

Raleigh Hills K-5 School

Facility Condition Assessment Summary

QUICK FACTS

General Information

School: Raleigh Hills K-5 School

Age: 1927

Size (SF): 56,647

Area: 10 acres

Assessment Date: 6/4/19

Student Population: 359

School Ratings

Facility Conditions Index: 0.410

Avg Condition Score: 3.54 out of 5

Asset Count: 169

Energy Use Intensity: 46.3

EUI Target (<=50 hrs/wk): <29

EUI Target (>=50 hrs/wk): <47

Cost Information

NPV of Assets: \$17,151,119

Year 1 Asset Replacement Cost:

\$9,504,064

Current Replacement Value:

\$28,960,779

Energy Spend*

Electricity: \$38,738

Natural Gas: \$14,616

Water Spend*: \$10,108

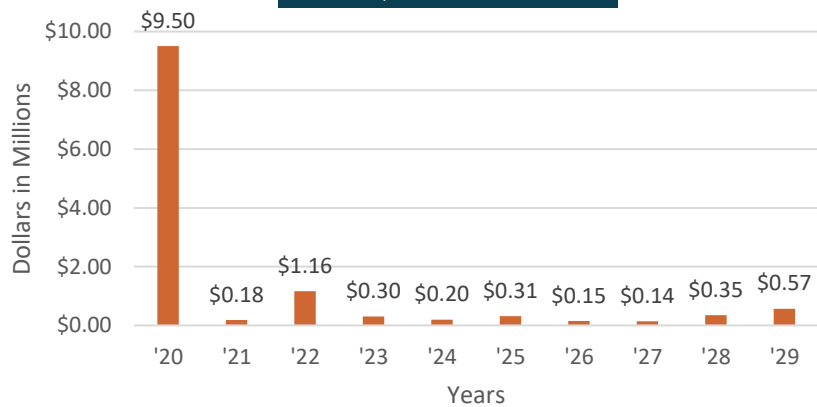
*3/19 – 2/20



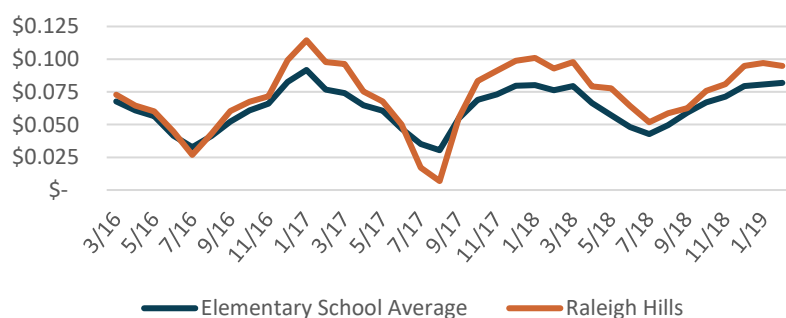
Critical Asset Infrastructure – Replacement Priority

Equipment	Equipment Type	Replacement Cost (NPV)	Condition Score	Remaining Life
Structural	Seismic	\$4,879,006	56	NA
Roof	Built-Up	\$637,279	5	0
Roof	Metal	\$538,147	4	0
Mechanical	HVAC	\$1,067,088	4, 5	1-3
Mechanical	Steam Piping	\$566,470	4	0
Exterior Enclosures	Walls/Windows	\$1,178,257	4	0
Plumbing	Domestic Water Dist	\$793,058	4	0

NPV Chart
Asset Replacement Schedule



Monthly Energy Cost
(\$/SF)



General Building Condition



Roof

- Roof is in very poor condition, significant moss growth, soft spots, metal is warped, and soffits have rot and damage in many areas due to leaks.



Mechanical/HVAC

- Steam distribution pipes are original (80 years old) and can be assumed to start failing.
- Building control systems are obsolete



Electrical

- Exposed Electrical connection to several condensing units on the rooftop (notified maintenance)
- Exterior lighting is sparse and should be upgraded to newer LED lamps



Plumbing

- Water heaters are at or exceed expected useful life and water heater located in LL18 is inaccessible due to clutter in the closet. Closet should be cleared of storage items, so a code required clearance is available for the water heater (notified maintenance).



Fire, Life, Safety

- Fire sprinkler system components are obsolete and only provides partial coverage.
- No surveillance present



Interior Finishes

- Interior paint needs a refresh, patch and repair.
- Flooring is stained, worn, and/or cracked. Potential asbestos containing material (encapsulated).
- Stained and/or damaged ceiling tiles throughout, should be replaced.



Exterior Enclosures

- Original building (A Wing) has many cracks and water intrusion at foundation
- A Wing's northeast facing brick is in bad condition, leaks into the basement
- Single pane windows for a majority of the school. Recommend caulking if they're not going to be replaced



Utilities

- Sanitary waste system appears to be not adequately sized or designed to keep up with demand. Formally on septic system.
- Storm drains should be cleaned.



Site Improvements

- Parking lot is alligating



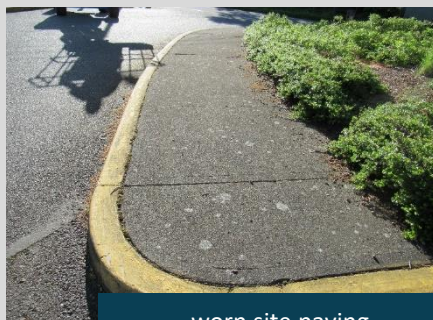
rotting roof soffits



Aged fire sprinkler system



inaccessible water heater



worn site paving