



Turner & Townsend
Heery

New Hanover County Schools

2026 Facility Condition Assessment

April 28, 2026

We transform together.

Agenda

1. Introductions
2. What is a Facility Condition Assessment (FCA)?
3. Facility Condition Index (FCI)
4. Summary of Effort
5. Overall Review of Results
 1. Overall CSP by Category
 2. Overall CSP by Region
 3. Overall CSP by Type
 4. FCI Distribution



Relevant Staff



Jessica Killian, PE, PMP

- Project Director
- 23+ years experience
- 10+ years K-12 project and program management experience
- Located in Raleigh



Martin Harrison, MRICS

- Senior Property Condition Assessment Manager
- 31+ years experience
- Significant K-12 and Higher Ed FCA experience
- Located in Greensboro



Larry Davis, NCARB, LEED AP

- Property Condition Assessment Director
- 31+ years experience
- Significant Higher Ed FCA experience
- Located in Winston-Salem

Why do FCAs Matter?

- Impacts student learning, staff retention, and health
- Drives long-term budget planning and efficiency
- Supports safety, accessibility, and regulatory compliance
- Assists in forecasting help to reduce emergency repairs and extends building and building system life
- Informs sustainable and strategic facility upgrades



FCA Process

- FCAs provide an objective assessment of building systems
 - **Does not analyze educational suitability, functional safety/security**
- Team of experience professionals review 100% of support spaces and a representative sample of academic spaces
- FCAs are typically completed every 5-10 years
- Additional considerations are needed to determine whether a school or facility needs to be renovated or replaced



Chiller – Holly Shelter MS

What is a Facility Condition Assessment (FCA)?



- **Evaluates site, structural, architectural (interiors, building envelope, roofing), mechanical, electrical, plumbing, and fire and life safety systems**
- Provides a full inventory and condition rating of all building systems
- Helps prioritize repairs and replacements based on condition and urgency

The evaluation included interviews with building occupants and maintenance staff, visual inspections and review of existing reports and building data. The following building systems were assessed:

- Site elements including paving, landscape, and play areas
- Doors and operable walls
- Painting
- Millwork
- Kitchen equipment integrated into the building
- Elevators and lifts (finishes only)
- Plumbing
- Lighting
- Heating, Ventilation and Air Conditioning (HVAC)
- Exterior envelope

	Code	Recommendation	Project Tot...	B...	Building	Building Description
	309-M-012	Replace air handling unit AHU-3	33,000	No	309	Main Building
	309-M-013	Replace air handling unit AHU-2	31,000	No	309	Main Building
	309-M-011	Replace air handling unit AHU-1	24,000	No	309	Main Building
	309-M-009	Replace heat recovery unit HRU-1	22,500	No	309	Main Building
	309-M-010	Replace 100-gallon domestic w...	22,000	No	309	Main Building
	309-M-015	Replace dual-height drinking fo...	19,200	No	309	Main Building
	309-M-005	Replace air handling unit AHU-4	17,200	No	309	Main Building
	309-M-003	Replace air handling unit AHU-5	9,200	No	309	Main Building
	309-M-001	Replace air handling unit AHU-6	9,000	No	309	Main Building
	309-M-002	Replace air handling unit AHU-7	8,000	No	309	Main Building
	309-M-006	Replace split system indoor & o...	7,006	No	309	Main Building
	309-M-014	Replace split system indoor & o...	6,000	No	309	Main Building
	309-M-008	Replace split system indoor & o...	6,000	No	309	Main Building
	309-M-004	Replace air handling unit AHU-8	3,400	No	309	Main Building
			\$ 220,306			

FCA Analysis

Remaining Useful Life for Replacement or Refurbishment

Inspect

Analyze

Results



FCA Tracker



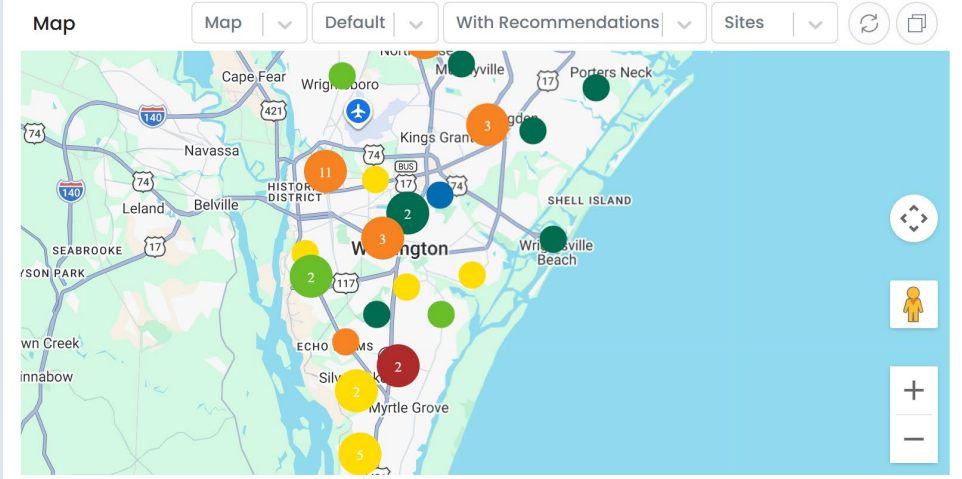
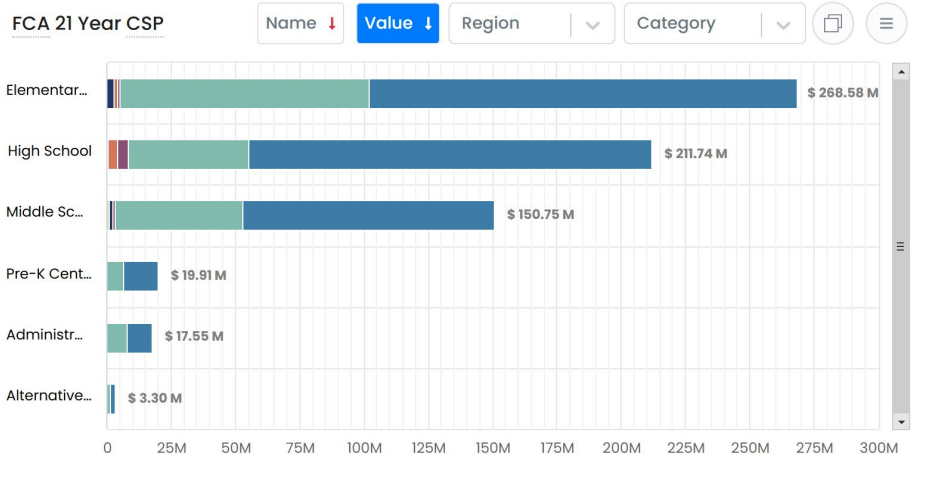
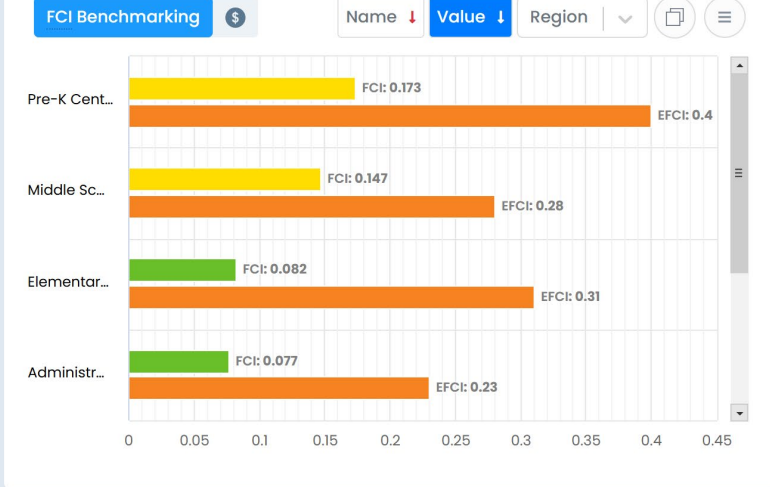
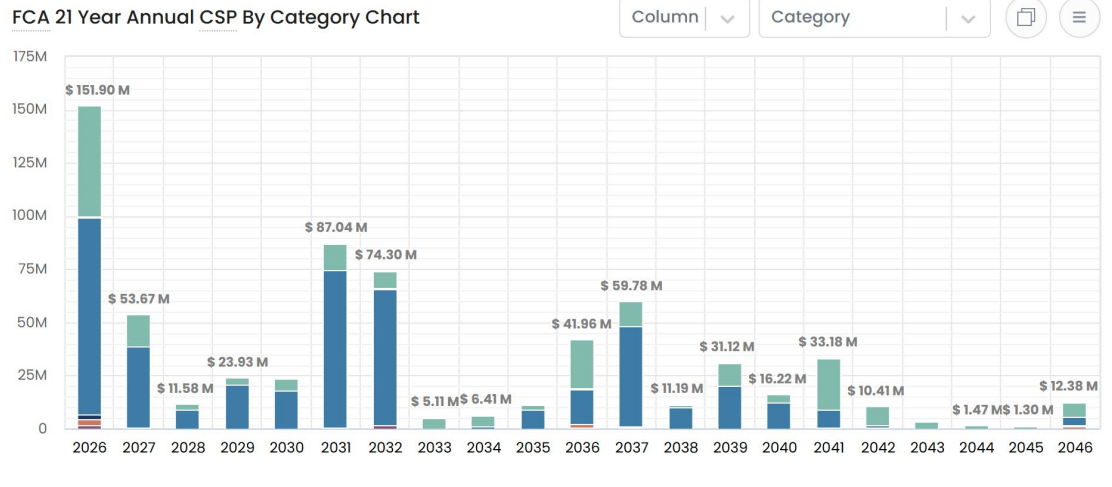
- Recommendations
- Filters
- Reports
- Bookmarks
- Actions

Project Name
New Hanover County Sc...

Building Statistics

Total CSP \$ 675.00M	Total SF 4,074,611
Total CRV \$ 2,489.75M	Recommendations 5,388
FCA Projects 1	Regions 6
Sites 49	Buildings 217
Additions 270	

Building Breakdown (217)

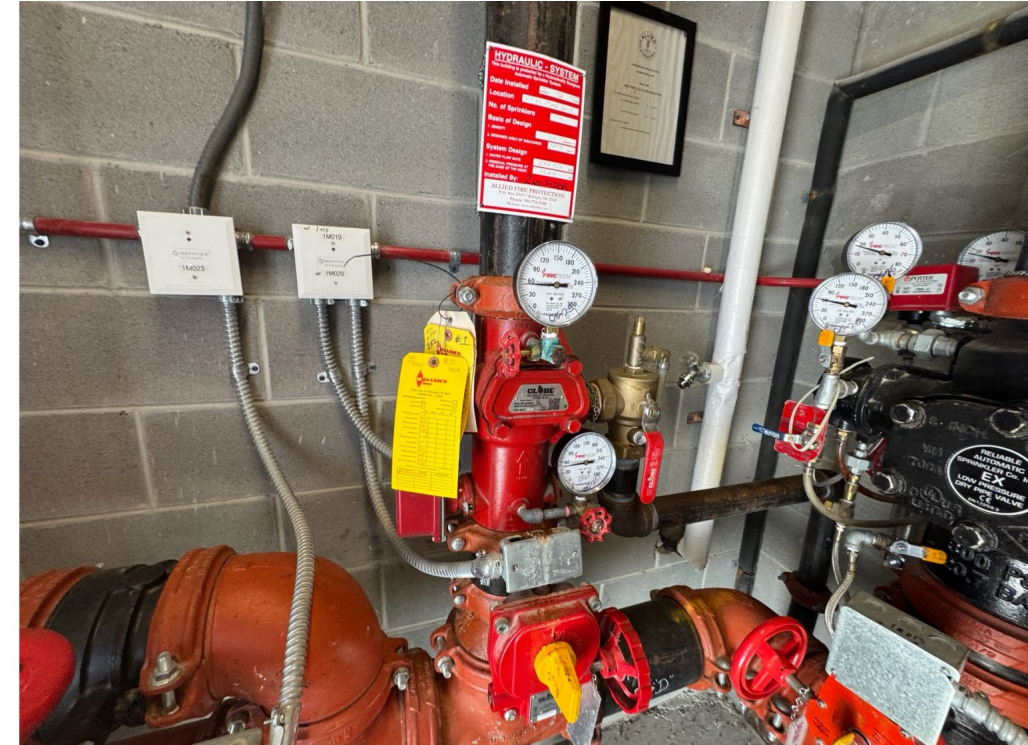


Facility Condition Index

$$FCI = \frac{\text{Deferred Maintenance Costs (\$)}}{\text{Current Replacement Value (\$)}}$$

Deferred maintenance refers to **delaying maintenance activities or repairs that should be performed on assets, infrastructure, or equipment** due to budget constraints, limited resources, or strategic prioritization

Current Replacement Value (CRV) in real estate refers to the **total cost required to replace a building or property with one of similar size, design, and construction using current market standards**, including labor, materials, supervision, and some contractor profit and overhead



Fire Sprinkler System – Wrightsville Beach ES

Facility Condition Index



<https://opengov.com/article/smarter-decisions-with-facility-condition-assessments/>

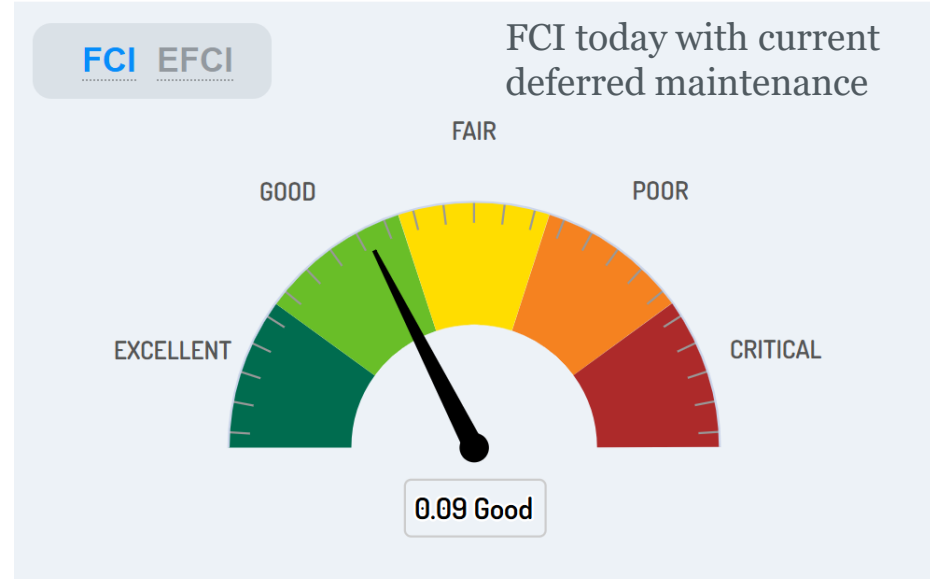
Excellent: No to minimal deferred maintenance (0-5%)

Good: Some deferred maintenance that will affect the building functionality if not addressed (5-10%)

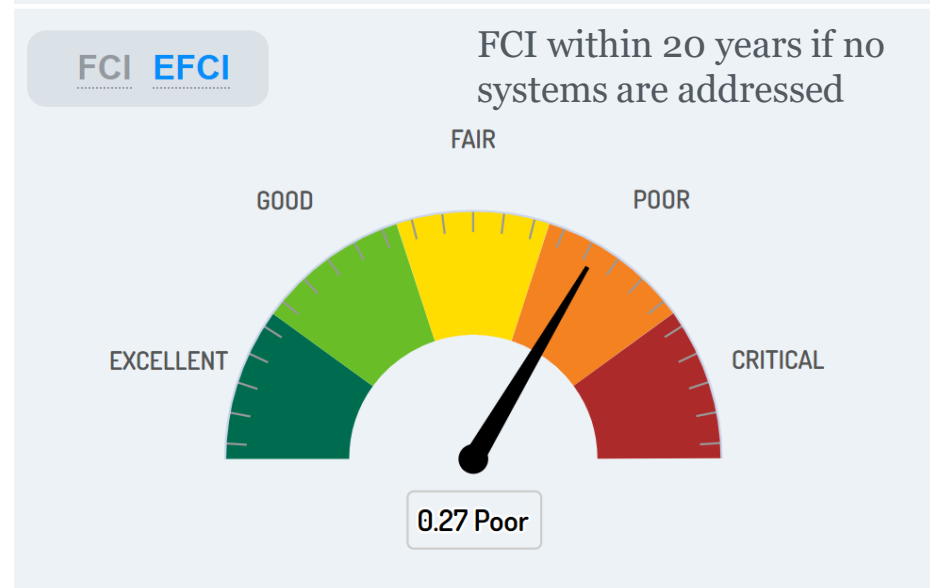
Fair: Substantial amount of deferred maintenance that is affecting building functionality (10-20%)

Poor: Significant amount of deferred maintenance that is affecting and likely worsening building functionality (20-40%)

Critical: Critical amount of deferred maintenance that must be addressed as soon as possible (40%+)



FCI: 0.09 EFCI: 0.27 DM: \$ 218.43M FC: \$ 456.57M
CSP: \$ 675.00M SF: 4,074,611 CRV: \$ 2,489.75M

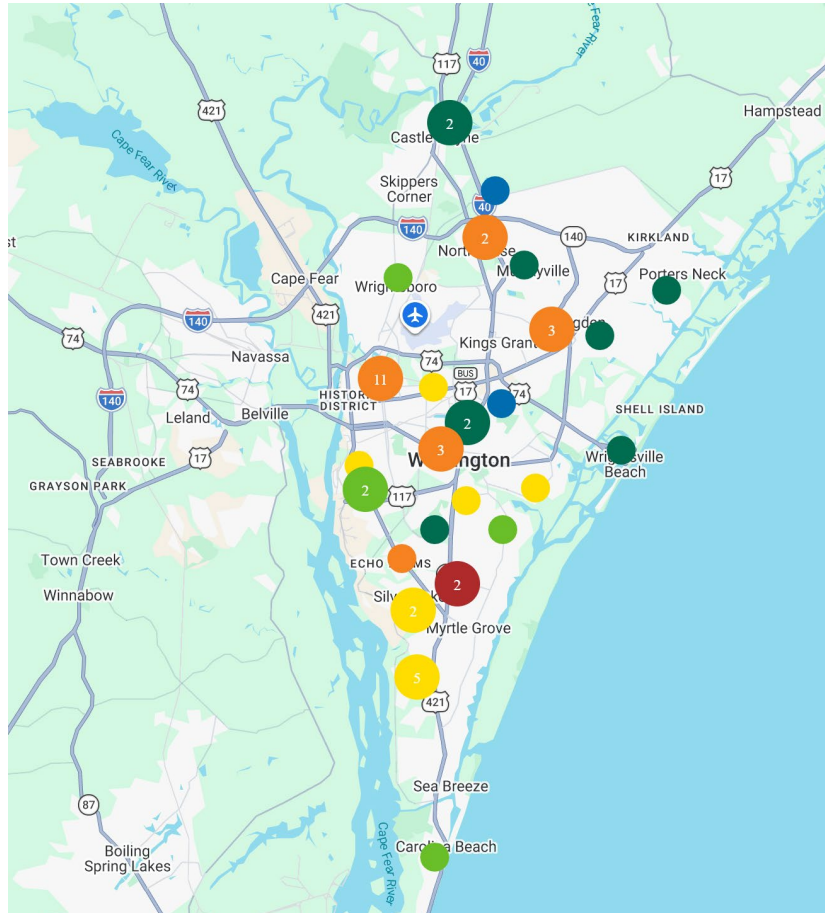


FCA Analysis

Inspect

Analyze

Results



Total CSP
\$ 675.00M

Total SF
4,074,611

Total CRV
\$ 2,489.75M

Recommendations
5,388

FCA Projects
1

Regions
6

Sites
49

Bulidings
217

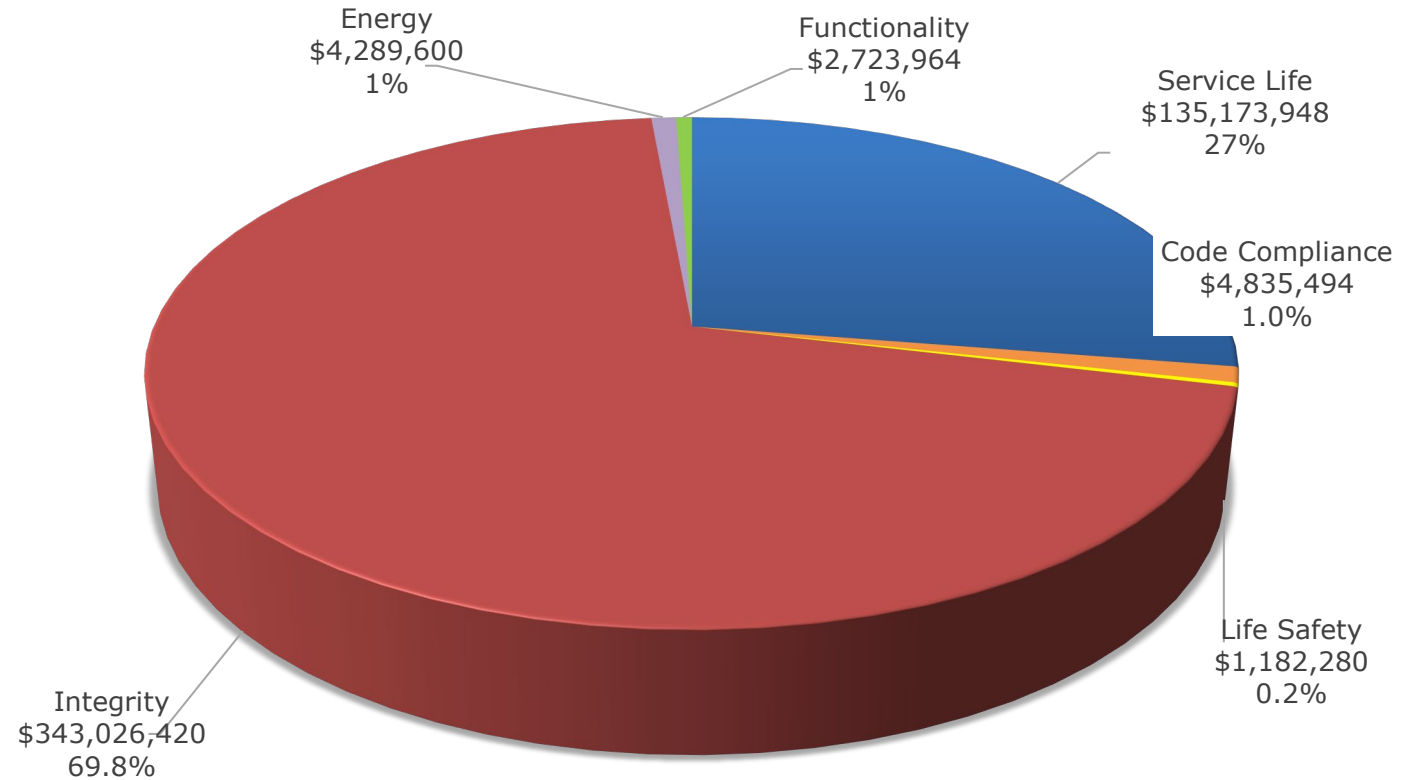
Additions
270

FCA Analysis



New Hanover County Schools FCA
11-Year Capital Spending Plan by Category - 2026 to 2036

TOTAL: \$491.2M



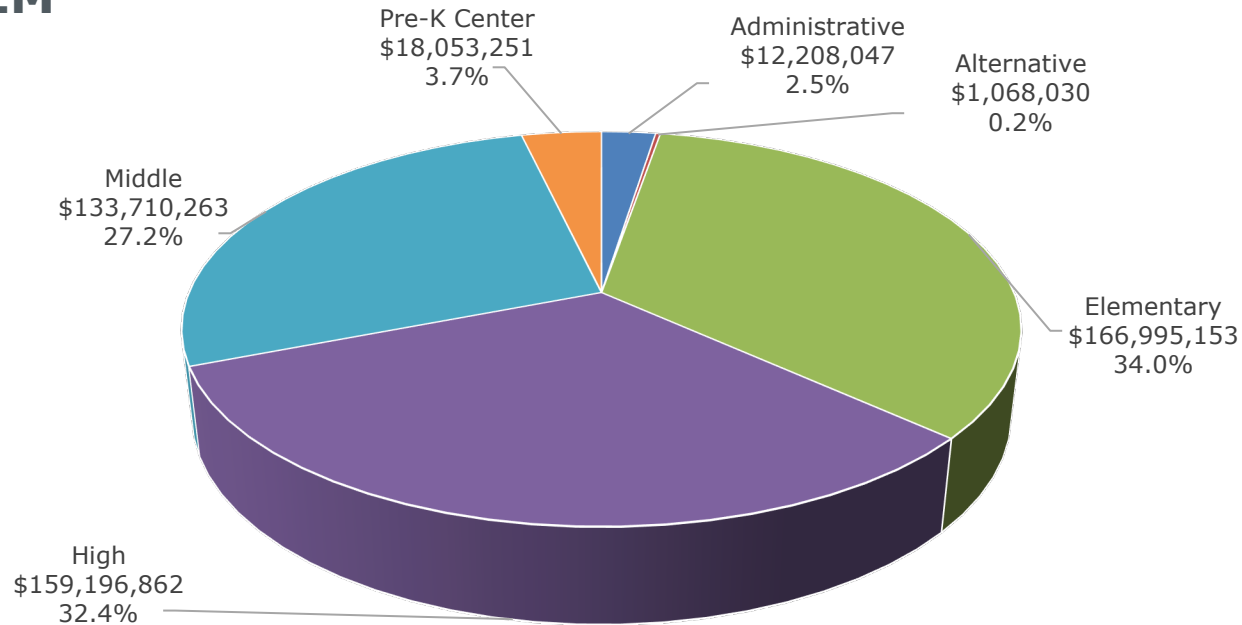
Building Envelope – John T Hoggard HS

FCA Analysis



New Hanover County Schools FCA
11-Year Capital Spending Plan by Region - 2026 to 2036

TOTAL: \$491.2M



- Administrative Building
- Alternative School
- Elementary School
- High School
- Middle School
- Pre-K Center

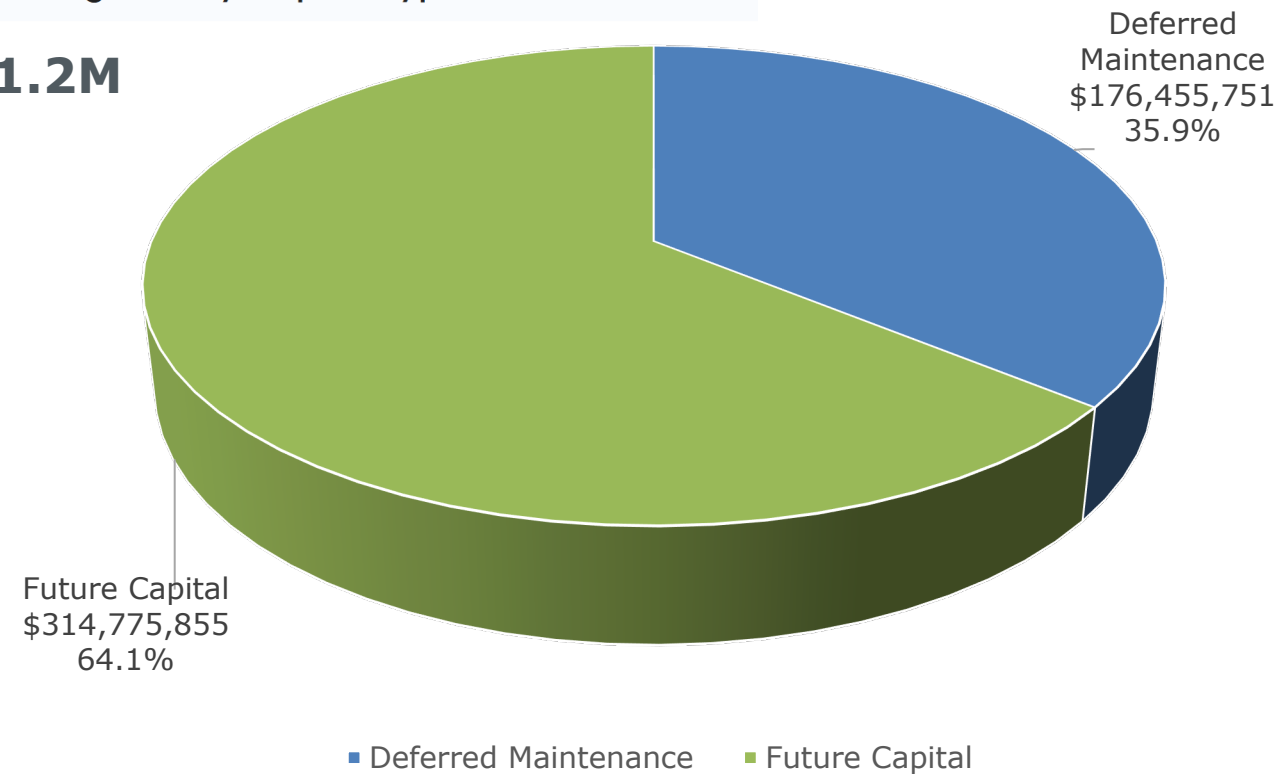
Minor variance due to Region assignments

FCA Analysis



New Hanover County Schools FCA
11-Year Capital Spending Plan by Capital Type - 2026 to 2036

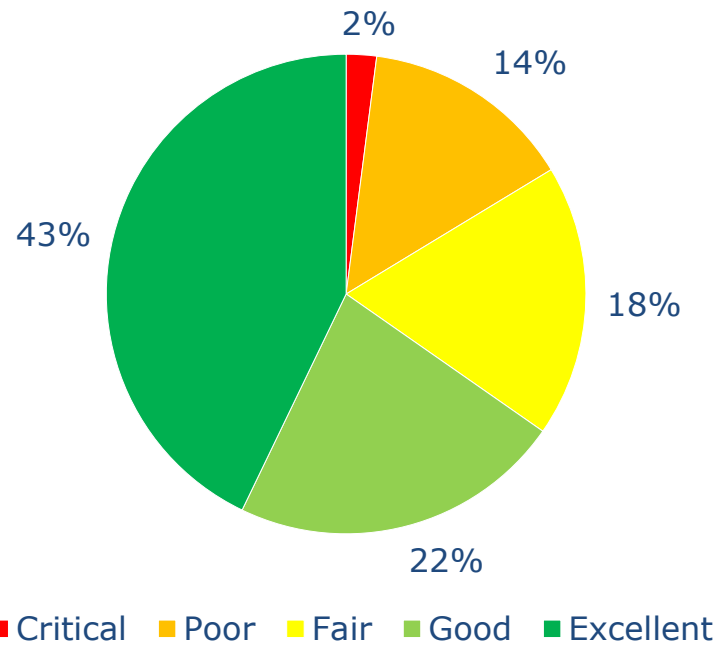
TOTAL: \$491.2M



FCI Results

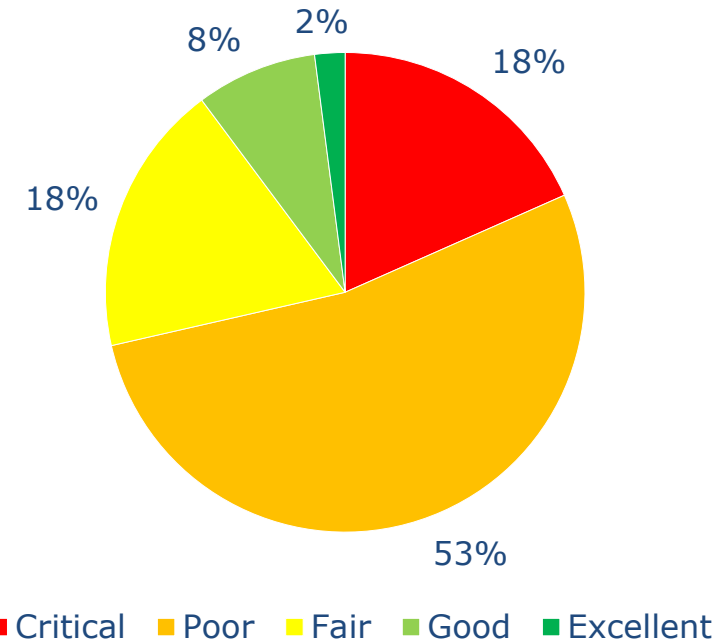


FCI - Current



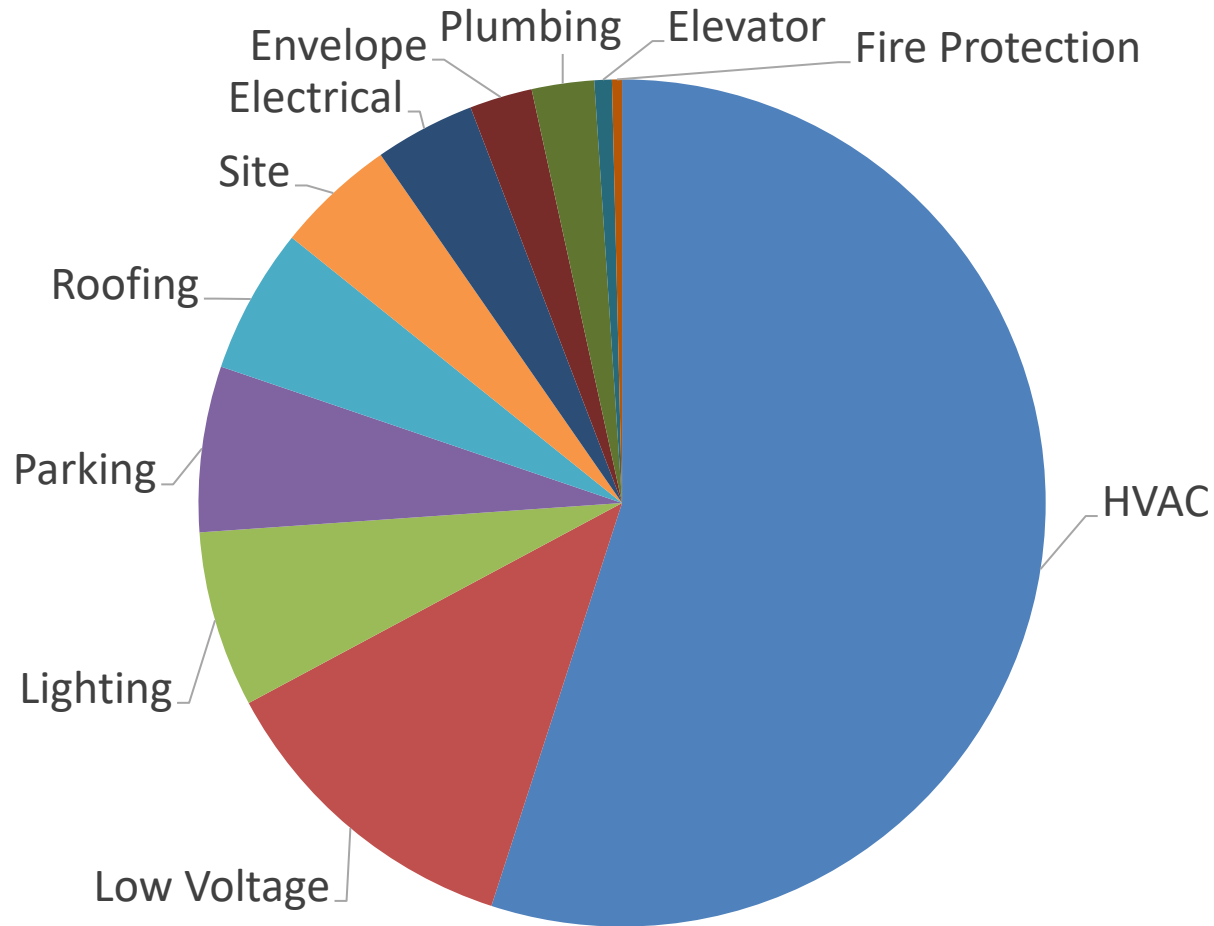
\$218M of current Deferred Maintenance
34% in Critical-Fair Category

EFCI - 20 Years



\$675M of current Deferred Maintenance + Future Capital Needs
85% in Critical-Fair Category

Component Breakdown – Deferred Maintenance (Current)



Window Units – New Hanover HS

Thank you

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Next Steps

- **Budget and Facilities Committee Funding Discussion**
 - Discussion for annual maintenance update – What needs to be prioritized based on condition?
- **Bond(s) Planning**
 - Development of packages – Any adjustments to current plan?
 - Strategic funding strategy – How will improvements be timed?

DRAFT