

Allegan County Mental Health Services Building

Facility Assessment
2023

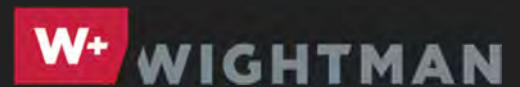


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Executive Summary

Allegan County has retained Wightman to conduct a facility assessment of the former Mental Health Services Clinic Building in Allegan, Michigan. The goal of the facility assessment is to evaluate the building and site systems. Each system is assessed based on its life cycle and current condition. We understand that Allegan County will use the assessment data in conjunction with the County's established Capital Improvements Plan to plan the physical future of the former Mental Health Services Clinic Building.

The former Mental Health Services Clinic Building was constructed in 1984. Areas of the middle building wing and main reception areas were renovated in 2009. While some systems are original to the building, little information exists about when other components were replaced. Since the structure is 39 years old, many systems, regardless of if they are original or have been replaced, have reached, or are approaching the end of their useful life.

Facility Assessment

The result of the facility assessment is a listing of recommended actions and their probable cost every year for the former Mental Health Services Clinic Building. The planning period used for this study is the next twenty (20) years. During that period, the total needs to equal \$1,999,892. The total cost includes repairs and replacing all systems that have or are projected to reach the end of their useful life.

Year	Total
2023	\$184,031
2024	\$177,926
2025	\$36,166
2026	\$7,605
2028	\$310,804
2029	\$8,909
2030	\$0
2031	\$157,597
2032	\$0
2033	\$193,299
2034	\$193,598
2035	\$0
2036	\$0
2037	\$0
2038	\$732,957
2039	\$0
2040	\$0
2041	\$0
Grand Total	\$1,999,892



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NOTE: Totals in all tables may reflect rounding.

The following sections presents additional details regarding these needs and all the items noted during the assessment.

Mission Criticality

Applying mission criticality to the assessment results provides a better picture of needs. Mission criticality considers the impact on building operation if a system fails and how likely it is to fall short, or exceed, its expected life cycle.

The following are the “levels” of mission criticality:

1. Action is taken as planned.
2. Action deferred for 1-5 years.
3. Action deferred for 6-10 years.
4. Action deferred indefinitely.

Based on the facility assessment and the mission criticality of the building and site, the following breakdown is derived:

Year	Level 1	Level 2	Level 3	Level 4	Total
2023	\$184,031	\$0	\$0	\$0	\$184,031
2024	\$1,827	\$176,099	\$0	\$0	\$177,926
2025	\$21	\$33,146	\$0	\$0	\$33,167
2026	\$0	\$7,605	\$0	\$0	\$7,605
2027	\$0	\$0	\$0	\$0	\$0
2028	\$34,824	\$212,238	\$63,742	\$0	\$310,804
2029	\$0	\$8,909	\$0	\$0	\$8,909
2030	\$0	\$0	\$0	\$0	\$0
2031	\$157,597	\$0	\$0	\$0	\$157,597
2032	\$0	\$0	\$0	\$0	\$0
2033	\$152,877	\$0	\$40,421	\$0	\$193,298
2034	\$193,598	\$0	\$0	\$0	\$193,598
2035	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0
2038	\$320,573	\$79,820	\$245,177	\$87,388	\$732,958
2039	\$0	\$0	\$0	\$0	\$0
2040	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,045,348	\$517,817	\$349,340	\$87,388	\$1,999,893



Mission criticality suggests an option to spread out the costs over a more extended period of time.

Facility Condition Assessment

Process

Wightman used the VFA Asset Management program to capture and evaluate the building and site systems. The program uses industry-recognized life-cycle standards established by the Building Owners and Managers Association (BOMA). A roof such as the type used on the former Mental Health Services Clinic Building has a life cycle of twenty-five (25) years. Knowing the year of installation provides an estimated year of when replacement is needed based on the BOMA standard.

In conjunction with the life cycle is an estimated cost of replacing a system. The VFA Asset Management program calculates the price based on published standards developed by RSMeans. This industry-standard source for construction estimating provides cost estimates for each building and site system. The RSMeans data are updated annually and are adjusted to reflect costs in the immediate geographic area.

The professionals conducting the assessment capture information based on a system evaluation. In the assessor's opinion, a system that needs replacement based on its life cycle of five years may likely last longer or need replacement sooner based on the condition. The assessor can and does make that adjustment.

In association with our teaming partner Millies Engineering Group (Mechanical, Electrical, Plumbing), Wightman conducted the physical assessment of the former Mental Health Services Clinic Building. The building and site systems were evaluated based on their life cycle, condition, and probable replacement cost.

Facility Overview

The former Allegan County Community Mental Health Services clinic building was built in 1984 almost on the exact location as the Pope residence, which served as the County's first "poor house." It is a one-story structure constructed in a "triple-H" floorplan layout with three distinct building wings. The overall condition of the structure and exterior systems is good, except for the cedar siding which has reached its typical life expectancy. The overall condition of the interior spaces is fair with many of the finish systems outdated, exhibiting heavy wear and tear, and nearing the end of typical life expectancy.

Architectural

The building exterior wall construction consists primarily of stud framing with cedar plank siding on the exterior. The West facing exterior walls are of brick masonry. The existing cedar plank siding exhibits weathering due to the elements, several repairs due to damage caused by seasonal snow removal, and damage caused by woodpeckers and insects. It has reached its useful life expectancy and would benefit from repair of the damage along with a new finish of paint or stain, or total replacement with a more durable exterior material.



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The exterior windows appear to be in good condition and are comprised of a wood-clad interior with vinyl-clad exterior.

The existing roof system, of an unknown age, is comprised of asphalt shingles over felt paper and sheathing and is in fair condition. The soffit system is comprised of cedar and appears to be in fair condition. The cedar fascia is also in fair condition, but there are many areas showing signs of deterioration due to weather exposure and damage due to woodpeckers and insects.

The interior walls are typical stud walls with gypsum board sheathing. Wall finish varies from paint to vinyl wall coverings. The floor finish is primarily broadloom carpeting, with some areas of ceramic tile, quarry tile and VCT. One of the existing office areas has newer carpet tile installed. Overall the existing carpeting exhibits signs of wear and tear and would benefit from replacement with a carpet tile product (or a resilient floor product depending on the future use of this building).

Mechanical

This building is served by a total of ten (10) furnace systems with DX cooling coils and outdoor condensing units. The furnaces are in downflow configuration and supply air through an underfloor duct system. These systems range in age from 1999 to 2019 and multiple systems are due for replacement.

There are currently three (3) through-wall electric unit heaters that are no longer in use.

Multiple hot water heaters are utilized, one for each section of the building. These appear to be in fair condition. There is also a small fire protection zone utilizing a wet sprinkler system.

The building has a natural gas supply system which branches and distributes underground to the multiple sections of the building.

Plumbing

The sanitary system is concealed underground and therefore not capable of observing. The existing water distribution system incoming service is 3" in diameter but does not have a backflow preventer.

Plumbing fixtures throughout the building include stainless steel exam wall sinks, a drinking fountain that is currently disabled and is only at one height, standard restroom fixtures including vitreous china toilets and lavatories and one (1) floor-mounted mop sink.

Electrical

The building is served from a 120/208V, 3ph, 4w, 400a distribution panel. This is small for this size of a building and should be evaluated for future capacity when the system is replaced.

A majority of the lighting has new LED replacement tubes. The lighting housing is old, but in fair condition. A few spaces without recessed troffers have older lighting with fluorescent replacement bulbs that may need to be replaced sooner. The replacement costs include new emergency lighting and controls. Replacement will require low voltage switching and occupancy sensors which currently do not exist within the building.



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The building has a central data system that uses mostly Cat 5e cabling. The equipment in the racks is fairly new and appears sufficient for current needs.

A majority of the lighting has new LED replacement tubes. The lighting housing is old, but in fair condition. A few spaces without recessed troffers have older lighting with fluorescent replacement bulbs that may need to be replaced sooner. The replacement costs include new emergency lighting and controls. Replacement will require low voltage switching and occupancy sensors which currently do not exist within the building.

This building has a card access system and a lock down system. It appears a camera system has not been installed unlike the other buildings in this survey. This may be for the privacy of the visitors.

Regarding the emergency generator, the building is fed from a 600A disconnect switch. The Cummins Onan generator and transfer switch were not labeled with sizes, but the ATS appears to be 400A which would back up the entire building. This equipment is older but appears to be in fair condition and is operational.

Site

The site components are generally in good condition. With continued routine maintenance, primarily sealing the asphalt pavement, most systems should last past the next ten years. The parking lot surface exhibits typical weathering and cracking for its age and would also benefit from renewed painted pavement markings.

The concrete sidewalks are in good condition and exhibit typical wear and tear due to age and weathering. There are some small areas damaged by seasonal snow removal that would benefit from repair.

The parking lot area lighting is provided by 20' light poles in good condition. There are also 6' tall decorative light poles with a globe post top located in the landscaped area in front of the main entry that are in fair condition and would benefit from replacement.

Assessment Findings

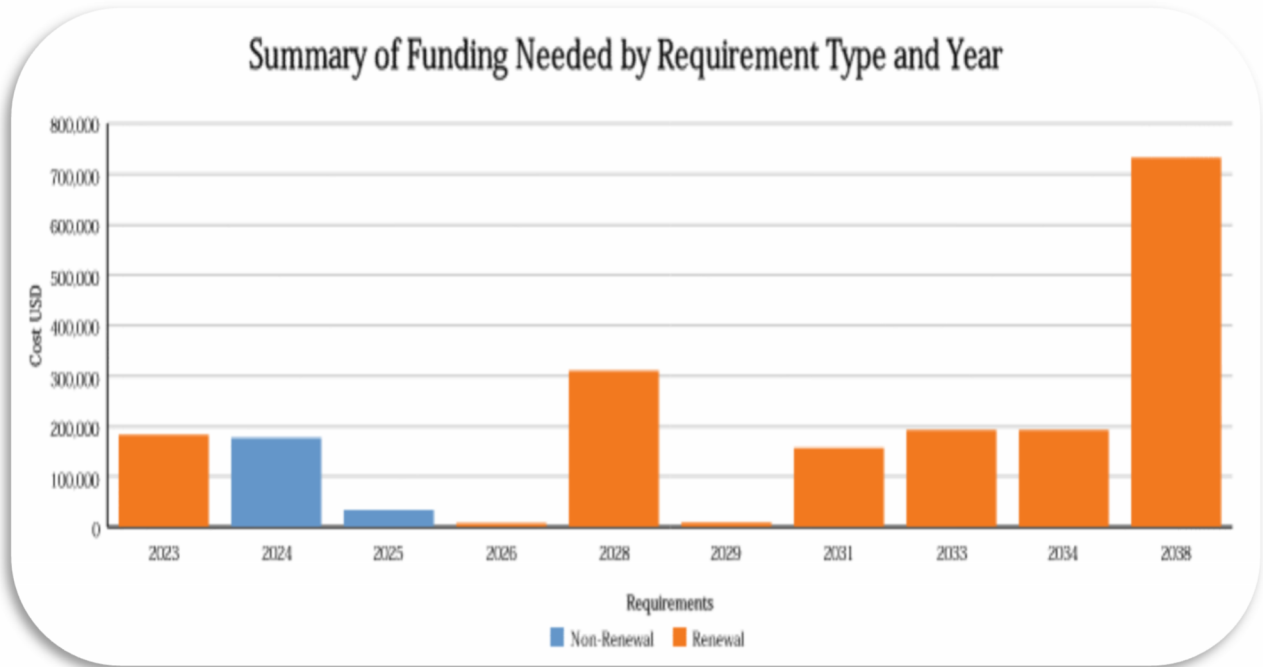
Appendix A details the needed replacements/repairs for a twenty (20) year planning period. There are several factors to consider in reviewing the results:

- **Renewal and Non-renewal Requirements:** Physical needs are divided into two categories. *Renewal requirements* are systems that have reached the end of their useful life. For example, the existing cedar siding, soffits, and fascia have exceeded its useful life and should be replaced. *Non-renewal requirements* are needs identified by the assessors independent of the age of the system. An example of a non-renewal requirement is the replacement of all existing carpeting. The overall condition is fair despite its age. However, a specific area needs attention. That is a non-renewal requirement.
- **In-Kind Systems:** The costs shown represent a one-to-one replacement cost. If the building were being constructed today, it would be designed with different, more efficient systems. The evaluation uses in-kind systems.



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The facility assessment provides a list of required near-term actions and a look at potential future costs. The following graph shows years where significant investments may be needed. There is a very substantial requirement in 2038 as multiple systems reach the end of their useful life.



The following table presents a year-by-year list of the needs identified through the facility condition assessment. The estimated cost over the next twenty years is \$1,999,892..



Facility Condition / Renewal Index

The Facility Condition Index (FCI) represents the total cost of addressing immediate one-year needs divided by the cost of replacing the building with a new structure. The immediate needs include the items to be addressed in 2023 and 2024, totaling \$361,957. The replacement value of the building is \$2,372,406. This does not include such costs as the architectural and engineering fees, Mechanical/Electrical/Plumbing fees, demolition fees, and Furniture/Fixtures/Equipment fees.

Dividing the needs by the replacement value yields an FCI of 15%. In other words, to address the immediate needs, it will cost 15% of the cost of replacing the building.

The Renewal Index (RI) represents the ten-year cost of all needs divided by the replacement value. For the former Mental Health Services Clinic Building, the ten-year costs total \$1,073,337. Dividing that cost by the replacement value provides an RI of 45%.

The general "rule of thumb" is that if it costs two-thirds (66%) of the cost of a new building to maintain the current structure, consideration should be given to replacing the facility. The FCI (15%) does not warrant an immediate replacement of the existing facility. The RI (45%) indicates that over the next ten years, addressing the immediate needs with continued maintenance of those systems as required would extend the life of the former Mental Health Services Clinic Building.

That is a suggestion, not a recommendation. Other "non-bricks and mortar factors" need to be evaluated, such as access, site use, and requirements that may be established for new tenants of the former Mental Health Services Clinic Building.

The facility condition assessment provides a twenty-year forecast of when actions need to be taken based on the current condition of each system. The assessors used their professional judgment to establish the state of each system. The year action is needed is not a guarantee. A system could fail earlier. The assessment provides the County with an educated "look ahead" for when steps are likely to be needed and for which capital budget allocations can be planned.