SMART CHURCH SOLUTIONS
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Charlotte, NC



Why Should Your Church Conduct a Facility Condition Assessment (FCA)?

Stewardship & Efficiency

An FCA pinpoints critical repairs and upgrades, enhancing the stewardship of your resources by preventing wasteful expenditure and aligning maintenance efforts with your church's budget and long-term financial planning.

Safety & Compliance

Regular assessments ensure your facilities meet safety standards and regulatory requirements, safeguarding your congregation and avoiding potential legal issues.

Preservation & Functionality

FCAs help maintain the historical integrity and functional quality of your facilities, supporting vibrant community and ministry activities.

What is the Primary Benefit of Investing in an FCA today?

Churches undertake FCAs to manage their facilities proactively, ensuring efficient resource use and effective long-term planning.

These assessments help churches identify pressing maintenance needs and budget accordingly, enabling informed decision-making for future capital expenditures and operational adjustments.

What Problems do Facility Condition Assessments Solve?

FCAs help church leaders understand and prioritize facility issues, from urgent repairs to long-term sustainability.

This proactive approach enables leaders to address hidden problems, plan financially, and maintain a baseline for all facility stewardship initiatives.

What Do Church Leaders Value Most in an FCA Report?

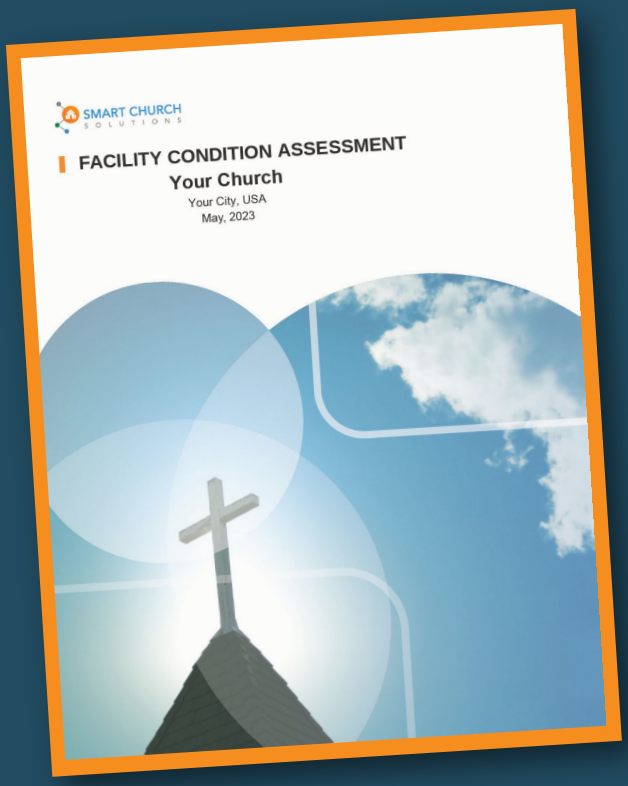
Church executives find operational insights, deferred maintenance details, safety recommendations, and lifecycle analysis most valuable.

Facility managers focus on specific assessments of building systems like HVAC, plumbing, and roofing to identify and address any deficiencies.

What External Factors Influence the Decision to Conduct an FCA?

- **Regulatory & Safety Demands:** Changes in building codes and safety regulations may necessitate compliance checks to avoid fines and ensure congregant safety.
- **Financial & Insurance Considerations:** Budget constraints and insurance requirements often prompt churches to use FCAs to strategically allocate funds and meet policy conditions.
- **Community & Cultural Expectations:** Community standards and expectations, along with the need to preserve historical buildings, drive churches to maintain facilities that are welcoming and compliant with societal norms.

Take a look inside our Facility Condition Assessment!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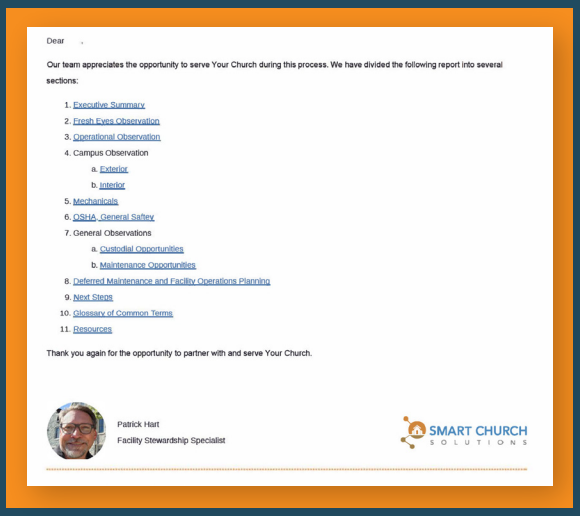
FACILITY CONDITION ASSESSMENT

Your Church

Your City, USA

May, 2023


Dear ,

Our team appreciates the opportunity to serve Your Church during this process. We have divided the following report into several sections:

1. Executive Summary
2. Fresh Eyes Observation
3. Operational Observation
4. Campus Observation
   a. Exterior
   b. Interior
5. Mechanicals
6. OSHA, General Safety
7. General Observations
   a. Custodial Opportunities
   b. Maintenance Opportunities
8. Deferred Maintenance and Facility Operations Planning
9. Next Steps
10. Glossary of Common Terms
11. Resources

Thank you again for the opportunity to partner with and serve Your Church.

Patrick Hart
Facility Stewardship Specialist

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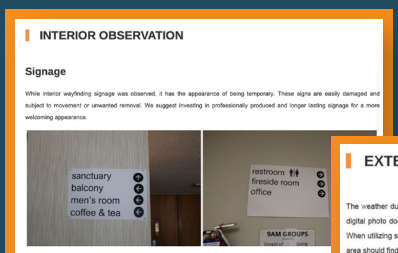

INTERIOR OBSERVATION

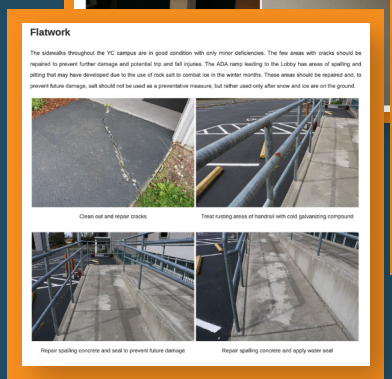
Signage

While interior wayfinding signage was observed, it has the appearance of being temporary. These signs are easily damaged and subject to movement or unwanted removal. We suggest investing in professionally produced and longer lasting signage for a more welcoming appearance.

sanctuary
balcony
men's room
coffee & tea

restroom
fireside room
office

9AM GROUPS


Flatwork

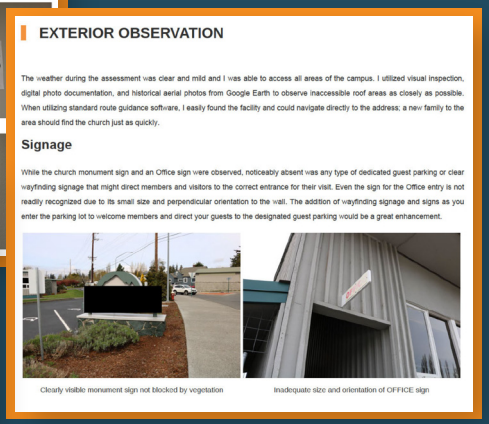
The sidewalks throughout the YC campus are in good condition with only minor deficiencies. The few areas with cracks should be repaired to prevent further damage and potential trip and fall injuries. The ADA ramp leading to the Lobby has areas of spalling and pitting that may have developed due to the use of rock salt to combat ice in the winter months. These areas should be repaired and, to prevent future damage, salt should not be used as a preventative measure, but rather used only after snow and ice are on the ground.

Clean out and repair cracks

Treat rusting areas of handrail with cold galvanizing compound

Repair spalling concrete and seal to prevent future damage

Repair spalling concrete and apply water seal


EXTERIOR OBSERVATION

The weather during the assessment was clear and mild and I was able to access all areas of the campus. I utilized visual inspection, digital photo documentation, and historical aerial photos from Google Earth to observe inaccessible roof areas as closely as possible. When utilizing standard route guidance software, I easily found the facility and could navigate directly to the address; a new family to the area should find the church just as quickly.

Signage

While the church monument sign and an Office sign were observed, noticeably absent was any type of dedicated guest parking or clear wayfinding signage that might direct members and visitors to the correct entrance for their visit. Even the sign for the Office entry is not readily recognized due to its small size and perpendicular orientation to the wall. The addition of wayfinding signage and signs as you enter the parking lot to welcome members and direct your guests to the designated guest parking would be a great enhancement.

Clearly visible monument sign not blocked by vegetation

Inadequate size and orientation of OFFICE sign


Capital Reserves

Annual Designated Capital Reserves Evaluation

All components of your facility have a life cycle coupled with the inevitable responsibility to replace them at the end of life. Capital reserves are the annual money being set aside, systematically, similar to your personal retirement account to provide the funds needed at the time these elements reach the end of their useful life. Based on national research by Smart Church Solutions and IFMA, most facilities should be setting aside $2.00-$3.00 per square foot annually for capital reserve. This assumes that your capital reserve account can earn a 3-4% rate of return. The dollar per square foot can be greatly impacted by the age of the facility as well as the amount of deferred maintenance that exists.

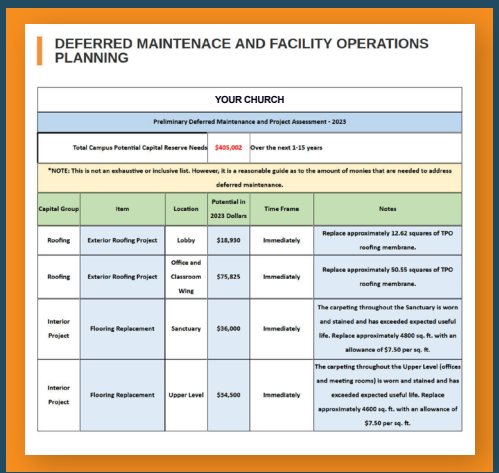
Your Facility: **$0.00/SF**

NEEDS ACTION

Analysis

This is very concerning. While I know that it is often difficult to set aside monies for the future capital improvements in lieu of spending for ministry initiatives today, this is critical. Capital replacement is not an "IF" consideration but rather a "WHEN" and "HOW MUCH".

We will be setting you up with our Life Cycle Calculator account to help you track future capital needs to ensure you area able to adequately fund your Capital Reserve.


DEFERRED MAINTENACE AND FACILITY OPERATIONS PLANNING

YOUR CHURCH					
Preliminary Deferred Maintenance and Project Assessment - 2023					
Total Campus Potential Capital Reserve Needs		$405,002	Over the next 1-15 years		
*NOTE: This is not an exhaustive or inclusive list. However, it is a reasonable guide as to the amount of monies that are needed to address deferred maintenance.					
Capital Group	Item	Location	Potential in 2023 Dollars	Time Frame	Notes
Roofing	Exterior Roofing Project	Lobby	$18,930	Immediately	Replace approximately 12.62 squares of TPO roofing membrane.
Roofing	Exterior Roofing Project	Office and Classroom Wing	$75,825	Immediately	Replace approximately 50.55 squares of TPO roofing membrane.
Interior Project	Flooring Replacement	Sanctuary	$36,000	Immediately	The carpeting throughout the Sanctuary is worn and stained and has exceeded expected useful life. Replace approximately 4800 sq. ft. with an allowance of $7.50 per sq. ft.
Interior Project	Flooring Replacement	Upper Level	$34,500	Immediately	The carpeting throughout the Upper Level (offices and meeting rooms) is worn and stained and has exceeded expected useful life. Replace approximately 4600 sq. ft. with an allowance of $7.50 per sq. ft.

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