



FACILITY CONDITION ASSESSMENT

Central Office | November 2020





Executive Summary

Central Office, located at 4700 Col. Vickrey in Vancleave, Mississippi, oldest building is 28 years old (at time of 2020 assessment). It comprises 10,200 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$634,912. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Central Office the ten-year need is \$1,512,352.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Central Office facility has a 5-year FCI of 60.71%.

Summary of Findings

The table below summarizes the condition findings at Central Office

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
Exterior Site								
	Exterior Site	\$5,283	\$114,189	\$0	\$119,472	\$119,472	\$0	
Permanent Building(s)								
01	School Board Ofc	\$629,629	\$485,120	\$278,131	\$1,114,749	\$1,392,880	\$2,032,860	54.84%
Sub Total for Permanent Building(s):		\$629,629	\$485,120	\$278,131	\$1,114,749	\$1,392,880	\$2,032,860	
Total for Site:		\$634,912	\$599,309	\$278,131	\$1,234,221	\$1,512,352	\$2,032,860	60.71%



Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 - Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$3,965	\$101	\$0	\$1,217	\$5,283	0.83 %
Roofing	\$0	\$370,644	\$0	\$0	\$0	\$370,644	58.38 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$77,721	\$0	\$0	\$77,721	12.24 %
Mechanical	\$0	\$165,075	\$0	\$1,737	\$0	\$166,812	26.27 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$14,452	\$0	\$0	\$0	\$0	\$14,452	2.28 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$14,452	\$539,684	\$77,823	\$1,737	\$1,217	\$634,912	

The building systems at the site with the most need include:

Roofing	-	\$370,644
Mechanical	-	\$166,812
Interior	-	\$77,721



The chart below represents the building systems and associated deficiency costs.

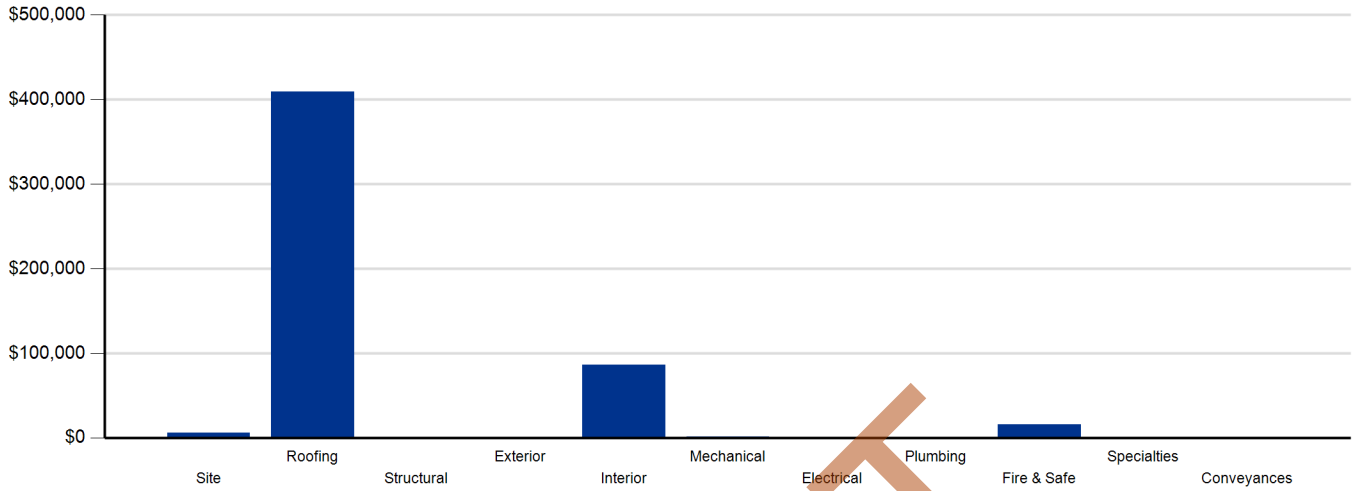


Figure 1: System Deficiencies

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Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$114,189	\$0	\$0	\$0	\$114,189
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$2,390	\$26,462	\$0	\$28,852
Interior	\$0	\$0	\$90,492	\$11,164	\$28,404	\$130,060
Mechanical	\$0	\$0	\$14,083	\$0	\$0	\$14,083
Electrical	\$0	\$229,225	\$0	\$0	\$0	\$229,225
Plumbing	\$1,905	\$0	\$0	\$36,484	\$0	\$38,389
Fire and Life Safety	\$20,949	\$0	\$0	\$0	\$0	\$20,949
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$23,562	\$0	\$23,562
Total	\$22,854	\$343,414	\$106,965	\$97,672	\$28,404	\$599,309



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$114,189	\$0	\$0	\$0	\$0	\$0	\$0	\$114,189
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$28,852	\$43,514	\$7,083	\$0	\$0	\$36,808	\$87,405	\$116,257
Interior	\$130,060	\$61,771	\$0	\$11,523	\$0	\$0	\$73,294	\$203,354
Mechanical	\$14,083	\$0	\$0	\$21,603	\$0	\$0	\$21,603	\$35,686
Electrical	\$229,225	\$0	\$0	\$0	\$0	\$0	\$0	\$229,225
Plumbing	\$38,389	\$0	\$0	\$0	\$0	\$95,829	\$95,829	\$134,218
Fire and Life Safety	\$20,949	\$0	\$0	\$0	\$0	\$0	\$0	\$20,949
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$23,562	\$0	\$0	\$0	\$0	\$0	\$0	\$23,562
Total	\$599,309	\$105,285	\$7,083	\$33,126	\$0	\$132,637	\$278,131	\$877,440

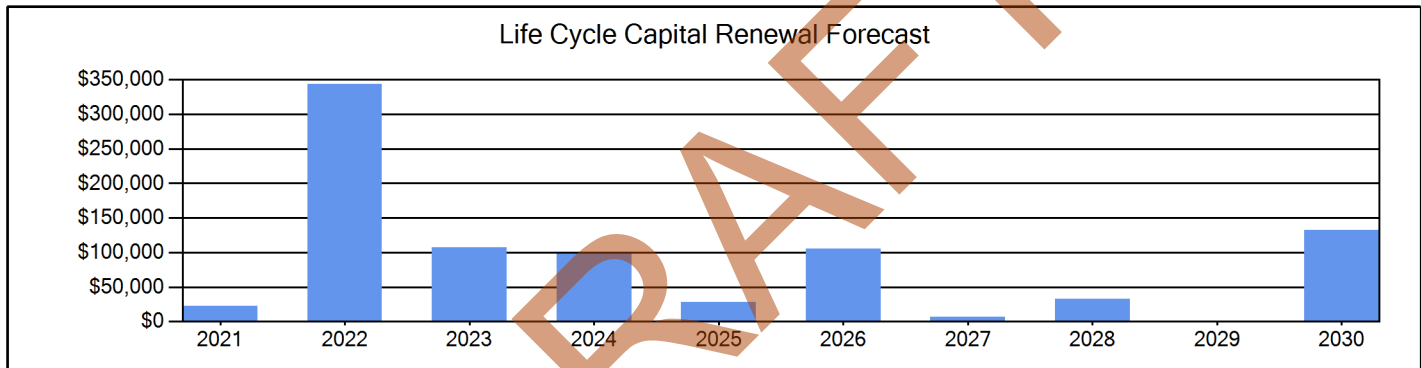
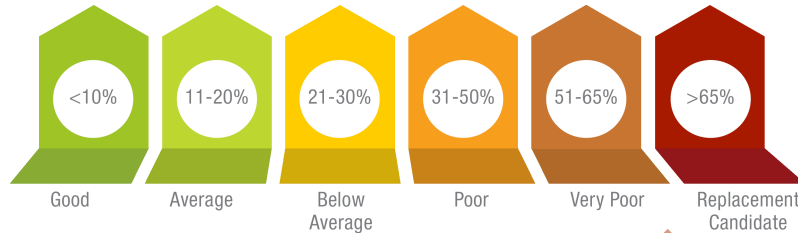


Figure 2: Ten Year Capital Renewal Forecast



Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$2,032,860. For planning purposes, the total 5-year need at the Central Office is \$1,234,221 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Central Office facility has a 5-year FCI of 60.71%.

5-Year Need vs. Replacement

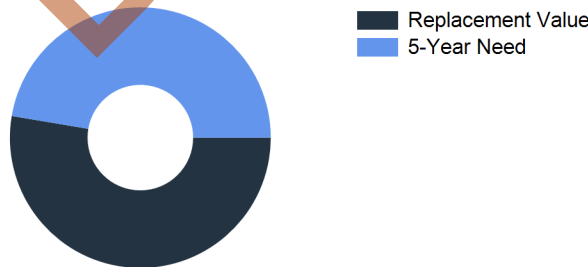


Figure 3: 5-Year FCI



Central Office - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Deferred Maintenance	50	LF	2	\$3,965	10
Note: Sidewalk is cracked and not level with elevation						
Location: Main entry from front parking lot						
Car Accessible Parking Spaces Restriping	ADA Compliance	1	Ea.	3	\$101	9
Paving Restriping	Deferred Maintenance	41	CAR	5	\$1,217	14
Sub Total for System		3	items		\$5,283	
Sub Total for School and Site Level		3	items		\$5,283	

Building: 01 - School Board Ofc

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	11,730	SF	2	\$370,644	13
Note: Roof is damaged, aged, and leaking						
Sub Total for System		1	items		\$370,644	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	\$14,134	11
Location: Main Entry						
Interior Door Hardware Replacement	Capital Renewal	48	Door	3	\$63,587	12
Note: No ADA compliant door hardware and knobs						
Sub Total for System		2	items		\$77,721	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	10,200	SF	2	\$72,016	884
Gas Furnace HVAC Component Replacement	Capital Renewal	7	Ea.	2	\$23,021	886
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$15,897	882
Heat Pump HVAC Component Replacement	Capital Renewal	5	Ea.	2	\$54,141	883
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$869	22
Note: Exhaust fans do not work						
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$869	885
Sub Total for System		6	items		\$166,812	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	10,200	SF	1	\$14,452	7
Note: System does not work						
Location: Building wide						
Sub Total for System		1	items		\$14,452	
Sub Total for Building 01 - School Board Ofc		10	items		\$629,629	
Total for Campus		13	items		\$634,912	



Central Office - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	41	CAR	\$53,077	2
Roadway Pavement	Asphalt Driveways	6,000	SF	\$34,428	2
Pedestrian Pavement	Sidewalks - Concrete	2,640	SF	\$26,684	2
Sub Total for System		3	items	\$114,188	
Sub Total for Building -		3	items	\$114,188	

Building: 01 - School Board Ofc

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,530	SF	\$2,390	3
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$26,462	4
Exterior Operating Windows	Aluminum - Windows per SF	441	SF	\$39,243	6
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	\$4,271	6
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,083	7
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	1,530	SF	\$23,028	10
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,530	SF	\$2,390	10
Exterior Operating Windows	Aluminum - Windows per SF	128	SF	\$11,390	10
Sub Total for System		8	items	\$116,259	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	6,528	SF	\$73,745	3
Interior Swinging Doors	Wooden Door	48	Door	\$16,747	3
Resilient Flooring	Vinyl Composition Tile Flooring	1,530	SF	\$11,164	4
Suspended Plaster and	Painted ceilings	1,020	SF	\$1,895	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,630	SF	\$26,509	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	9,180	SF	\$34,111	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,180	SF	\$27,660	6
Carpeting	Carpet	1,020	SF	\$11,523	8
Sub Total for System		8	items	\$203,355	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,200	SF	\$14,083	3
Decentralized Cooling	Ductless Split System (2 Ton)	2	Ea.	\$8,471	8
Decentralized Cooling	Heat Pump (1 Ton)	2	Ea.	\$13,132	8
Sub Total for System		3	items	\$35,687	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	2
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$9,815	2
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	19	Ea.	\$35,314	2
Lighting Fixtures	Light Fixtures (Bldg SF)	10,200	SF	\$166,909	2
Sub Total for System		5	items	\$229,225	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	1
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$14,543	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	4
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Domestic Water Equipment	Gas Piping System (BldgSF)	2,040	SF	\$63,120	10



Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg,SF)	10,200	SF	\$32,709	10
Sub Total for System		8	items	\$134,218	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	10,200	SF	\$20,949	1
Sub Total for System		1	items	\$20,949	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$23,562	4
Sub Total for System		1	items	\$23,562	
Sub Total for Building 01 - School Board Ofc		34	items	\$763,256	
Total for: Central Office		37	items	\$877,444	

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Supporting Photos



South Elevation Main Entrance



Ponding on roof



Faded parking lot striping



Sidewalk trip hazard



Doors lacking ADA hardware throughout



Non-functional fire panel