

Facilities Condition Index

SPRING 2022

Facilities and Services



BE BOLD. Shape the Future.

Process

- Field Evaluations
- Interviews with Building Monitors
- Scoring (FCI and ARC)
- Preliminary CIPs
- Summary Reports
- Detailed Review of Reports with Senior Staff and ARC Project Manager
- Alternate Solutions

Progress

- **63** buildings completed
- **10** buildings in progress
- **365** pending
- **2,476,841** GSF Evaluated
- **138** Ag Science Center buildings to be evaluated by ARC.
- **70** Auxiliary facilities to be evaluated by Sodexo

142 buildings remain to be evaluated by NMSU

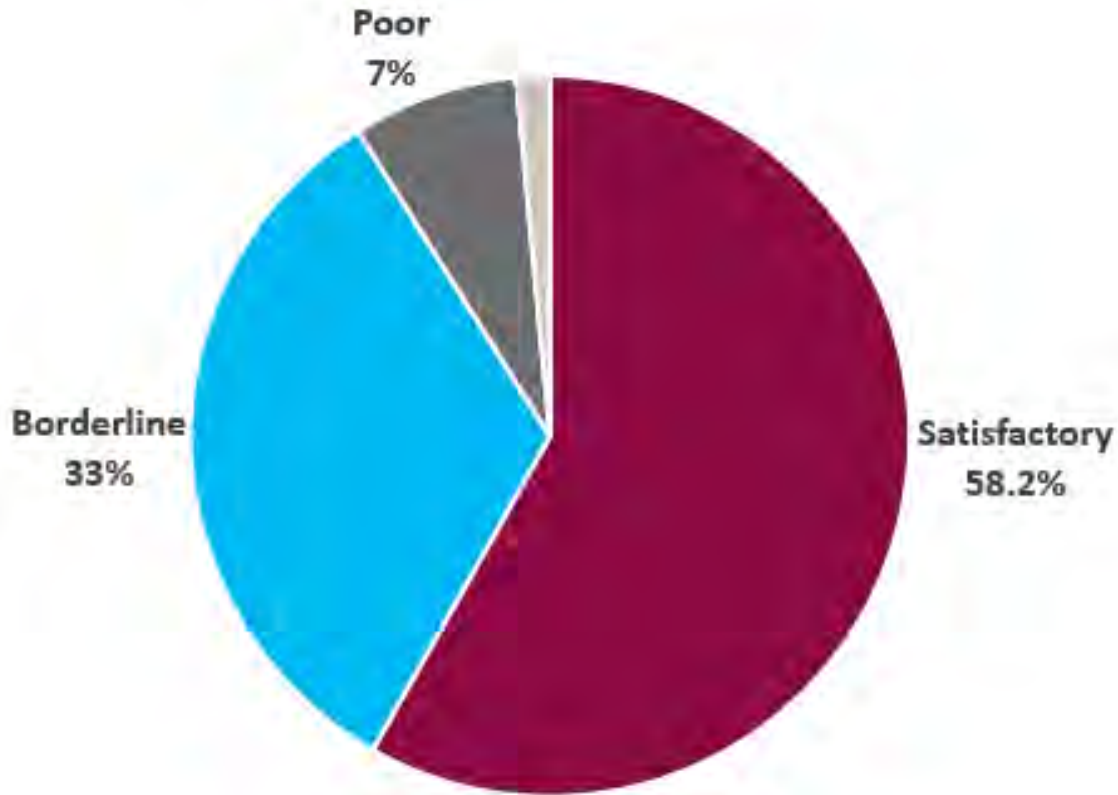


Scoring - ARC

- Comprehensive list of scales that incorporate occupant input, interior and exterior conditions, HVAC, electrical, and program needs.

Scoring Category	Possible Points	Actual Points	Total Earned	% (Tot/Act)
The Site	244	0	0	0
Physical Plant Assessment	367	0	0	0
Adequacy and Environment	389	0	0	0
Total	1000	0	0	0.0

ARC Scores



Score	Range
Excellent	90-100%
Satisfactory	70-89%
Borderline	50-69%
Poor	30-49%
Very Inadequate	< 29%

Scoring - FCI

- The industry standard scientific approach to defining the current condition of a building or fixed asset is the Facility Condition Index (FCI). The FCI was first developed in 1991 by the National Association of College and University Business Officers to provide a benchmark to compare the relative condition of a group of facilities.

$$FCI = \frac{DM}{CRV}$$

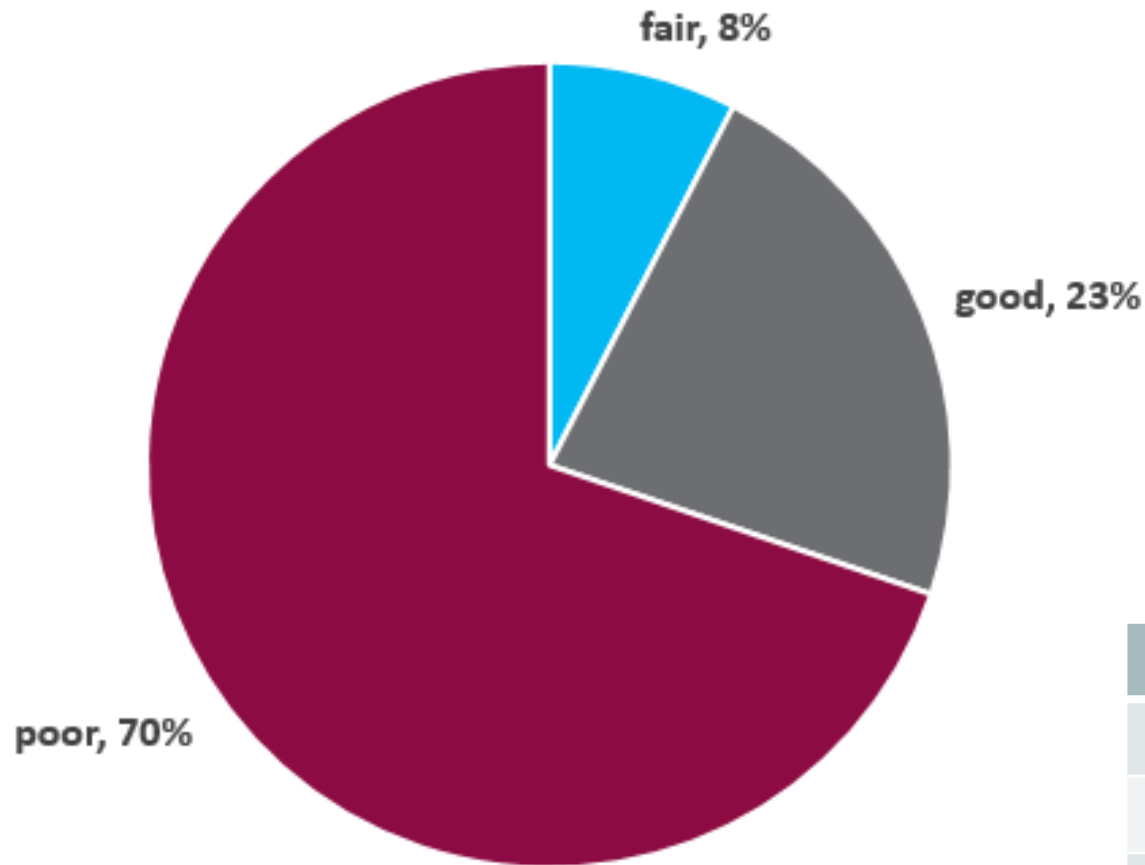
WHERE:

DM = the cost of maintenance deficiencies, or deferred maintenance calculated by CIP entries.

CRV = the total cost of complete facility replacement, or current replacement value

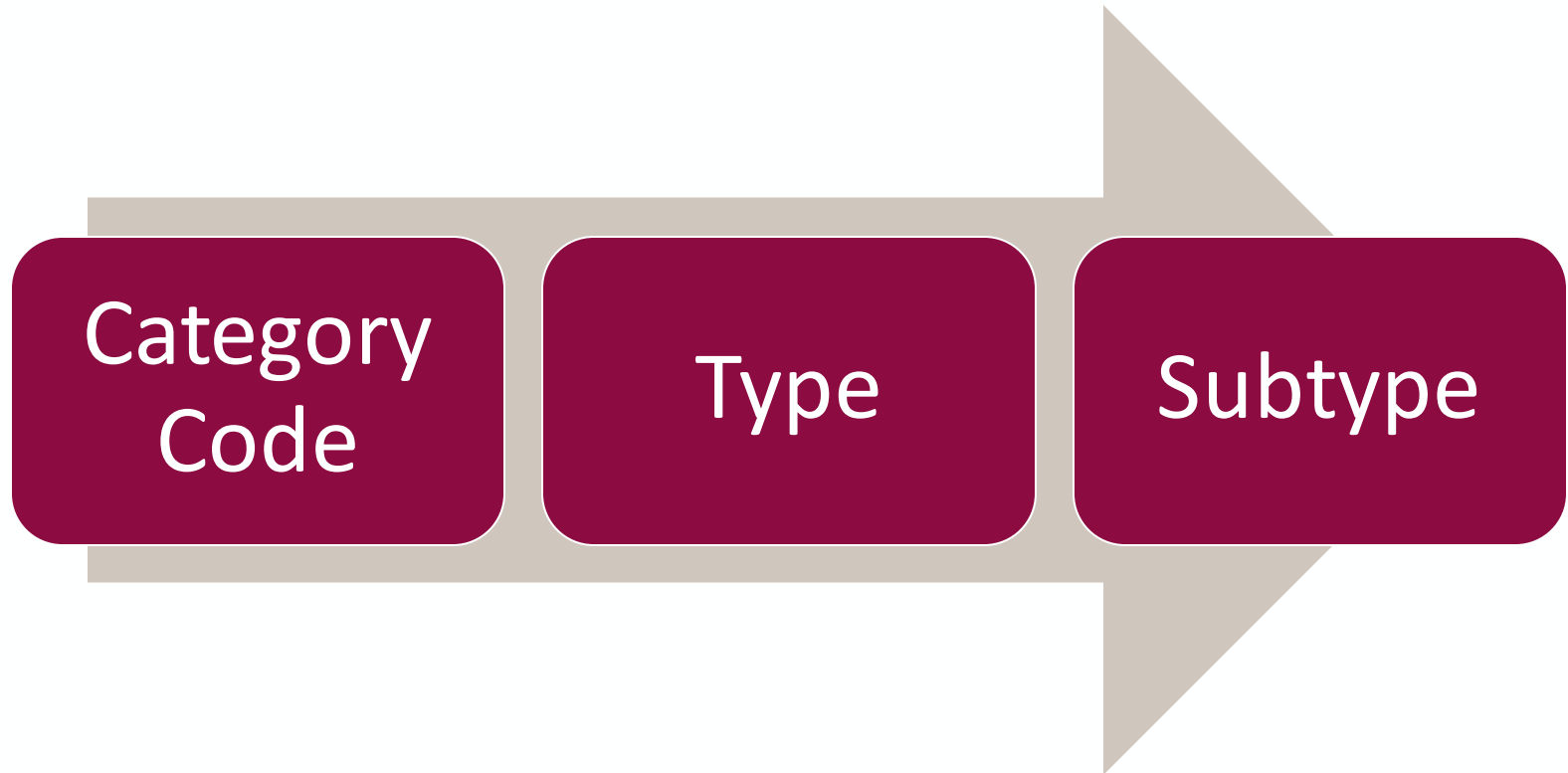


FCI Scores



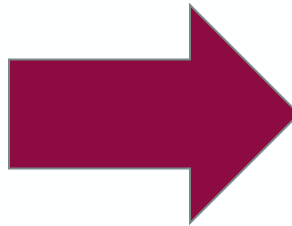
Score	Ratio Range
Good	0.00-0.050
Fair	0.051-0.100
Poor	> 0.100

Capital Improvement Projects



Codes

Category Code	
1 -	Health and Safety
2 -	Code Compliance
3 -	ADA Compliance
4 -	Facility Renewal
5 -	Growth
6 -	Programmatic
7 -	Operational Support
8 -	Demolition/Removal
9 -	Maintenance
10 -	Sustainability
11 -	Master Plan Phase



Type 1	
00 -	Alternative Solution
01 -	New Facility
02 -	Addition
03 -	Portable / Modular
04 -	Renovation
05 -	Refurbishment
06 -	Site Improvement
07 -	Special Projects
08 -	Cyclical Renewal
09 -	Replacement Facility
10 -	Closure
11 -	Site Acquisition
12 -	Planning / Design
13 -	Engineering Studies
14 -	Tech. Infrastructure
15 -	Other

Type 02 Code

Type 02	Name	Types
A	Code Issues	General, Hazardous Materials, Barriers,
B	Site	Landscaping, Parking, Fences, Drainage, Utilities
C	Exterior	Surfaces, Openings, Canopies, Roofs
D	Systems	Structural, Mechanical, Electrical, Plumbing, Security, Computer, Energy, Emergency (Fire)
E	Interior	Floors, Walls, Ceilings, Lighting, Finishes, Doors, Windows, Furnishings, Hardware, Restrooms
F	Programmatic	Educational, Administration, Exhibition, Fire, Housing, Police, Support Services



4. [v] 08. [v] C05. [v]

Priority Class 2. [v]

FCA Class 4 [v]

Difficulty Level 2 [v]

Project Name

Project Description

The TPO roofing system has exceeded its useful lifespan. The roofing has been coated to prolong its lifespan. There are multiple patches and small areas the have been coated to address leaks.
 Demo old roof. Install new TPO roofing system.








Subprojects

Change the number and then tab out of a subproject number field to reorder the list.

No.	Description	Cost Code	Quantity	Unit	Adjust	Cost	Subtotal	Budget	Edit
<input type="text" value="1"/>	Demo TPO roofing	2.2443	26499.00	SF	1.00	2.74	72607.26	92574.26	Edit Delete
<input type="text" value="2"/>	Install TPO roofing	2.2440	26499.00	SF	1.00	39.85	1055985.15	1346381.07	Edit Delete
<input type="text" value="3"/>	Install flashing	2.2453	870.00	LF	1.00	11.39	9909.30	12634.36	Edit Delete
Totals							\$1,138,501.71	\$1,451,589.69	



Change the number in a project number field to reorder projects in the list.
Click on a project title to update project information.

Proj. No.	Project Title	Subprojects	Image	Duplicate
<input type="text" value="2001"/>	ADA Compliance - Site Stair Upgrade	2		<input type="button" value="Dupe It"/>
<input type="text" value="2002"/>	Roof Access Upgrade	3		<input type="button" value="Dupe It"/>
<input type="text" value="2003"/>	Roof Replacement	5		<input type="button" value="Dupe It"/>
<input type="text" value="2004"/>	Building Upgrades	5		<input type="button" value="Dupe It"/>
<input type="text" value="2005"/>	ADA Compliance - Door Hardware Upgrade	1		<input type="button" value="Dupe It"/>
<input type="text" value="2006"/>	ADA Compliance - Restroom Renovation - 1955 Building	2		<input type="button" value="Dupe It"/>
<input type="text" value="2007"/>	ADA Compliance - Restroom Upgrades - 1997 Additions	3		<input type="button" value="Dupe It"/>
<input type="text" value="2008"/>	Teaching Lab Casework Upgrade - 1955 Building	2		<input type="button" value="Dupe It"/>
<input type="text" value="2009"/>	Interior Renovations - 1968 Addition	1		<input type="button" value="Dupe It"/>
<input type="text" value="2010"/>	Teaching Lab Renovation	1		<input type="button" value="Dupe It"/>
<input type="text" value="2011"/>	Electrical System Upgrade	2		<input type="button" value="Dupe It"/>
<input type="text" value="2012"/>	HVAC and Vacuum System Upgrade	2		<input type="button" value="Dupe It"/>
<input type="text" value="2013"/>	Compressed Air Upgrade	1		<input type="button" value="Dupe It"/>
<input type="text" value="2014"/>	Hazardous Materials Study and Remediation	2		<input type="button" value="Dupe It"/>
<input type="text" value="2015"/>	Automatic Fire Sprinkler Expansion	1		<input type="button" value="Dupe It"/>
<input type="text" value="2016"/>	Research Lab and Office Addition	1		<input type="button" value="Dupe It"/>

Current CIP Total

\$271,120,134.06

- | | |
|-----------------------|--------------|
| 1. Chemistry Building | \$30,468,347 |
| 2. Milton Hall | \$20,815,432 |
| 3. Branson Library | \$16,742,860 |

FCA Project Manager

Kiri Baca

kiwibaca@nmsu.edu

Office: 575-646-3021

