



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company



Facility Condition Assessments

November 14, 2019



Facility Condition Assessments

FCA Objectives

- Review 24 Schools and the District Administration Building
- Facility Condition Information
- Long Range Facilities Plan
- HVAC Equipment Inventory
- Time frame for site reviews was February through April

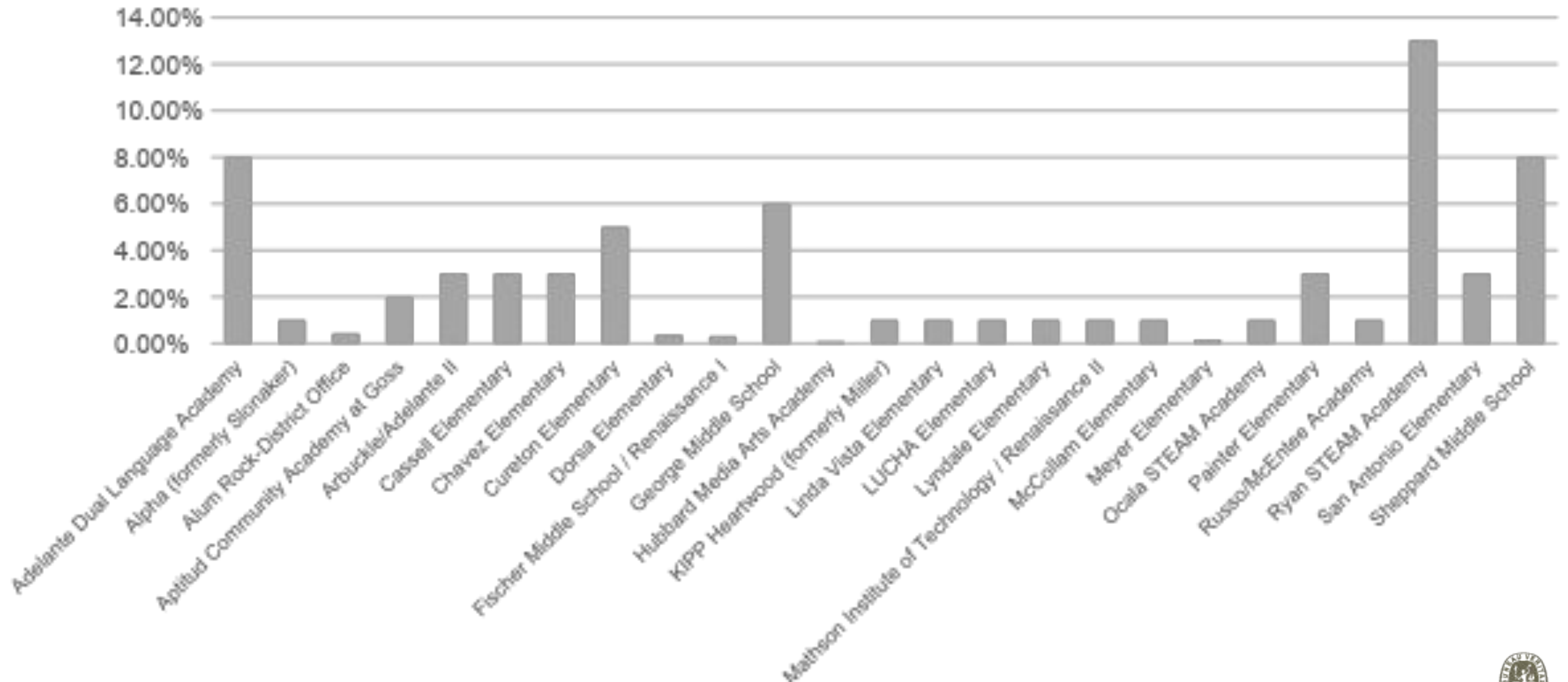
FCA Project Process/Methodology

- Process
 - Data collection – Plans, building histories, staff interviews
 - On-site review – Visual survey with maintenance staff escort
 - Reporting – Final data input, reporting
 - Quality Control – Data and draft report reviews
 - Findings – Facility Condition Index, forecasted funding
 - Training – Capital forecast reporting and preventive maintenance planning

Facility Condition Index

- Facility Condition Index (FCI)
 - FCI is a metric for overall building condition
 - FCI = Cost of needed repairs divided by current replacement value of the building, as a percentage:
 - 0-5% = Good
 - 5-10% = Fair
 - 10% plus = Poor

Current FCI for Schools and Admin Building



Short Term Repairs

Location	Short Term Repair Total
Adelante Dual Language Academy	\$1,314,437
Alpha (formerly Slonaker)	\$196,494
Alum Rock-District Office	\$120,392
Aptitud Community Academy at Goss	\$350,410
Arbuckle/Adelante II	\$472,046
Cassell Elementary	\$539,796
Chavez Elementary	\$794,690
Cureton Elementary	\$791,722
Dorsa Elementary	\$105,615
Fischer Middle School / Renaissance I	\$9,029
George Middle School	\$1,224,255
Hubbard Media Arts Academy	\$15,379
KIPP Heartwood (formerly Miller)	\$73,098

Location	Short Term Repair Total
Linda Vista Elementary	\$101,550
LUCHA Elementary	\$136,187
Lyndale Elementary	\$199,642
Mathson Institute of Technology / Renaissance II	\$336,931
McCollam Elementary	\$169,195
Meyer Elementary	\$41,358
Ocala STEAM Academy	\$274,974
Painter Elementary	\$369,536
Russo/McEntee Academy	\$156,938
Ryan STEAM Academy	\$2,004,149
San Antonio Elementary	\$452,281
Sheppard Middle School	\$1,885,763
Grand Total	\$12,135,867

Short Term Repairs by System

	Total
Further Study	\$152,659
Code Information and Flood Zone	\$1,011,394
Utilities	\$11,902
Parking, Paving and Sidewalks	\$989,814
Drainage Systems and Erosion Control	\$166,907
Topography and Landscaping	\$532,687
General Site Improvements	\$627,447
Foundations	\$171,192
Superstructure	\$152,025
Roofing	\$1,923,965

	Total
Exterior Walls	\$472,294
Exterior and Interior Stairs	\$6,115
Windows and Doors	\$8,268
HVAC	\$1,078,630
Building Plumbing	\$1,840,440
Building Electrical	\$1,358,964
Fire Protection Systems	\$1,295,588
Interior Finishes	\$318,129
Commercial Kitchen Equipment	\$17,447
Grand Total	\$12,135,867

Categorization of Repair Needs

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

Repairs by Plan Type

Safety	\$375,990
Performance/Integrity	\$14,368,126
Accessibility	\$803,768
Environmental	\$3,745
Modernization/Adaptation	\$22,046,072
Lifecycle/Renewal	\$120,150,482

Prioritization of Repairs

- The most important consideration is whether a system is critical to the operation of the building.
- Then consideration should be given to the use of the building. A storage building is less critical than a classroom building.
- Building components are generally more important than site components.
- Life safety should be the highest building component

FCA Summary Findings

- Some of the repairs in the FCAs are already planned by the District and in progress this summer.
- Infrared review of electrical panels shows areas where further testing of circuits is needed due to air-conditioning and computer charging stations.
- Some HVAC equipment has exceeded its estimated useful life and energy saving opportunities are present in schools with individual classroom systems.
- Short-Term repair needs of \$12,135,867
- Total 20-Year repair needs estimated to be \$253,648,294



A Bureau Veritas Group Company



BUREAU
VERITAS

10461 Mill Run Circle, Suite 1100 • Owings Mills, MD 21117 • www.EMGcorp.com • p 800.733.0660

Matthew Anderson, RA

o 800.733.0660 x7613

c 410.905.6940

manderson@emgcorp.com

www.emgcorp.com