



1.0 EXECUTIVE SUMMARY

Peterson Guadagnolo Consulting Engineers P.C. (PGPC) was engaged to complete a high-level assessment of their facilities to assist the agency in the development of future renovation plans for their buildings. The intent of the assessment was to support the efforts of PEACE, Inc.'s Board of Directors and staff, to ensure that the facilities remain secure and well-maintained, employees can do their job, and clients can receive services in pleasant, clean, and safe environments.

The Agency identified the need for facilities assessments to help make strategic decisions with respect to capital expenditures, building maintenance, accessibility, safety, and security.

At the direction of PEACE, PGPC performed an assessment in the following ten (10) Agency buildings:

- LaFayette Head Start - 2777 Route 11 N., LaFayette, NY 13084
- Merrick Head Start - 175 Hudson St., Syracuse, NY 13204
- Sumner Head Start & Big Brothers Big Sisters - 215 Bassett St., Syracuse, NY, 13210
- County South Family Resource Center - 12 Clinton St., Tully, NY 13159
- Eastside Family Resource Center - 202 S. Beech St., Syracuse, NY 13210
- Emma L Johnston Southside Family Resource Center - 136 Martin Luther King West, Syracuse, NY 13205
- Westside Family Resource Center - 200 Wyoming St., Syracuse, NY 13204
- DeFrancisco Eastwood Community Center - 401 South Midler Ave., Syracuse, NY 13206
- Transportation Department – 108 West Kennedy Street; Syracuse, NY 13205
- 717 Erie Boulevard West – Syracuse NY 13210

PGPC's effort included the evaluation of the above noted facilities and MEPFP systems and equipment for aesthetics, functionality, useful life, access, safety, and security; and provided cost projections for necessary improvements. The Agency will use these findings to identify critical needs and plans for necessary maintenance, capital expenditures, and property enhancements.

PGPC's scope of services generally included the following items of work to identify major deferred maintenance items and major deficiencies associated with building systems:

- Review existing building drawings, systems, and historical data provided by PEACE staff.
- Perform site visits to become familiar with building systems, occupancy and usage, construction type and materials.
- Attend meeting(s) with PEACE staff to discuss existing building conditions and maintenance history, and/or concerns.
- Identify and develop deficiencies lists. Develop replacement and/or renovation strategies, prioritization, and sequencing for the MEPFP systems and building envelope in coordination with the Agency.

Items and/or services that were not included in PGPC's property condition assessment however - for further consideration and review/investigation (as applicable) are:

- Environmental Health and Safety survey's including but not limited to sampling and testing for asbestos containing materials (ACMs), lead, polychlorinated biphenyls (PCBs), radon gas, hazardous waste, toxic materials, lead paint, and lead content levels in water supplies.
- Entering and or review of areas such as confined spaces, plenums, pitched or inaccessible roofs.
- Determination of roofing design criteria, adequacy of systems capacity including water supply pressure, flow rates, verification of pipe or duct sizing, testing or measurements of equipment or airflows.
- Conditions of vertical conveyance equipment not visible or discernible from view; determination of NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies; determination of necessity for or presence of fire areas, fire walls, fire barriers, or path of travels;
- Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes or preparing designs or specifications to remedy any physical deficiency.

The contents of the condition assessment may reference or note observation of specific materials as mentioned above however, no specific sampling, testing, or in-depth review was conducted to determine condition and/or extent of the specific environmental health or safety concern.

2.0 PROJECT SUMMARY

The process for performing the facilities assessment can be found in Section 7.0 of the report. In summary, there are two main documents completed as the basis of this effort – a detailed report document describing existing conditions, noted deficiencies and recommended action by facility, and a spreadsheet with the summarized data and analyses.

The report was developed based on archival information and field investigation and provides a detailed description of each respective building system, including ages, conditions, deficiencies and their associated anticipated costs and priorities.

Identified deficiencies are summarized into a spreadsheet and then prioritized based on several conditions. Once prioritized, they were generally aligned into a recommended year of action between one and ten years (and a “beyond” time frame). A pivot table allows for those deficiencies to be summarized and organized into categories for planning purposes.

The spreadsheet on its own is also intended to serve as a vessel for managing the overall master deficiency list, their resulting projects and costs, and to align with potential funding opportunities as they arise for the agency. Its adaptability allows it to be a sustainable means for updating and executing facilities work.

The following is the Table of Contents for the remainder of the Executive Summary:

Section 3.0 Contains the Facility and FCI Information Summaries

Section 4.0 Contains the Deferred Maintenance Summary and Analysis

Section 5.0 Contains Recommendations

Section 6.0 Contains Conclusions

Section 7.0 Contains Facility Condition Assessment details

Section 8.0 Contains Acknowledgements

3.0 FACILITY AND FCI INFORMATION SUMMARIES

As part of the overall effort for analysis and comparative purposes, a Facility Condition Index (FCI) was established as the primary needs metric for the inspected building. These metrics indicate that in general, the PEACE facilities overall are well maintained, especially given the age of several of the buildings. The average FCI, which is the ratio of total Deferred Maintenance to Replacement value is approximately 0.07, which is determined to be in the “fair” category. A description of the categories can be found in report Section 7.4.

The current overall total of deferred maintenance identified during the assessment through the (10) facilities and their associated sites was approximately \$4,000,000. Compared against the overall square footage of the buildings of approximately 130,000 square feet, the deferred maintenance equates to approximately \$35.50 per square foot across the facilities. The overall estimated replacement value of the properties was calculated at approximately \$54,000,000 for similar building construction and systems using industry standard metrics.

Facility	Area (sf)	Deferred Maintena	Def Maint per SF	Replacem Cost/sf	Estimated Replacement	FCI	
Emma L Johnston Southside Family Resource Center	4,200	\$ 334,600	\$ 80	\$ 300	\$ 1,260,000	0.27	
Transportation Department	7,300	\$ 312,850	\$ 43	\$ 250	\$ 1,825,000	0.17	
Eastside Family Resource Center	10,000	\$ 410,250	\$ 41	\$ 266	\$ 2,657,500	0.15	
Westside Family Resource Center	3,700	\$ 170,500	\$ 46	\$ 300	\$ 1,110,000	0.15	
DeFrancisco Eastwood Community Center	12,000	\$ 574,000	\$ 48	\$ 350	\$ 4,200,000	0.14	
LaFayette Head Start	4,740	\$ 119,300	\$ 25	\$ 300	\$ 1,422,000	0.08	
County South Family Resource Center	3,000	\$ 51,750	\$ 17	\$ 300	\$ 900,000	0.06	
Sumner Head Start & Big Brothers Big Sisters	33,000	\$ 892,750	\$ 27	\$ 500	\$ 16,500,000	0.05	
Merrick Head Start	43,400	\$ 986,000	\$ 23	\$ 500	\$ 21,700,000	0.05	
717 Erie Boulevard West	9,400	\$ 82,750	\$ 9	\$ 250	\$ 2,350,000	0.04	
	130,740	\$ 3,934,750	\$ 30		\$ 53,924,500		

In general, the facilities with the highest FCI scores (poorest condition) were the PEACE city-based Resource Centers.



3.1 Lafayette Head Start - facility is considered to be in “fair” condition as representative of its relatively low FCI. Overall, mechanical systems were functional with system ages ranging from 10 – 22+ years old which should have funding targeted for near future replacement. Consideration should be given to the lack of mechanical ventilation provided to classrooms and office spaces which are historically naturally ventilated by windows. In general, providing code required ventilation to spaces by means of natural

ventilation in a building that is mechanically heated and cooled year-round is not recommended. Attention shall be given to the facility’s head end sewage and fire protection systems which are not served by any municipal system. The pumped fire protection and septic systems are unique to this location and not present at any of the Agency’s other facilities. The facility wet pipe fire protection system is served by fire pumps located outdoors in a utility shed that is positioned in a flood-prone area. The pumps are located below surrounding grade level and should be raised up above flood plain level if not able to locate indoors in a dedicated fire pump room. Continued maintenance of the facility sewage treatment and leech field system should be maintained and training of building staff on good practices to ensure system longevity.

3.2 Merrick Head Start

3.3 Sumner Head Start

While these buildings are the two largest facilities and were both in “good” condition overall, their finishes are dated and beginning to show age. The physical size of these buildings contributed to lower FCI scores due to their comparable replacement value. The majority of the deferred maintenance in these buildings is related to their envelopes and should be considered for near term roof and window replacements in order to maintain weather durability and to improve building energy consumption. In addition, the heating systems are in need of renovation in the next 10 years. Although the facility’s boilers were replaced recently, consideration should be given to replace the steam distribution piping and equipment in both buildings due to the age of vintage unit ventilators, distribution piping and convectors. Performing mechanical upgrades will also offer energy savings and ventilation improvement opportunities.



3.4 County South Family Resource Center was found to be in “fair” condition as represented by its relatively low facility condition index (FCI) number. Overall, the resource center was not found to have any significant envelope or structural concerns like other family resource centers within the Agency’s network. No concerns with site drainage or water infiltration concerns were observed either. The primary area of interest for this facility is repair and replacement of aging HVAC equipment including basement and attic area furnaces and replacement of domestic water heaters which have far exceeded their median life expectancy. Other concerns to address would be repair and replacement of failed roof gutter collection/drainage system

concurrent with inspection of attic thermal insulation integrity of building envelope for review of heat loss pathways. In addition to, continued maintenance of attic space furnace flue vents is recommended due to past failures and to minimize roof edge ice buildup and future damage or gutter systems. Regarding long term facility use, discussions should also be had surrounding programmatic space function and accessibility to such spaces considering there are no means of vertical conveyance provided at the two-story facility or interior means of access to the second floor.

3.5 Eastside Family Resource Center - FCI is relatively high due and rated as “poor” due to its legacy boiler and original terminal unit and piping system which has exceeded its anticipated life expectancy. Additional concerns to address are the age and condition of the under slab combined sanitary/storm piping system which is believed to be clay tile construction and potentially compromised with tree root systems. There are reports of historical flooding and backup issues at the facility and due to the age of the structure, significant investment could be required if repair of the piping system is needed. Focus and careful consideration should be directed towards future renovation(s) surrounding building thermal envelope upgrades and replacement of the building heating system to incorporate centralized mechanical ventilation and air conditioning which is currently non-existent in the historically naturally ventilated facility.



3.6 Southside Family Resource Center (136 Dr. Martin Luther King West)

3.7 Westside Family Resource Center (200 Wyoming Street)



Both of these properties conveyed as “poor” with major issues related to water infiltration into the basement which has resulted in considerable deterioration and dilapidation. This was reflected in the condition of the foundations, basement flooring assemblies and the mechanical systems serving the buildings. Both Resource Centers are strategically located which makes them valuable in the respect that they reach the communities in which they serve where they are needed most. However, in addition to structural, building envelope, and deferred maintenance of systems, the facilities are both limited in their programmatic capability due to poor use of space and accessibility concerns. It is recommended that careful consideration be placed in addressing the future needs of the program and use of the facility’s space prior to tackling the significant investment(s) required to address the deferred maintenance of both facilities.



3.8 DeFrancisco Eastwood Community Center -

FCI is relatively high due to a few open masonry and roof issues at the time of the assessment that were not completed and therefore included in the overall score. Current FCI rating of the facility is “fair” as the Agency addressed the hose tower and other roof and masonry issues in 2024 that was the most important envelope issue, and which will greatly extend the life of the facility. With exception to envelope concerns, additional focus should be directed to preventative maintenance of the aging HVAC and heating systems which is essential in facilities with wet pipe sprinkler

and plumbing systems due to freezing concerns. Building air handler and air conditioning/heating needs were identified, although the anticipated schedule for replacement is not immediate. With the benefit of a robust structure and with proper preventative maintenance of building systems, the facility offers years of continued service to the community and has great potential for future renovations.



3.9 Transportation Center

has an FCI higher than what might be expected as the facility has a steam heating system that is nearing end of life, and a total replacement with a new modern system is recommended. Overall, with attention to some general deferred maintenance items, the facility is in “fair” condition and well suited for its current use. The Transportation Center plays a critical role in the function of the Agency’s head start facilities with its fleet of busses that serve the community. Addressing

the continued damage to the vehicles exhaust systems caused by the steep graded entry drive into the facility’s parking lot should be addressed.



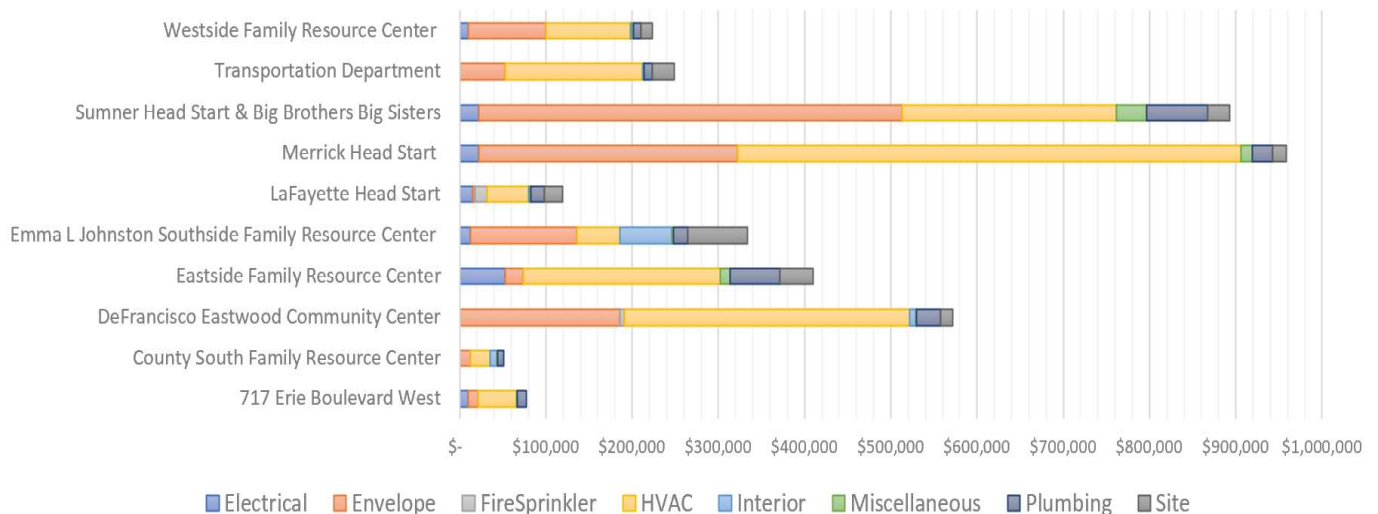
3.10 717 Erie Boulevard West It should also be noted that the purchase of this property in recent years was a wise investment. The facility is in “excellent” condition, and its value is considerable above its purchase price and has minimal issues related to the building envelope and mechanical systems. Condition of the site and building envelope observed were in good condition with exception to a few minor deficiencies regarding localized water infiltration and building thermal insulation repairs that can be easily resolved. Electrical and plumbing systems were generally in good condition with no major concerns. HVAC systems

generally were in fair to good condition with exception to dedicated temperature control equipment which was found to be disconnected and not in use. As rooftop HVAC equipment nears end of service life, review of restoring energy saving VAV temperature controls at the time of replacing rooftop air handlers would be recommended.

4.0 **DEFERRED MAINTENANCE DETAILS**

The following tables summarize deferred maintenance by maintenance type for each facility. This information is intended to depict the amount of noted deficiencies and their associated costs to make recommended repairs. The majority of the deficiencies show that building envelopes (primarily roofs and associated assemblies) and mechanical systems are the highest totals compared to the overall deferred maintenance total, comprising nearly 80% of the total deferred maintenance.

Cumulative Deferred Maintenance Costs by Facility

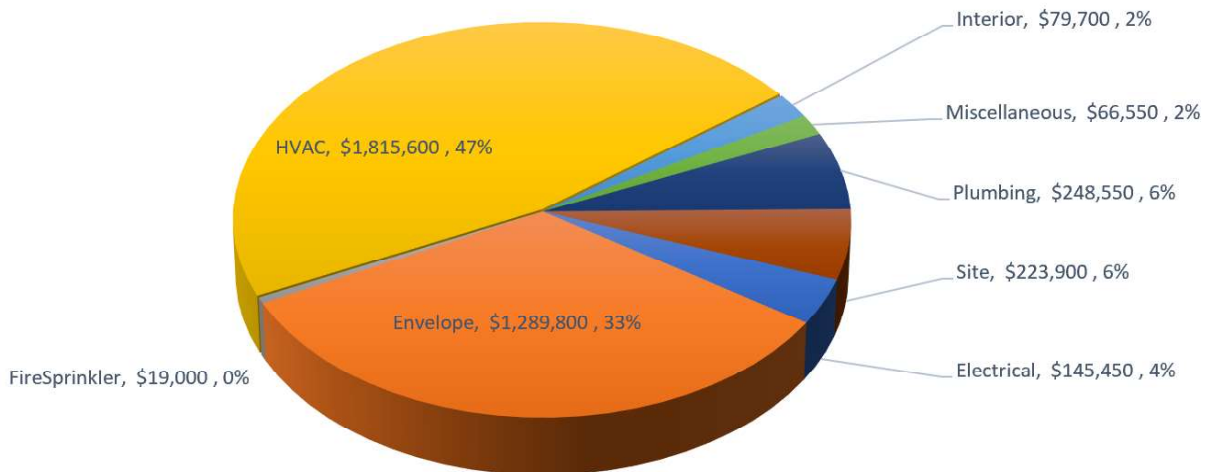


Summary of Deferred Maintenance Items by System Type

Row Labels	Electrical	Envelope	FireSprinkler	HVAC	Interior	Miscellaneous	Plumbing	Site	Grand Total
717 Erie Boulevard West	\$ 10,000	\$ 11,000		\$ 45,000		\$ 750	\$ 11,000		\$ 77,750
County South Family Resource Center		\$ 12,500		\$ 23,000	\$ 7,500	\$ 1,500	\$ 6,750		\$ 51,750
DeFrancisco Eastwood Community Center		\$ 186,000	\$ 5,000	\$ 330,500	\$ 7,500	\$ 1,000	\$ 27,500	\$ 14,500	\$ 572,000
Eastside Family Resource Center	\$ 52,500	\$ 21,500		\$ 228,250		\$ 11,500	\$ 57,500	\$ 39,000	\$ 410,250
Southside Family Resource Center	\$ 12,600	\$ 123,000		\$ 50,500	\$ 60,000	\$ 1,500	\$ 17,000	\$ 69,500	\$ 334,100
LaFayette Head Start	\$ 15,350	\$ 2,500	\$ 14,000	\$ 47,950	\$ 1,500	\$ 1,500	\$ 15,500	\$ 21,000	\$ 119,300
Merrick Head Start	\$ 22,500	\$ 299,900		\$ 584,000		\$ 12,400	\$ 24,000	\$ 16,000	\$ 958,800
Sumner Head Start & Big Brothers Big Sisters	\$ 22,000	\$ 491,400		\$ 248,450	\$ 200	\$ 34,400	\$ 71,300	\$ 25,000	\$ 892,750
Transportation Department	\$ 500	\$ 52,000		\$ 159,950	\$ 1,000	\$ 500	\$ 9,500	\$ 25,400	\$ 248,850
Westside Family Resource Center	\$ 10,000	\$ 90,000		\$ 98,000	\$ 2,000	\$ 1,500	\$ 8,500	\$ 13,500	\$ 223,500
Grand Total	\$ 145,450	\$ 1,289,800	\$19,000	\$1,815,600	\$ 79,700	\$66,550	\$ 248,550	\$223,900	\$3,889,050

Those items greater than \$100,000 are highlighted to reinforce the systems in greatest need.

Deferred Maintenance by Type



5.0 **PRIORITY RECOMMENDATIONS:**

The assessment team developed a prioritization method for establishing a list, ranking “projects” according to their individual likelihood and impact of failure, and the subsequent impact to the PEACE mission. The methodology is described in detail later in the report (Section 7.0).

The recommendations assume that there are no changes to PEACE program needs and that the existing facilities will be preserved.

It should be recognized that the current planning and prioritization of projects equates to an annual cost of \$400,000 of deferred maintenance per year over a ten year period, however this should be recalibrated based upon available funding by the Agency. We would suggest that approximately \$250,000 per year be budgeted for the first five years in order to manage the major priorities and to reduce the overall deferred maintenance backlog of envelope and heating/air conditioning work.

The list of overall priority projects recommended for the next 5 years are:

1) Eastside Family Resource Center – Replace legacy boiler system and heating units	\$170,000
2) Eastside Family Resource Center – Investigate & repair building sewer lateral	\$ 10,000
3) DeFrancisco Eastwood Community Center – Envelope and roof repairs	\$ 60,000
4) DeFrancisco Eastwood Community Center – Replace duct furnaces	\$ 20,000
5) Merrick Head Start – Study, evaluate and design heating system replacement	\$ 60,000
6) Sumner Head Start – Study, evaluate and design heating system replacement	\$ 60,000
7) Sumner Head Start – Roof Planning and Replacement	\$400,000
8) Merrick Head Start – Roof Planning and Replacement	\$250,000
9) Transportation Dept – Heating System Replacement	\$120,000
10) Transportation Dept – Regrade driveway apron (reduce damage to buses)	\$ 25,000
11) LaFayette Head Start – Fire Service Pump Modifications	\$ 20,000
12) LaFayette Head Start – Replace Gym AC system (R-22)	\$ 20,000
13) LaFayette Head Start – Study Mechanical Ventilation Options	\$ 15,000
14) County South Family Resource Center – Replace water heaters and furnaces	\$ 20,000
15) General – Perform radon testing in all facilities	\$ 10,000
16) General – Perform lead testing of water supply in all facilities	\$ 10,000

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In addition, it is recommended that the Westside and Southside Family Resource Centers be evaluated separately as to their long-term viability. Due to the extent of deterioration of the facilities and the extent of work needed to restore the structure, envelope and main mechanical systems the Agency should consider selling the properties and relocating to another site (purchase or lease) or consider full demolition and rebuilding on the same site. During the assessment there was discussion related to the programmatic needs of both sites which might be accomplished more effectively with a new building.

- 17) Westside Family Resource Center (200 Wyoming Street) - Review overall programmatic need of this location. If it is decided to retain the property and provide service at this site, significant investment is necessary.
 - a. Range of investment cost for existing structure, envelope and critical items \$150,000
- 18) Southside Family Resource Center (136 Dr. Martin Luther King West) - Review overall programmatic need of this location. If it is decided to retain the property and provide service at these locations, significant investment is necessary.
 - a. Range of investment cost for existing structure, envelope and critical items \$225,000

6.0 CONCLUSIONS

1. The overall condition of the PEACE Facilities portfolio is “fair”, with several buildings in good or very good condition. There are also two buildings in “poor” condition. This is in alignment with industry standards.
2. It is recommended that the Agency review its programmatic needs at the Westside and Southside Family Resource Centers and determine if they are suitable for future investment. These facilities are in desperate need of repair and have also been noted to need programmatic changes. Further study may be necessary to detail the overall operating costs and to compare this and the deferred maintenance needs versus rebuilding a new facility on the same site or relocating to another site which would be purchased or leased. Current lease market range for general office space in the City of Syracuse is in the \$15/sf/year.
3. From the current assessment effort and list of identified priorities, PEACE should establish and maintain a capital renewal budget of approximately \$250,000 per year for the next five years (2025-2030) to reduce the deferred maintenance backlog for envelope and mechanical projects.
4. At the end of the five year cycle, an update to the assessment should be performed and the list of deficiencies updated. From this, the overall needs can be reprioritized and subsequent five year Capital Plan developed for years 2030-2035. It is probable that the level of capital renewal budget could be reduced at this time due to the completion of several major projects with 20-30 year life cycle costs.
5. PGPC identified and tagged mechanical and main electrical assets and logged them into a spreadsheet for maintenance tracking and planning purposes as part of this assessment. It is recommended that PEACE enter these assets into their work order management system and establish routine contracts with vendors to perform scheduled and comprehensive preventative maintenance services on major equipment. The work order system should also be utilized to administer and record ongoing operational and maintenance costs to assist with decision-making on equipment repair and replacement.
6. Note that any major renovations to a building (identified as NYS Building Code Alteration Level 2 and up) that would involve reconfiguration of a space, addition or elimination of any door or window, extension/reconfiguration of any system, or installation of any additional new equipment may trigger additional work in order to bring systems and spaces up to current Code requirements. Examples of this would be renovations to existing building restrooms in facilities such as Head Start which may initiate ADA compliance requirements. Other renovations involving replacement of HVAC systems would trigger additional work in order to comply with current New York State Energy Conservation & Construction Code requirements as they relate to new construction only. It is recommended that any roof replacement, major mechanical system replacement or repair, and any toilet room work be reviewed and/or designed by a Licensed Professional to ensure compliance with any applicable Codes.

7.0 FACILITIES CONDITION ASSESSMENT

7.1 Facility Condition Assessment Effort

A Facility Condition Assessment (FCA) does more than just help building owners and operators keep up with regular maintenance. It includes a thorough inspection of facilities to help identify problems that could affect the building's overall integrity and functionality.

Items included in this FCA to identify and improve the facility longevity:

- Code and compliance concerns
- Current conditions of building major assets
 - Site Overview
 - Roofing / envelope
 - HVAC and other mechanical systems
 - Plumbing
 - Fire Protection
 - Electrical (Power, lighting, fire alarm and security)
- Age, lifespan, and condition of each major asset
- Opinion of probable construction cost and recommended timeline to help manage the maintenance budget for maintenance, capital projects and planning

Why was a Facility Condition Assessment performed?

Facility assessments are important for maintaining the physical condition of properties. Beyond keeping up with regular maintenance, one might perform various types of condition assessments on properties for the following reasons:

Selling a property - If selling a property, a property condition assessment would determine what work might need to be done before selling it — or to provide buyers with a report on the existing condition if selling as-is.

Prioritize repairs - Condition assessment data can help property owners and maintenance teams prioritize the repairs, renovations, and upgrades your building needs over time to ensure its longevity.

Avoid costly repairs - It's no secret that regular maintenance can help avoid costly repairs in the future. FCAs can help identify problems in their early stages so you can save on the cost of huge damages.

Ensure safety and compliance with local laws - In certain areas, the law requires regular FCAs to ensure facilities are up to code for the city or county you live in. This is often to ensure the safety of a building's occupants and other nearby facilities.

7.2 How often are facility condition assessments needed?

As a general rule, an FCA should be done every five to ten years. A good FCA can even last up to 15 years. FCA data should include recommendations and a maintenance schedule for at least a five-year period, and often they list recommendations for up to 10 years. This schedule can vary depending on the type of facility, where it resides, local laws, building age, number of buildings, and more.

For example, a building that is used frequently with many occupants and has a higher need for accessibility, like a school or hospital, will need more frequent FCAs than a storage warehouse that doesn't have as many moving parts.

7.3 Facility Condition Process Development

Step 1: Confirm the Assessment Scope

- **Define the assessment parameters:**
 - Number of buildings
 - Physical characteristics of each building (size, location, age)
 - Function and design
- **Relevant assessment considerations:**
 - Timeframe and deadlines
 - Budget and expected costs
- **Data and information needed:**
 - Historical maintenance data
 - Employee/occupant interviews

Step 2: Collect data

- Upon confirmation of the scope, data collection occurred. During this step, the team conducted interviews, reviewed past reports and maintenance logs, inventoried field assets, reviewed building plans, reviewed past expenditures, and gathered all of the data needed for an effective assessment.

Step 3: Conduct the building inspections

- During the inspection, the team walked through all the facilities, taking notes of findings. This included photos and video and a preliminary evaluation of each component of your facility.
- As the evaluation occurred, building systems and functionality was tested to ensure everything worked as it should. If immediate action was necessary this was noted as given to the PEACE maintenance team for remediation.

Step 4: Analyze the data

- Once the data collection and inspection was completed, the team analyzed the data to determine what future steps need to take place to keep operations running.

Step 5: Prepare recommendations

- After data analysis, actionable recommendations were entered on a timetable for the next several years. The table outlined repairs, upgrades, or replacements needed as well as their costs. It may also include tasks for regular, ongoing maintenance.

Step 6: Create and present the final report

- The final report will help building owners and managers identify any problem areas and prioritize their next steps.
- The final report includes:
 - Facility Condition Assessments (Division 1)
 - Recommendations with timeline and costs (Division 2)
 - Facility condition index (FCI) for the facilities (Division 3)
 - Archival Documents. These were floor plans, construction documents, etc.

7.4 Facility Condition Index (FCI)

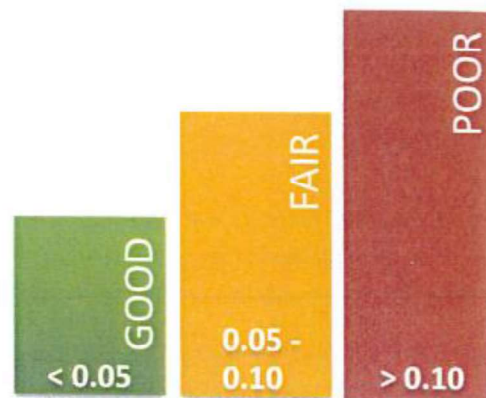
Facility Condition Index (FCI) is an industry standard asset management tool which measures the “constructed asset’s condition at a specific point in time” (US Federal Real Property Council, 2008). A Facility Condition Index (FCI) is a numerical value assigned to reflect the overall condition of your building. It is used to provide a benchmark to compare the conditions of similar groups of facilities.

FCI is calculated by taking the total cost of existing repairs and maintenance needed and dividing that by the total replacement value of your building. This will provide a percentage that helps you determine how the cost of repairs compares to the cost of just replacing the entire building.

As a general rule-

- A building with an FCI of 0.05 or less (<5%) is in Good condition.
- A building with an FCI between 0.05 and 0.10 (5-10%) is in Fair condition.
- A building with an FCI greater than 0.10 (10%) is in Poor condition.

$$\text{FCI} = \frac{\text{Deferred Renewal}}{\text{Current Replacement Value}}$$



7.5 Deficiency Priority Matrix

PGPC used industry standard ratings for defining the risk policy for a deficiency, using a rating of (1) through (5) for each item. Lower numbers indicate a lower rating and generally a lower risk factor; for example a Likelihood rating of (1) is an improbable chance of failure of an asset or system due to its age and/or condition. Similarly, a high rating of (5) indicates that the probability of failure of the deficiency / items would be frequent. This also relates to the Impact of a Failure, where (1) would have an insignificant impact to a building, and (5) would be catastrophic (make the building unoccupiable).

RISK MANAGEMENT

Risk Policy: Standard Matrix 5x5

BUILDING OPERATING MANAGEMENT'S

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RISK EVALUATION MATRIX						
HARM PROBABILITY LEVELS		HARM SEVERITY LEVELS				
RATING	DESCRIPTION	1	2	3	4	5
		Negligible	Minor	Serious	Critical	Catastrophic
5	Frequent	P ₅ S ₁	P ₅ S ₂	P ₅ S ₃	P ₅ S ₄	P ₅ S ₅
4	Probable	P ₄ S ₁	P ₄ S ₂	P ₄ S ₃	P ₄ S ₄	P ₄ S ₅
3	Occasional	P ₃ S ₁	P ₃ S ₂	P ₃ S ₃	P ₃ S ₄	P ₃ S ₅
2	Remote	P ₂ S ₁	P ₂ S ₂	P ₂ S ₃	P ₂ S ₄	P ₂ S ₅
1	Improbable	P ₁ S ₁	P ₁ S ₂	P ₁ S ₃	P ₁ S ₄	P ₁ S ₅

RISK	REQUIRED ACTIONS
Unacceptable Risk	Risk Reduction Required
Risk May be Acceptable / Tolerable	Investigate Risk Reduction
Acceptable	No Risk Reduction Required

For the purposes of this study, PGPC included a third multiplier for “Program Factor”. This would allow for similar items to be considered higher for one facility over another if the program in the building would be more affected by the failure of the item. An example would be there were two buildings that had heating systems but one building would not be able to occupy if the single boiler would not allow the program to function due to Code or other required environmental conditions. The program factor was multiplied into the risk policy factor by using its (1) through (5) in the same manner of lower number with less impact to the overall program, and a high number having a significant impact to the program. This number was placed as the decimal after a numerator of 1. So if the program factor was a “4”, the Likelihood and Impact product was multiplied by 1.4.

8.0 ACKNOWLEDGEMENTS

8.1 History of Community Action and PEACE, Inc. (from <https://www.peace-caa.org/about-us/history/>)

Community action started fifty years ago when President Lyndon B. Johnson declared a war on poverty. On August 20, 1964, President Johnson signed into law the Economic Opportunities Act creating a variety of programs that helped people with low incomes. Taking a grassroots approach, community action empowers people living in poverty to help make the decisions about programs and funding.

In Syracuse, the work of community action was underway before the official war on poverty began. Primarily through two agencies – the Mayor’s Commission on Youth and Crusade for Opportunities – people from diverse backgrounds had already started working together to improve the quality of life and break down racial barriers in their neighborhoods.

In 1968, Crusade for Opportunities became PEACE, Inc. which is an acronym for People’s Equal Action & Community Effort. Our agency was born. When the doors of PEACE, Inc. opened, there were two sites, three programs – including Head Start and Family Resource Centers – and the budget was \$400,000. As community needs changed, PEACE, Inc. added new programs and funding streams accordingly. In 2018, PEACE, Inc. operates nine major programs and manages a budget of over \$25 million.

Looking back over the past fifty years, we can celebrate many successes. People have been able to rise out of poverty – get a college degree, purchase a home, run for public office, start a business, and maintain a stable job. But, we know the work of community action is not complete. There are too many people in our community who continue to struggle in poverty and remain economically unstable. There are children who start school unprepared to learn; seniors who need companionship or a healthy meal; adults who cannot find stable housing or employment.

Our challenge moving forward is to build upon our first fifty years of work and maintain our commitment to empowering people to recognize their own potential and work toward a better life for themselves, their families, and the community at large.

PEACE Mission Statement:

Helping People in the community realize their potential for becoming self-sufficient.

PEACE Core Values:

Integrity:	We commit to honesty, loyalty, and professionalism.
Teamwork:	We commit to supporting and encouraging each other to achieve the mission of the agency.
Commitment:	We commit to having a dedicated course of action that results in selfless service.
Respect:	We commit to valuing the uniqueness of all individuals

8.2 Project Stakeholders and Partner Participants:

We would like to take the opportunity to thank the PEACE team for their participation and partnership on this effort. It has been a pleasure to work with such a dedicated and focused group.

PEACE Steering Committee:

Carolyn Brown	PEACE Executive Director
Nancy Turo	PEACE
Todd Goehle	PEACE
Kathleen O'Brien	PEACE
Jerry Barker	PEACE Director of Facilities

Condition Assessment Team:

Jerry Barker	PEACE Director of Facilities
Ned Owens	PEACE
Teresa Piedmonte	PEACE
Chad Loomis	PGPC Principal and Electrical Engineer
Reardon Baker	PGPC Mechanical Engineer
Connor Loomis	PGPC Electrical Designer and Archivist

8.3 Attached to Report:

- A. Condition Assessments (126 pages)
- B. Summary Excel Assessment Spreadsheet and Analyses

A.0 Appendix Material

1. Electronic Archive Material
 - a. Floor plans,
 - b. CAD drawings,
 - c. Historical information from PEACE
 - d. Organized by building (68 files, 33 Folders, 426 MB total size).
2. Site photographs of Buildings assessed under this effort
 - a. 2D Camera - 2,960 files, 39 Folders, 9.38 GB total size
 - b. 360 Camera - 2,596 files, 57 Folders, 16.1 GB total size
3. Onondaga County Assessment Data for all properties assessed by PGPC
4. PEACE Properties Utility Summary
5. Accessible Parking guidelines (Accessibility.docx)
6. Equipment Life Span White Paper (HVACR Equipment Life Expectancy.docx)
7. Facilities Condition Index (FCI) Information