysis includes the following:**

1. All based on a detailed on-site assessment of Memorial Healthcare specialized facilities assessment professionals
2. Current condition analyses existing facility requirements including deferred Maintenance, deferred renewal, near term anticipated renewal, recommended discretionary improvements, and code non-compliance issues.

3. Anticipated capital renewal analyses projections of ongoing degradation of facilities components and costs associated with the renewal or replacement of these components as they reach the end of their useful lives.
4. Capital funding analyses scenario comparisons showing various funding levels and the effect of each on the condition of the building an optimal funding level is identified.

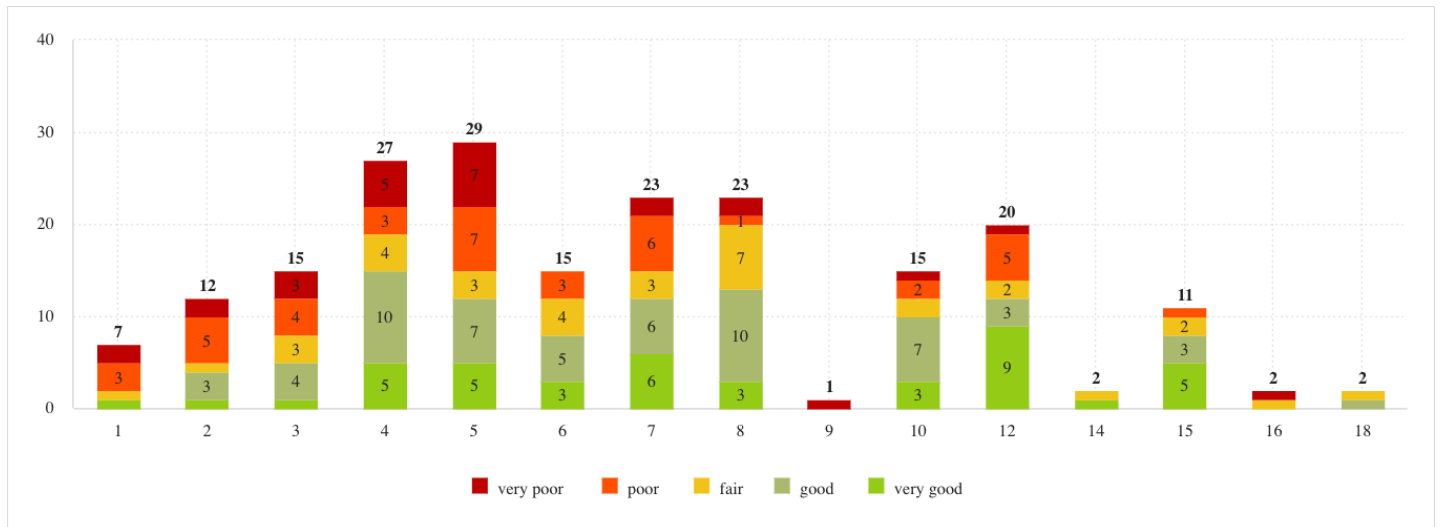
## Overview:

### Summary of FCI Score: Portfolio View

What is the Facility Condition Index? FCI is the total cost of needed building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: good, fair, poor, or critical. It is normal to see buildings in all stages of condition.

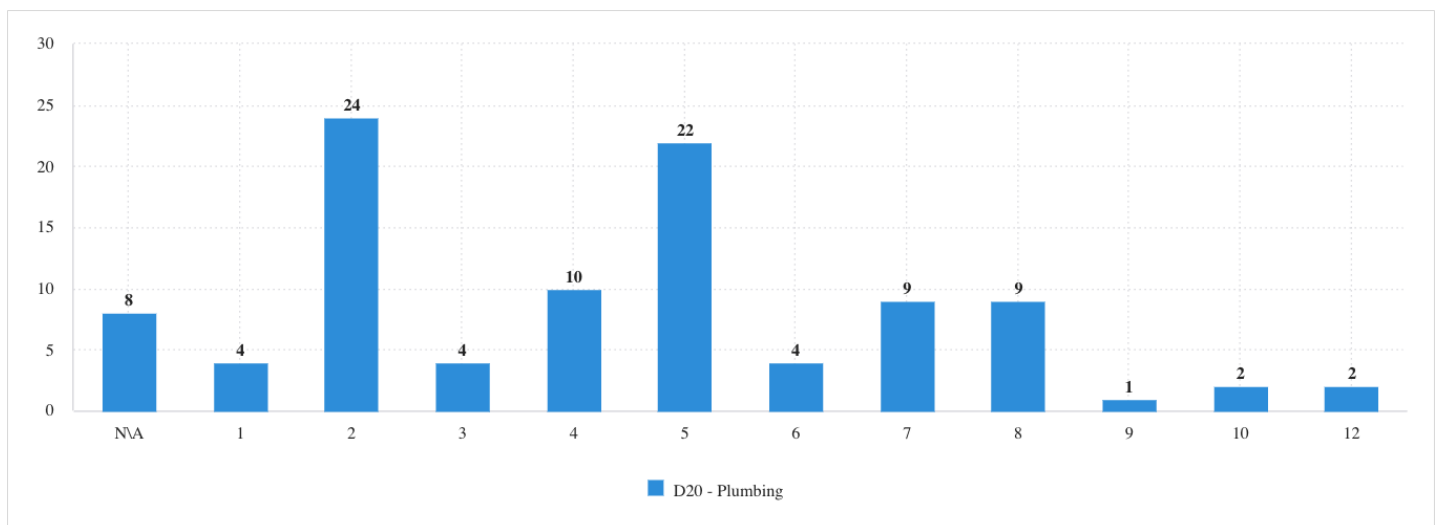
### Summary Of Recommendation:

This document is based on current conditions observed during a site visit and provides recommendations for corrective actions by each discipline as deemed necessary. The following recommendations provide a summary of the findings.



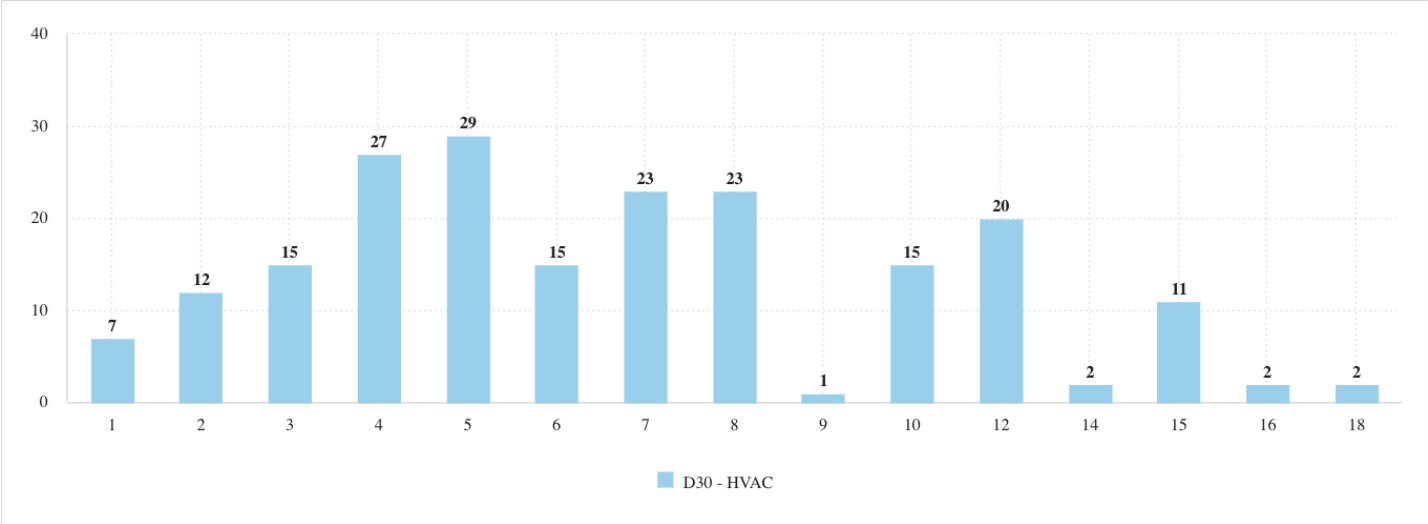
### Plumbing: Remaining Life

On average supply pipes that are brass, iron or steel can have a viable lifespan of 50-70 years; copper is 70-80 or more years. PVC piping has a shorter lifespan of fewer than 50 year.



## HVAC: Remaining Life

Large organizations, especially those with physical assets, often manage large numbers of assets that are in various stages of their lifecycle. Understanding the condition of those assets.



## Observed Remaining Life: Condition Report

Large organizations, especially those with physical assets, often manage large numbers of assets that are in various stages of their life cycle. Understanding the condition of those assets over time is critical to the organization since understanding whether an asset needs to be retired soon helps the organization budget for that eventuality.

For example, a transit agency that monitors the health of its rolling stock of cars and locomotives can plan for the retiring of that equipment at the end of their life cycle.

## Observed Capital Cost: Per Year

To understand facility capital cost of money, it's important to appreciate a perspective on investing in capital equipment. DoD has long encouraged contractors to invest in cost-reducing facilities and equipment. However; since interest is an unallowable cost, no strong incentive exists for contractors to invest in capital equipment.

Such investments typically require large outlays of cash by contractors. A contractor borrowing money to purchase facilities, will pay unallowable interest on the borrowed funds. Furthermore, if the contractor has primarily Government contracts, pricing or reimbursements will be based on project or actual costs; investing to reduce costs will not necessarily return a growth in profits.

## Breakdown of Assets: Poor Condition

Asset condition assessments involve monitoring assets periodically and using the data collected from those inspections to determine the condition of each asset. The analysis of inspection data may show that an asset needs preventative maintenance to ensure that the asset meets the expected useful life.

| Category          | Asset Name | Condition | Remaining Life | Cost     |
|-------------------|------------|-----------|----------------|----------|
| Pull Station      | PS-3       | very poor | 2              | \$249.13 |
| Drinking Fountain | DF-6       | very poor | 2              | \$1,827  |
| Fire Extinguisher | FE-06      | very poor | 2              | \$1,925  |
| Fire Extinguisher | FE - 100   | very poor | 2              | \$1,925  |
| Fire Extinguisher | FE-02      | very poor | 2              | \$1,925  |
| Fire Extinguisher | FE-4       | very poor | 2              | \$1,925  |
| Fire Extinguisher | FE-1       | very poor | 2              | \$1,925  |



# General: Recommendations

To accomplish the following renovations At the time of this report, the estimated opinion of probable construction cost for the reported deficiencies in the amount of \$687,382 in addition to owner soft cost for a total project cost amount of \$511,858.

## **Site work & Utilities (\$29,294):**

Sliding gate requires replacement and has been cited by the fire department as an immediate need. Paving has numerous cracks observed in paving and curb locations.

## **Structural (\$130,437):**

1. There is considerable open expansion and control joints in the Apparatus Bays that need to be repaired. The seal coating on the floor has needs for replacement.

## **Exterior Construction (\$13,623):**

The perimeter of the building has numerous locations where the sidewalk expansion joint to the foundation has failed and needs replacement.

Recommend that the brick be power washed around the base. Caulking around all windows is failing. Will need re-caulking.

The hollow metal door hinges are rusting.

## **Roofing (\$204,885):**

Staff reports that there are persistent roof leaks above the Apparatus Bays. Two areas are suspicious; the flat area above the Day room where water stains indicate bonding; and where the top of the three dormer roofs meet the main sloped metal panel roof. It appears this area has been re-calked and is now discolored. Both conditions were observed at the time of the field visit.

The patio canopy structure observed areas with rust. Interior Construction & Finishes (\$244,508):

The entire kitchen base and upper cabinets, counter-tops, and hardware need replacement due to age and wear.

There are several interior doors with loose hardware due to age, which need repair. Need to repaint all painted doors and frames.

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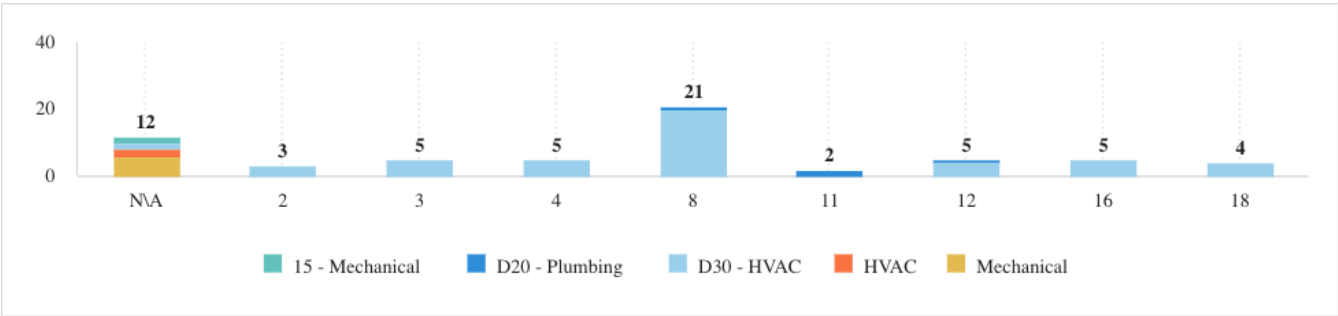
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# Capital Renewal Cost Per Year

Two areas are suspicious; the flat area above the Day room where water stains indicate bonding; and where the top of the three dormer roofs meet the main sloped metal panel roof. It appears this area has been re-calked and is now discolored. Both conditions were observed at the time of the field visit.

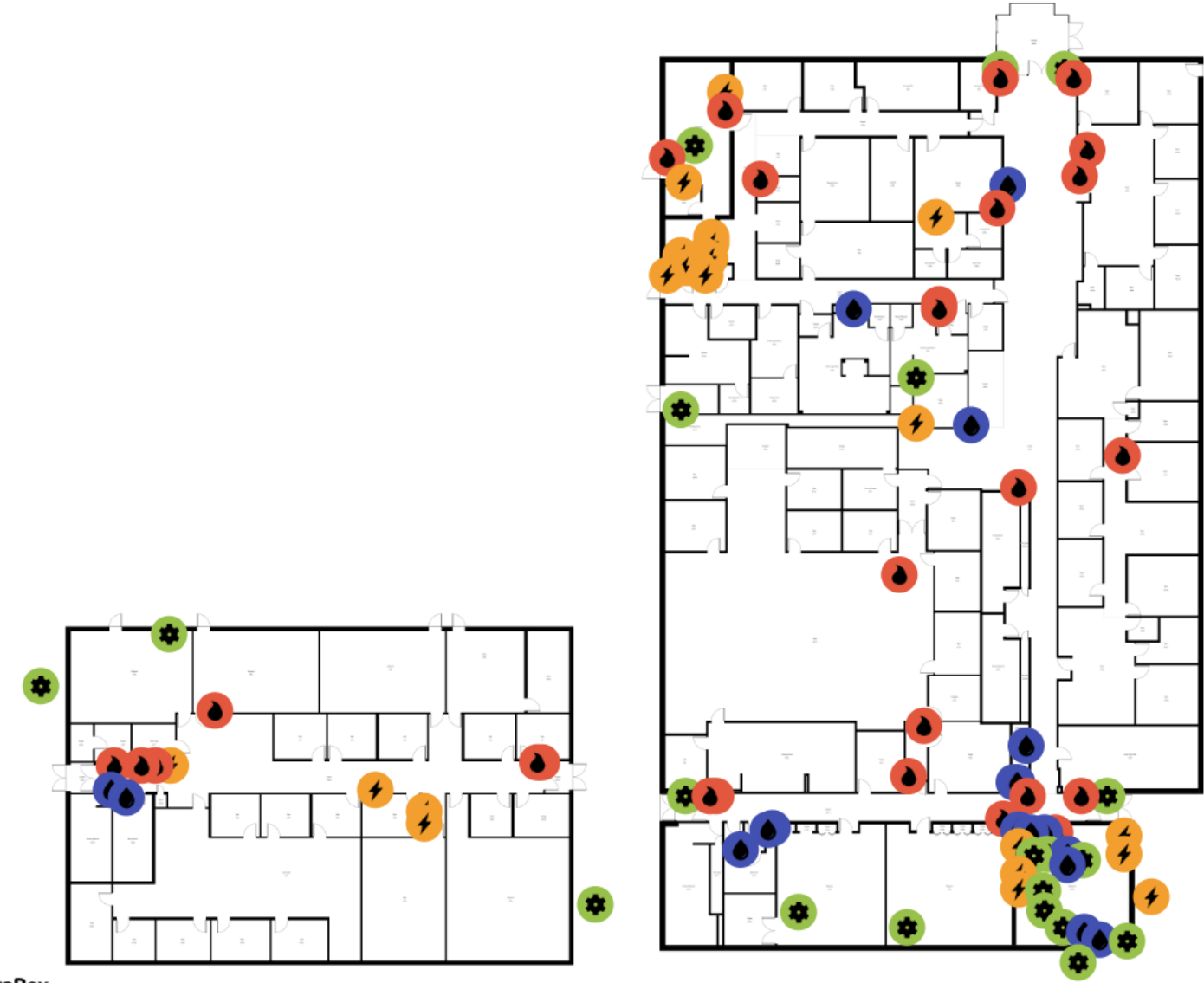
| Building | Category           | Condition | Observed Remaining Life | Total Cost |
|----------|--------------------|-----------|-------------------------|------------|
| Hospital | Pump               | good      | 10                      | 101,000    |
| Hospital | Water Heater       | good      | 2                       | 1,605      |
| Hospital | Pump               | fair      | 8                       | 13,925     |
| Hospital | Pump               | very poor | 2                       | 51,548.75  |
| Hospital | Pump               | good      | 4                       | 11,075     |
| Hospital | Pump               | good      | 4                       | 9,200      |
| Hospital | Pump               | very good | 4                       | 4,727      |
| Hospital | Pump               | very good | 2                       | 4,727      |
| Hospital | Pump               | very poor | 2                       | 4,727      |
| Hospital | Pump               | good      | 5                       | 4,727      |
| Hospital | Backflow Preventer | good      | 5                       | 4,727      |
| Hospital | Backflow Preventer | very poor | 2                       | 4,727      |
| Hospital | Backflow Preventer | fair      | 5                       | 1,605      |
| Hospital | Backflow Preventer | very poor | 5                       | 1,605      |
| Hospital | Backflow Preventer | good      | 5                       | 1,605      |
| Hospital | Backflow Preventer | good      | 3                       | 1,605      |
| Hospital | Backflow Preventer | good      | 5                       | 1,605      |
| Hospital | Backflow Preventer | good      | 4                       | 1,605      |
| Hospital | Backflow Preventer | good      | 5                       | 1,605      |
| Hospital | Backflow Preventer | good      | 1                       | 1,605      |
| Hospital | Backflow Preventer | good      | 2                       | 1,605      |
| Hospital | Backflow Preventer | good      | 2                       | 1,605      |
| Hospital | Pump               | fair      | 1                       | 1,605      |
| Hospital | Water Heater       | very poor | 3                       | 1,605      |
| Hospital | Water Heater       | good      | 5                       | 6,477      |
| Hospital | Water Heater       | poor      | 4                       | 91,775     |
| Hospital | Water Heater       | very good | 2                       | 91,775     |
| Hospital | Water Softener     | very good | 4                       | 91,775     |
| Hospital | Water Softener     | very poor | 8                       | 91,775     |
| Hospital | Water Softener     | good      | 6                       | 2,030      |

# Deficiencies and Capital Renewal

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## Floorplans





Assets

| AC-1 - Administrative Services   |                               |                                    |
|--|-------------------------------|------------------------------------|
|  <div>Jan 11, 2023</div> | <b>Category:</b> D30 - HVAC   | <b>Size:</b> 10,000 BTU            |
|  | <b>Type:</b> Air Conditioner  | <b>Installation Date:</b> 11/2020  |
|  | <b>Manufacturer:</b> Carrier  | <b>Observed Remaining Life:</b> 12 |
|  | <b>Model:</b> Not Accessible  | <b>Condition:</b> Good             |
|  | <b>Serial Number:</b> 5654884 | <b>Cost:</b> \$6500                |

| AHU - Administrative Services   |                               |                                    |
|---|-------------------------------|------------------------------------|
|  <div>Jan 11, 2023</div> | <b>Category:</b> D30 - HVAC   | <b>Size:</b> 50 Ton                |
|   | <b>Type:</b> Air Handling     | <b>Installation Date:</b> 05/2010  |
|   | <b>Manufacturer:</b> Carrier  | <b>Observed Remaining Life:</b> 10 |
|   | <b>Model:</b> D5458995        | <b>Condition:</b> Fair             |
|   | <b>Serial Number:</b> 2156515 | <b>Cost:</b> \$1777.5              |

AED-01 - Clinic North



Jan 11, 2023

|                                 |                            |
|---------------------------------|----------------------------|
| Category: D40 - Fire Protection | Size: 100 Gal              |
| Type: Pump                      | Installation Date: 10/2010 |
| Manufacturer: HeartSine         | Observed Remaining Life: 6 |
| Model: ABC123                   | Condition: Fair            |
| Serial Number: 7894522          | Cost: \$54150              |

ACP-01 - Clinic North



Jan 11, 2023

|                         |                            |
|-------------------------|----------------------------|
| Category: D30 - HVAC    | Size: 50 Gal               |
| Type: Pump              | Installation Date: 11/2000 |
| Manufacturer: CANADA    | Observed Remaining Life: 8 |
| Model: ABC123           | Condition: Poor            |
| Serial Number: 19280527 | Cost: \$50710              |

# FCA Links for Sample FCA Report

## AkitaBox Assessment Resources

### Resource Centers

[FCA Resource Center for AEC Firms](#)

[FCA Resource Center for Building Owners & Operators](#)

### Ebook

[Bring Your Facility Condition Assessments to Life](#)

[Facility & Asset Data Collection Checklist](#)

### Articles

[Meet the First Complete Software for All Stages of a Facilities Assessment](#)

[Improving Data Visualization in Facility Assessments](#)

[5 Reasons Why AEC Firms Use AkitaBox FCA Software](#)

[Stop Your Facility Condition Assessment Data from Dying](#)

### Webinar

[30 Minutes with the Product Desk â€” End-to-End Condition Assessment Software](#)