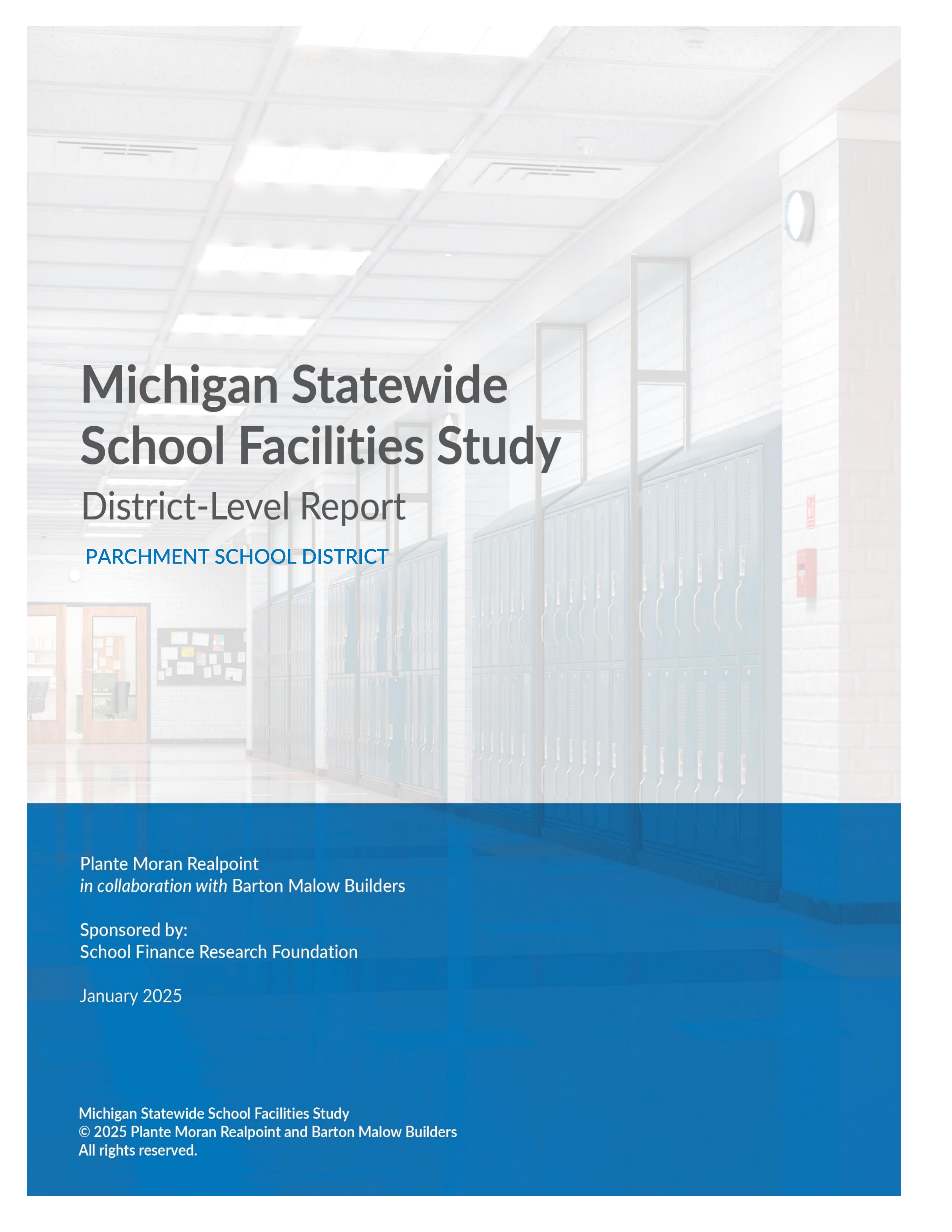




Michigan Statewide School Facilities Study

District-Level Report

PARCHMENT SCHOOL DISTRICT

Plante Moran Realpoint
in collaboration with Barton Malow Builders

Sponsored by:
School Finance Research Foundation

January 2025

Michigan Statewide School Facilities Study
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District-Wide Report:
PARCHMENT SCHOOL DISTRICT

The on-site facility condition assessments (FCAs) included in this study were completed by:
Owen-Ames-Kimball Co.

Use and Limitations for the Report

1. **Intent.** As set forth in Section 11y of the State School Aid Act of 1979, this facility condition assessment (FCA) is intended to help determine the most cost-effective way to improve the health, safety, and wellness of the subject facility (the "Facility"). This FCA is not intended to be relied upon by the participating district or any other party for the identification or the implementation of any corrective action of any specific life-safety or code compliance issues.
2. **Noninvasive Representative Observations.** This FCA is not an exhaustive facility inspection. Rather, the FCA is based on noninvasive, representative observations of a reasonable number of typical building conditions for specified components and information the district provided. Unidentified and unreported conditions may exist that may impact the health, safety, or wellness of a building or its reported repair cost. Although the project team has taken steps to promote uniformity between the professionals conducting the FCAs, determinations of needs as critical, near-term, or long-term are, in part, based on the professional judgment of the team conducting the FCA. Accordingly, opinions may differ regarding the classification of needs. The following building components, among others, were not observed during this FCA: toilet partitions, toilet accessories, casework, lockers, folding walls, markerboard, wall finishes, floor finishes, ceiling finishes, gas lines, ductwork, primary electrical service, general outlets, gym equipment, interior lighting, clock systems, sound systems, scoreboards, appliances, asbestos, paving, playing fields, site storm sewer system, site fuel supply, site electrical supply.
3. **Cost Information.** The anticipated repair and replacement costs are based on RSMeans data, a proprietary cost database commonly used in the construction industry, historical cost data available to the project team, and other sources. Despite the project team's efforts to provide reasonable cost benchmarks to policymakers, the project team cannot control nor predict present or future market conditions. The actual repair or replacement costs will differ from those reported.
4. **Use of Study.** This FCA is intended solely for use by School Financial Research Foundation and the Facility Owner. Use of, or reliance on, this FCA by any other party is at their own risk.
5. **Specific Point in Time.** This FCA is based on information and conditions observed at the time of observation. This FCA does not account for subsequent changes to the conditions or information relied upon, nor do they account for capital programs that are in planning, design, or under construction.
6. **District Provided Information.** This FCA relies on information provided by the Facility Owner. Inaccuracies or incompleteness of district-provided information may impact the results of this FCA.
7. **Real Estate Decisions.** While this study provides data regarding costs for repair of the Facility, informed real estate decisions should not be based on one data point. Many factors are important to consider, such as future enrollment needs, design and construction approach, available capital, operations, and community input. Decisions regarding each building need to be made in the context of the larger portfolio as well, accounting for utilization and efficiencies that could be made through realignment and consolidation (e.g., foregoing repairs on multiple buildings to demolish and rebuild one that will be better utilized).

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PROJECT TEAM

Sponsor



The School Finance Research Foundation (SFRF) is a nonprofit organization associated with the School Finance Research Collaborative (SFRC), a nonprofit organization composed of business leaders and education experts. One of SFRC’s objectives is to identify the funding needed to provide an equitable educational environment to all Michigan students.

Project Team



Plante Moran Realpoint (PMR) is the leading K-12 owner's representation and real estate consulting firm in Michigan. PMR has extensive K-12 bond planning and project management experience, helping more than 100 Michigan school districts complete billions of dollars in K-12 client capital projects over the past 30+ years.



Barton Malow Builders (BMB) has been at the forefront of the K-12 construction landscape since 1925. Their team has expanded to over 116 school construction management specialists, including planners, builders, and technology design experts, all dedicated to meeting the distinct needs of school districts across the nation.

Participant

Owen-Ames-Kimball Co.



Michigan-based architectural/engineering firm specializing in K-12 construction conducted an on-site facility condition assessment (FCA) for all buildings included in the study.

Executive Summary

Approach

The project team approached the study in three phases: strategic planning, data collection, and analysis.

Strategic planning was primarily focused on establishing the scope of the study in terms of district participation, qualifying buildings, and building components to be observed. Procurement of the architectural/engineering firms that conducted the FCAs was also completed during this phase.

Data related to participating districts' building conditions came from district records (information about building square footage, age, and programming) and the on-site FCAs. The information went through a rigorous verification process and was certified by a Michigan-licensed architect or engineer.

To determine the most cost-effective way to bring a building to health, safety, and wellness standards, the project team first calculated the *cost to repair* over a ten-year period and the *cost to replace* over a three-year period. Cost to repair is informed by the FCA building condition observations. Cost to replace is based on the space needs of the existing student population, and therefore factors in square footage based on current student enrollment. Both cost calculations account for soft costs, regional price differences, and escalation over time.

The project team then performed a cost-effectiveness analysis that would allow a direct comparison between the two figures to determine which option; repair or replacement, was most cost-effective for any individual building. The outcome of this analysis is the aggregation of the most cost-effective method for all buildings.



Phase 1: Strategic Planning

80+ Standard building components identified related to health, safety, & wellness



Phase 2: Data Collection



District-provided building information such as building size, age, & programming



Observed building conditions specific to health, safety, & wellness from the facility condition assessments



Phase 3: Analysis



Total cost to repair and cost to replace for each building



Cost-effectiveness analysis

Executive Summary

Additional Considerations

While this study provides rough order of magnitude repair and new construction cost data, it does not definitively determine a recommended investment. The decision to invest in capital improvements of any kind lies with each school district and a variety of factors should be considered including, but not limited to, additional capital improvement costs, current utilization, pupil enrollment projections, ongoing operating and maintenance costs. These factors are discussed further below.

SCOPE OF THIS STUDY VS. A TYPICAL K-12 CAPITAL IMPROVEMENT PLAN

The facility needs related to health, safety, and wellness included in this study are only a portion of the various improvement items that may be included in a typical capital improvement program, such as a bond program or sinking fund. As such, the cost to repair calculation in this study, as expressed by cost per recommended square foot, will not be comparable to the estimated cost per square foot of more comprehensive capital improvement programs. The building components included in this study typically account for 25% to 75% of the overall program costs for a comprehensive K-12 capital improvement program. K-12 capital improvement programs usually include additional construction-related items like new construction, additions, renovations or remodeling, replacing interior finishes, and athletic field improvements. Also, depending on the type of program, they may include technology infrastructure, instructional technology devices, non-instructional technology, security systems, furniture, loose equipment, buses, maintenance equipment, musical instruments, etc. Capital improvement plans range in duration but typically cover the same ten-year time horizon used in this study, with bond programs usually lasting five to seven years or up to ten years and sinking fund programs usually lasting five to ten years. Projecting construction costs more than ten years into the future is not common practice because the level of accuracy of cost projections decreases as time increases. Collecting additional information regarding the current conditions and costs of the items not included in the scope of this study would provide valuable insight to districts and the state for capital improvement planning purposes.

OPERATING EXPENSES

Ongoing operational and maintenance expenses were not included in this study but are another important factor to consider before investing in repairs or new construction. Operating and maintenance expenses vary by building but typically range from \$7 to \$10 per square foot annually with newer buildings with more efficient equipment systems usually costing less to operate and maintain than older buildings. These costs would be incurred by districts in addition to those identified in this study. The space needed as well as the costs to maintain and operate it should be taken into consideration, in addition to the costs identified through this study, before investment in repairs and new construction.

Executive Summary

This Study Is:

- ✓ A high-level, non-invasive assessment of building conditions focused on health, safety, and wellness based on physical building observation and professional judgment.
- ✓ Inclusive of professional service fees associated with construction.
- ✓ Inclusive of escalation.

This Study Is Not:

- ✗ Inclusive of testing, sampling, or diagnostics of building components.
- ✗ A facility condition assessment for use in the Department of Treasury's preliminary qualification (PQ) application process.
- ✗ Meant to identify or correct any issues or deficiencies in any district facility regarding space or programming.



The remainder of the report provides three different types of tables that report results in varying detail. Table 1 shows a district-wide summary of repair and replacement costs. Table 2 shows a summary of each FCA completed, with one table per building. Table 3 is a detailed version of Table 2 and shows each individual observation that the facility condition assessment (FCA) firm reported.

To calculate cost to repair and cost to replace, a standard cost-per-unit value was used to calculate direct costs. Additionally, all cost calculations account for indirect costs (30% of direct costs), regional price differences, and inflation (4% annual escalation).

Tables 2 and 3 are provided for each building observed in this study. The Building Category and Sub-Category columns in both Table 2 and Table 3 along with the Component column in Table 3 follow UNIFORMAT II, a classification format for building specifications, cost estimating, and cost analysis published by the U.S. Department of Commerce.

Table 1 - District Summary:

Table 1 provides an overview of all buildings within your district that were observed during this study. The table is organized in to four sections: Repair Costs, Replacement Costs, Net Present Values, and Most Cost-Effective. The following is an explanation of each.

Repair: The Repair section includes four columns outlining costs for Critical, Near-Term, and Long-Term repairs identified during the on-site FCA. These columns categorize repair needs by recommended replacement time frame:

- **Critical:** within 1-3 years
- **Near-Term:** within 4-6 years
- **Long-Term:** within 7-9 years

Replace: The cost to replace represents the "all-in" costs to construct a new building to serve the current student population. The recommended square footage factored into the replacement cost was calculated using standard square-foot space allocations based on the current student population of each building. For ISD buildings and buildings with less than 25 students assigned for the fall of 2023, the square footage of the existing building was used rather than a per-student allocation.

Net Present Value & Most Cost-Effective: After the cost to repair and cost to replace were calculated, the net present value (NPV) of both costs were calculated to determine the most cost-effective option for meeting health, safety, and wellness standards. If the NPV of the repair costs were more than the replacement costs, then the most cost-effective value shown is the replacement cost. If the NPV of the replacement costs were more than the repair costs, then the most cost-effective value shown is the base repair cost.

Table 2 - Building FCA Summary Data:

This table provides a high-level summary of repair costs by building category over time.

Table 3 - Building FCA Observation Detail:

This table provides the in-depth observation data collected during the on-site FCA. The table lists all reported observations for each individual building component and groups them by Building Category and Sub-Category (following UNIFORMAT II). The FCAs were confirmed by the FCA firm and reviewed by the project team's review team. Some assessment observations have recommended replacement time frames of over 10 years, which are deemed Future in the Assessment column since the scope of the study was based on a 10-year horizon. It is expected that if an individual observation has an assessment value of Future, then the Observation Cost column will be blank, as the future costs were not estimated.

Age: The age listed is the year the item was either originally installed or replaced. If there are multiple years listed, this may be due to an addition to the building. The age may also list the approximate age of an item if the exact installation year is unknown.

- Unit Definitions:**
- **SQFT - Square Foot:** This is a measurement of the surface area of an item. This can be either horizontal (length x width) or vertical surface (length x height).
 - **EACH - Each:** This is a count of similar items. It is typically used for counting things such as number of similar doors or number of similar piece of mechanical equipment.
 - **LNFT - Lineal Foot:** This is a measurement of the length of an item that has at least one uniform dimension. A common use may be perimeter of an item or length of trim.
 - **LPSM - Lump Sum:** This is typically used for a singular system that may be made up of a few components that creates a composite item. This is used for items such as electrical switchgear.
 - **ALLO - Allowance:** This is used for items that do not have any other standard unit of measure. These are often unique items with only one in a building, such as items used in a pool or auditorium.

Note: All observation notes in Table 3 are presented as originally provided by the FCA firm that generated the data. As such, they were not edited for grammar or punctuation.

FCA CERTIFICATION DATES

As part of the FCA process, firms certified that each building was assessed through an on-site observation and that the observations were correct to the best of the FCA firm's knowledge. The list below outlines the dates each building within this district was certificated.

PARCHMENT SCHOOL DISTRICT - Certification Dates

Building Name	Certification Date	Building Name	Certification Date
PARCHMENT CENTRAL ELEM. SCHOOL	7/23/2024	PARCHMENT HIGH SCHOOL	7/25/2024
PARCHMENT INNOVATION CENTER	7/24/2024	PARCHMENT MIDDLE SCHOOL	7/29/2024
PARCHMENT NORTH ELEM. SCHOOL	7/23/2024	PARCHMENT NORTHWOOD ELEM. SCHOOL / ECC	7/24/2024

Table 1 – District Summary		Repair Costs			Replacement Costs	Net Present Values		
Building	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total	Total	NPV Repair	NPV Replace	Most Cost-Effective
PARCHMENT CENTRAL ELEM. SCHOOL	\$1,002,695	\$5,393,122	\$482,953	\$6,878,770	\$28,948,749	\$6,511,917	\$27,625,628	\$6,878,770
PARCHMENT HIGH SCHOOL	\$1,001,757	\$11,030,880	\$4,138,717	\$16,171,354	\$62,036,053	\$15,067,563	\$59,200,655	\$16,171,354
PARCHMENT INNOVATION CENTER	\$1,380,149	\$1,662,133	\$1,198,813	\$4,241,095	\$14,779,184	\$4,009,888	\$14,103,691	\$4,241,095
PARCHMENT MIDDLE SCHOOL	\$3,332,951	\$8,045,655	\$1,409,989	\$12,788,595	\$38,281,736	\$12,163,433	\$36,532,044	\$12,788,595
PARCHMENT NORTH ELEM. SCHOOL	\$607,848	\$4,011,137	\$1,050,280	\$5,669,264	\$23,295,660	\$5,318,873	\$22,230,916	\$5,669,264
PARCHMENT NORTHWOOD ELEM. SCHOOL / ECC	\$738,780	\$6,107,301	\$1,068,297	\$7,914,378	\$18,480,848	\$7,440,517	\$17,636,169	\$7,914,378
District Total	\$8,064,180	\$36,250,229	\$9,349,048	\$53,663,457	\$185,822,230	\$50,512,190	\$177,329,104	\$53,663,457

Table 2 – Building FCA Summary Data: PARCHMENT CENTRAL ELEM. SCHOOL

Building Category	Sub-Category	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total
A-Substructure					
	A10-Foundation	\$0	\$0	\$0	\$0
	A20-Basement	\$0	\$0	\$0	\$0
	Substructure Subtotal	\$0	\$0	\$0	\$0
B-Shell					
	B10-Superstructure	\$0	\$0	\$0	\$0
	B20-Exterior Closure	\$174,345	\$674,292	\$0	\$848,637
	B30-Roofing	\$0	\$1,328,269	\$0	\$1,328,269
	Shell Subtotal	\$174,345	\$2,002,560	\$0	\$2,176,906
C-Interiors					
	C10-Interior Construction	\$102,454	\$32,816	\$0	\$135,270
	C20-Staircases	\$0	\$0	\$0	\$0
	Interiors Subtotal	\$102,454	\$32,816	\$0	\$135,270
D-Services					
	D10-Conveying Systems	\$0	\$0	\$0	\$0
	D20-Plumbing	\$146,561	\$0	\$0	\$146,561
	D30-HVAC	\$0	\$2,676,071	\$43,945	\$2,720,015
	D40-Fire Protection	\$364,667	\$0	\$0	\$364,667
	D50-Electrical	\$191,884	\$641,671	\$37,353	\$870,908
	Services Subtotal	\$703,112	\$3,317,742	\$81,298	\$4,102,152
E-Equipment & Furnishings					
	E10-Equipment	\$0	\$0	\$249,606	\$249,606
	E20-Furnishings	\$0	\$0	\$39,550	\$39,550
	Equipment & Furnishings Subtotal	\$0	\$0	\$289,156	\$289,156
F-Special Construction & Demo					
	F10-Special Construction	\$0	\$0	\$0	\$0
	Special Construction & Demo Subtotal	\$0	\$0	\$0	\$0
G-Building Sitework					
	G20-Site Improvements	\$22,783	\$40,004	\$0	\$62,787
	G30-Site Utilities	\$0	\$0	\$0	\$0
	G40-Site Electrical	\$0	\$0	\$112,499	\$112,499
	Building Sitework Subtotal	\$22,783	\$40,004	\$112,499	\$175,286
PARCHMENT CENTRAL ELEM. SCHOOL TOTAL		\$1,002,695	\$5,393,122	\$482,953	\$6,878,770

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 3 – Building FCA Observation Detail: PARCHMENT CENTRAL ELEM. SCHOOL

Building Category	Sub-Category	Component	Location	Assessment	Quantity	Unit	Observation Notes	Age	Observation Cost
A-Substructure									\$0
A10-Foundation									\$0
		A1010 Foundations	Exterior of facility.	Future		LNFT	No settling. Foundation are in good condition.		
		A1030 Slab on Grade	Exterior of facility.	Future		SQFT	Slabs are in good condition.		
A20-Basement									\$0
		Tunnels	Boiler Room	Future		LNFT	Tunnels are dry, in good condition.		
B-Shell									\$2,176,906
B10-Superstructure									\$0
		B1010 Floor Construction	Entire Faciltiy	Future		SQFT	Concrete slab, terrazzo in hallways. IN good condition.		
		B1020 Roof Construction	Entire Faciltiy	Future		SQFT	Metal pan decking, in good condition.		
B20-Exterior Closure									\$848,637
		B2010 Exterior Walls (brick)	Exterior of facility.	Future		SQFT	Exterior brick is in good condition.		
		B2016 Exterior Soffits	Perimeter of facility.	Future		SQFT	Metal soffit is in good condition		
		B2020 Exterior Windows	Exterior of facility.	Near-Term	2,300	SQFT	Window units are older and in need of replacement.		\$341,443
		B2030 Exterior Doors, FRP/aluminum	Entire Faciltiy	Near-Term	30	EACH	Exterior doors are a combination of FRP and aluminum.		\$328,160
		B2030 Exterior Doors, numbered	Entire Faciltiy	Near-Term	20	EACH	Exterior doors are not numbered.		\$4,688
		Knox Box present	Exterior of facility.	Critical	1	LPSM	No knox box present.		\$695
		single point of visitor entry	West side of facility.	Critical	1	ALLO	Single point of entry is not secure on the inside. Opens into a hallway.		\$173,651
B30-Roofing									\$1,328,269
		B3010 Roof Coverings (rubber/epdm)	Entire facility	Near-Term	42,500	SQFT	Roofing older and in need of replacement.		\$1,328,269
C-Interiors									\$135,270
C10-Interior Construction									\$135,270
		C1010 Interior glazing (impact resistant)	Entire Faciltiy	Critical	42,500	SQFT	Interior glazing is not impact resistant.		\$29,521
		C1010 Interior Walls	Entire Faciltiy	Future		SQFT	Interior walls are block and in good condition.		
		C1020 doors (outward opening)	Entire Faciltiy	Future		EACH	Door open outward into hallway. Doors are in good condition.		
		C1020 doors (wood or metal)	Entire Faciltiy	Future		EACH	Doors are wood in good condition.		
		C1023 door hardware, anti-intrusion device	Entire Faciltiy	Critical	42	EACH	No anti-intrusion devices		\$29,173
		C1023 door hardware, lock from inside classroom	Entire Facility	Critical	42	EACH	Doors lock from Hallway side.		\$43,760
		C1035 Interior Signage, code compliant	Entire Faciltiy	Near-Term	60	EACH	Signage is older. Nees to be brought up to current requirements.		\$32,816
D-Services									\$4,102,152
D20-Plumbing									\$146,561
		D2010 Faucet	Restrooms and classrooms	Critical	23	EACH	Older units, recommend replacement with fixtures.		\$39,940
		D2010 Flush Valve	Restrooms and classrooms	Critical	24	EACH	Recommend replacement with fixture, restrooms are not ADA accessible.		\$25,006
		D2010 Sink	Restrooms and classrooms.	Critical	23	EACH	Older units, recommend replacement.		\$39,940
		D2010 Toilet or Urinal	Restrooms and classrooms.	Critical	24	EACH	Older units, need to upgrade. Toilets are not ADA accessible.		\$41,676
		D2018 Drinking Fountain	Hallways	Future		EACH	Newer models with bottle fill.		
		D2020 Domestic Water Distribution	Entire Faciltiy	Future		SQFT	Domestic water distribution piping is in good condition.		
		D2020 hot water heater	Boiler Room	Future		EACH	Hot water heater is new and in good condition.		
		D2023 Backflow Preventor	Boiler Room	Future		LPSM	Backflow preventor is inspected regularly by third party.		
		D2030 Sanitary Waste	Various	Future		SQFT	Sanitary lines are in good condition. No leaks.		
		D2040 Rain Water Drainage (roof conductors)	Entire Faciltiy	Future		SQFT	Roof conductors are in good condition.		
D30-HVAC									\$2,720,015
		D3020 Heating Generating System (boiler, large)	Boilers	Near-Term	3	EACH	3 Boilers, new in 1999. Still working good but near the end of there life cycle.	1999	\$937,601
		D3022 Hydronic Plumbing	Entire Faciltiy	Future		SQFT	Hydronic piping is in good condition.		
		D3040 Exhaust fans	Kitchen and bathrooms	Long-Term	5	EACH	Older units, recommend replacement		\$43,945
		D3050 rooftop units (RTU), small	Admin, library, and center section of facility.	Near-Term	4	EACH	Older nits at the end of their life cycle.		\$312,534
		D3050 unit vents (UV)	Classrooms	Near-Term	20	EACH	Older units at the end of their life cycle.		\$1,093,868
		D3060 Controls & Instrumentation	Entire Faciltiy	Near-Term	42,500	SQFT	Controls system is older, needs upgrade.		\$332,067
D40-Fire Protection									\$364,667
		D4010 Sprinklers	Entire Faciltiy	Critical	42,500	SQFT	Facility is not sprinkled.		\$354,248
		D4030 Fire Extinguishers	Hallways	Critical	15	EACH	Extinguishers are in good condition. Not correct size.		\$10,419
D50-Electrical									\$870,908
		D5010 Electrical panels	Various	Future		EACH	Mixture of new and old. Panels are in good condition.		
		D5010 Electrical Service & Distribution	Boiler Room	Near-Term	1	ALLO	Service is an older transformer. May need to be upgrades if A/C is added to the facility.		\$468,801
		D5020 Exit & Emergency Lighting	Entire Faciltiy	Future		SQFT	Exist signs and emergency lighting are in good condition.		
		D5020 exterior building lighting	Exterior of facility.	Near-Term	10	EACH	Building lighting is in good condition. Older units in need of upgrade to LED.		\$23,440
		D5031 mass notification system	Office	Future		SQFT	District is in process of upgrading the system.		
		D5037 Fire Alarm System	Main Office	Critical	42,500	SQFT	Old Simplex system. Parts are no longer available for this model.		\$191,884
		D5038 access control	Main Entry	Future		EACH	Access controls on select exterior doors only.		
		D5038 intrusion detection system	Entire Faciltiy	Future		SQFT	Security system monitored by EPS. In good condition.		
		D5038 security cameras (exterior)	Main Entry	Near-Term	42,500	SQFT	4 cameras total on exterior only. Newer system. Needs more cameras.		\$16,603
		D5038 security cameras (interior)	Entire Faciltiy	Long-Term	42,500	SQFT	No interior camers.		\$37,353
		D5039 Local Area Network	Office	Future		SQFT	Network system is in good condition.		
		D5090 Emergency generator	Exterior	Near-Term	42,500	SQFT	No emergency generator.		\$132,827
E-Equipment & Furnishings									\$289,156
E10-Equipment									\$249,606
		E1020 Gym Backboards	Gym	Long-Term	6	EACH	All backboards are fixed. In good condition.		\$73,827
		E1090 Kitchens	Off of GYM	Long-Term	1	ALLO	GYM also serves as the cafeteria. Equipment is older. Kitchen serves as a warming kitchen.		\$175,779
E20-Furnishings									\$39,550
		E2013 Window Treatment	Entire Faciltiy	Long-Term	30	EACH	Mixture of functioning blinds and no blinds.		\$39,550
F-Special Construction & Demo									\$0
G-Building Sitework									\$175,286
G20-Site Improvements									\$62,787
		barricade at entry	Main Entry	Critical	1	ALLO	No barricade at entry		\$13,892
		Frost Slab / Stoop	Exterior of facility.	Future		EACH	Slabs are in good condition.		
		G2020 ADA parking space	Parking lots	Future		EACH	ADA spaces are clearly marked.		
		G2030 ADA accessible route	Main Entry	Future		ALLO	Route to facility is ADA accessible.		
		G2041 Fencing, around mechanical & electrical equipment	Exterior of Boiler room.	Critical	100	LNFT	No fencing at transformer.		\$8,891

G2041 Fencing, around playground	Playgrounds on East and West sides of facility.	Near-Term	800	LNFT	Neither is completly enclosed by fencing.	\$40,004
G2044 Signage, directional (staff, student, parent, visitor)	Exterior of facility.	Future		EACH	Directional signage is easily identifiable.	
G2045 playground surface	Exterior of facility.	Future		SQFT	Playground mulch is reviewed and replaced on an annual basis.	
G2050 Landscaping, no obstructions/hiding spots	Exterior of facility.	Future		ALLO	Landscaping does not create hiding spaces or obsturctions.	
G30-Site Utilities						\$0
G3010 Water Supply	Boiler Room	Future		LPSM	City water, no issues.	
G3020 Sanitary Sewer	Entire Faciltiy	Future		LPSM	City sewer, no issues.	
G40-Site Electrical						\$112,499
G4020 Site Lighting	Parking Lots	Long-Term	8	EACH	Older lighting in need up upgrade/ replacement.	\$112,499
Total Costs						\$6,878,770

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 2 – Building FCA Summary Data: PARCHMENT HIGH SCHOOL

Building Category	Sub-Category	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total
A-Substructure					
	A10-Foundation	\$0	\$0	\$0	\$0
	A20-Basement	\$0	\$0	\$0	\$0
	Substructure Subtotal	\$0	\$0	\$0	\$0
B-Shell					
	B10-Superstructure	\$0	\$0	\$0	\$0
	B20-Exterior Closure	\$7,780	\$21,877	\$922,840	\$952,497
	B30-Roofing	\$0	\$4,531,740	\$0	\$4,531,740
	Shell Subtotal	\$7,780	\$4,553,617	\$922,840	\$5,484,237
C-Interiors					
	C10-Interior Construction	\$239,638	\$351,601	\$393,745	\$984,984
	C20-Staircases	\$0	\$0	\$0	\$0
	Interiors Subtotal	\$239,638	\$351,601	\$393,745	\$984,984
D-Services					
	D10-Conveying Systems	\$0	\$0	\$0	\$0
	D20-Plumbing	\$45,844	\$0	\$17,578	\$63,422
	D30-HVAC	\$0	\$4,273,900	\$2,680,630	\$6,954,530
	D40-Fire Protection	\$583,467	\$0	\$0	\$583,467
	D50-Electrical	\$125,029	\$1,359,522	\$39,550	\$1,524,101
	Services Subtotal	\$754,339	\$5,633,422	\$2,737,758	\$9,125,519
E-Equipment & Furnishings					
	E10-Equipment	\$0	\$390,667	\$0	\$390,667
	E20-Furnishings	\$0	\$0	\$0	\$0
	Equipment & Furnishings Subtotal	\$0	\$390,667	\$0	\$390,667
F-Special Construction & Demo					
	F10-Special Construction	\$0	\$0	\$0	\$0
	Special Construction & Demo Subtotal	\$0	\$0	\$0	\$0
G-Building Sitework					
	G20-Site Improvements	\$0	\$101,573	\$0	\$101,573
	G30-Site Utilities	\$0	\$0	\$0	\$0
	G40-Site Electrical	\$0	\$0	\$84,374	\$84,374
	Building Sitework Subtotal	\$0	\$101,573	\$84,374	\$185,947
PARCHMENT HIGH SCHOOL TOTAL		\$1,001,757	\$11,030,880	\$4,138,717	\$16,171,354

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 3 – Building FCA Observation Detail: PARCHMENT HIGH SCHOOL

Building Category	Sub-Category	Component	Location	Assessment	Quantity	Unit	Observation Notes	Age	Observation Cost
A-Substructure									\$0
A10-Foundation									\$0
		A1010 Foundations	Exterior perimeter.	Future		LNFT	Foundation is in good condition. No settling.		
		A1030 Slab on Grade	Entire Faciltiy	Future		SQFT	Slabs are in good condition. No issues with cracking.		
A20-Basement									\$0
		Tunnels	Older portion of the facility.	Future		LNFT	Good condition.		
B-Shell									\$5,484,237
B10-Superstructure									\$0
		B1010 Floor Construction	Entire Faciltiy	Future		SQFT	Slab on grade. No issues.		
		B1020 Canopies	Main entry.	Future		SQFT	Combination of structural steel and masonry. In good condition.		
		B1020 Roof Construction	Entire Faciltiy	Future		SQFT	Bar joist and decking. In good condition. Some areas of steel and tectum decking. In good condition.		
B20-Exterior Closure									\$952,497
		B2010 Exterior Walls (brick)	Entire Faciltiy	Future		SQFT	Brick exterior is in good condition. Metal panels are starting to show sign of age. Will need to be reworked in the near future.		
		B2010 Exterior Walls (metal, insulated)	Gym	Long-Term	7,000	SQFT			\$922,840
		B2016 Exterior Soffits	Entire Faciltiy	Future		SQFT	Soffits are a combination of plaster and tectum panels. In good condition.		
		B2020 Exterior Windows	Entire Faciltiy	Future		SQFT	Exterior aluminum windows are in good condition		
		B2030 Exterior Doors, FRP/aluminum	Entire Faciltiy	Future		EACH	Exterior aluminum doors are in good condition.		
		B2030 Exterior Doors, hollow metal	Classrooms in 300 wing.	Near-Term	4	EACH	Older exterior doors are Hollow metal. in poor shape.		\$21,877
		B2030 Exterior Doors, numbered	Entire Faciltiy	Critical	34	EACH	Exterior doors are not numbered.		\$7,085
		B2034 Overhead Doors	2.0	Future		EACH	Good condition.		
		Knox Box present	Main Entry	Critical	1	LPSM	No knox box present.		\$695
		single point of visitor entry	Main entry on north side of facility.	Future		ALLO	Single point of entry. Is secure on the indies as well.		
B30-Roofing									\$4,531,740
		B3010 Roof Coverings (rubber/epdm)	Entire Faciltiy	Near-Term	145,000	SQFT	Roofing is at the end of its life cycle. In need of replacement.		\$4,531,740
C-Interiors									\$984,984
C10-Interior Construction									\$984,984
		C1010 Interior glazing (impact resistant)	Entire Faciltiy	Critical	145,000	SQFT	Glazing is not impact resistant. Interior walls are a combination of brick and block. In good condition. Two of the older hallways have glass above the masonry walls on hallway side of classrooms. These are not fire rated. Need to be replaced.		\$100,718
		C1010 Interior Walls	Entire Faciltiy	Near-Term	1,500	SQFT			\$351,601
		C1020 doors (outward opening)	Entire Faciltiy	Future		EACH	Doors open into hallway.		
		C1020 doors (wood or metal)	Entire Faciltiy	Long-Term	70	EACH	Interior doors are wood. Many still have old knobs for hardware.		\$393,745
		C1023 door hardware, anti-intrusion device	Entire Faciltiy	Critical	80	EACH	No anti-intrusion devices.		\$55,568
		C1023 door hardware, lock from inside classroom	Entire Faciltiy	Critical	80	EACH	Door lock from hallway side		\$83,352
		C1035 Interior Signage, code compliant	Entire Faciltiy	Future		EACH	Interior signage meets current standards.		
D-Services									\$9,125,519
D20-Plumbing									\$63,422
		D2010 Faucet	Entire Faciltiy	Critical	10	EACH	Faucets are in good condition. Restrooms in 300 wing are not ADA compliant, sinks in locker room do not function most of the time.		\$17,365
		D2010 Flush Valve	Entire Faciltiy	Critical	4	EACH	Valves are in good condition. Restroom in 300 wing is not ADA compliant		\$4,168
		D2010 Sink	Entire Faciltiy	Critical	10	EACH	Sinks are in good condition. 300 wing restroom are not ADA compliant. Sinks in locker room do not function correctly.		\$17,365
		D2010 Toilet or Urinal	Entire Faciltiy	Critical	4	EACH	All are in good condition. Restrooms in the 300 wing do not meet ADA requirements.		\$6,946
		D2018 Drinking Fountain	Hallways	Future		EACH	Drinking fountains are newer. In good condition.		
		D2020 Domestic Water Distribution	Entire Faciltiy	Future		SQFT	Domestic water piing is in good condition.		
		D2020 hot water heater	Boiler Room	Long-Term	1	EACH	Hotwater heater is in good condition. Nearing the end of its life expectancy.		\$17,578
		D2023 Backflow Preventor	Boiler Room	Future		LPSM	Backflow preventer is inspected by independant third party.		
		D2030 Sanitary Waste	Entire Faciltiy	Future		SQFT	Sanitary waste lines are in good condition.		
		D2040 Rain Water Drainage (roof conductors)	Entire Faciltiy	Future		SQFT	Roof conductors are in good condition.		
D30-HVAC									\$6,954,530
		D3020 Heating Generating System (boiler, large)	Boilers	Near-Term	4	EACH	2 Fulton boilers from 2005, this model has been discontinued, and 2 Johnston boilers from 2000. All are nearing the end of their life cycl. Recommend replacement.		\$1,250,135
		D3022 Hydronic Plumbing	Entire Faciltiy	Future		SQFT	Hydronic piping is in good condition.		
		D3030 Cooling Generating System (chiller)	Roof near weight room.	Near-Term	2	EACH	Chiller(s) is not functioning properly.		\$1,093,868
		D3030 Cooling Generating System (condensing unit)	Various	Near-Term	6	EACH	All condensing units are nearing the end of their life cycle.		\$468,801
		D3040 Exhaust fans	Entire Faciltiy	Near-Term	12	EACH	Varoius ages. All are near end of their life cycle.		\$93,760
		D3050 air handling unit (AHU)	Gym mezzanine, wiegh t room.	Long-Term	4	EACH	All, with exception of the unit near the weight room, are in good condition. All are nearing the end of their life cycle.		\$527,337
		D3050 rooftop units (RTU), small	Roof - Band, weight room, library.	Near-Term	3	EACH	All are older units nearing the end of their life cycle.		\$234,400
		D3050 unit heater	Entire Faciltiy	Future		EACH	Unit heaters are in good condition.		
		D3050 unit vents (UV)	Classrooms	Long-Term	35	EACH	Unit ventilators are in good condition. Nearing the end of their life cycle.		\$2,153,293
		D3060 Controls & Instrumentation	Older DDC system, some points are starting to fail. In need of upgrade.	Near-Term	145,000	SQFT			\$1,132,935
D40-Fire Protection									\$583,467
		D4010 Sprinklers	Entire Facility	Critical	70,000	SQFT	Newer addition of the facility is sprinkled, in good condition. Older and original portions of the facility are not sprinkled.		\$583,467
		D4030 Fire Extinguishers	Hallways	Future		EACH	Fire extinguishers are in good condition.		
D50-Electrical									\$1,524,101
		D5010 Electrical panels	Entire Faciltiy	Critical	6	EACH	Mixture of new and old panels. Two are being used as a junction box. Needs to be upgraded.		\$125,029
		D5010 Electrical Service & Distribution	Off of boiler room.	Future		ALLO	Newer gear in good condition.		
		D5020 Exit & Emergency Lighting	Entire Faciltiy	Future		SQFT	Emergency lighting and exit signs are in good condition.		

	D5020 exterior building lighting	Entire Faciltiy	Long-Term	15	EACH	Lighting is in good condition. Needs upgrade to LED>	\$39,550
	D5031 mass notification system	Main Office	Near-Term	145,000	SQFT	Unit is not in good condition. Needs to be replaced.	\$169,940
	D5037 Fire Alarm System	Main office	Near-Term	145,000	SQFT	System is outdated. In good condition.	\$736,408
	D5038 access control	Entire Faciltiy	Future		EACH	Access control system is in good condition.	
	D5038 intrusion detection system	Entire Faciltiy	Future		SQFT	Alarm system is in good condition, moitored by EPS.	
	D5038 security cameras (exterior)	Entire Faciltiy	Future		SQFT	Exterior cameras are in good condition.	
	D5038 security cameras (interior)	Hallways	Future		SQFT	Interior cameras are in good condition.	
	D5039 Local Area Network	Main Office	Future		SQFT	Network system is in good condition.	
	D5090 Emergency generator	Entire Faciltiy	Near-Term	145,000	SQFT	No emergency generator.	\$453,174
E-Equipment & Furnishings							\$390,667
	E10-Equipment						\$390,667
	E1020 Gym Backboards	Gym	Future		EACH	Motorized units in good condition.	
	E1023 Auditoriums	Just off of main entry.	Near-Term	1	ALLO	Smaller auditorium. Original to facility. In good condition. NOT very fuctional.	\$390,667
	E1090 Kitchens	Off of aux gym. Center of facility.	Future		ALLO	Newer kitchen. In good condition. Note: this kitchen supplies the elementary schools too.	
E20-Furnishings							\$0
	E2013 Window Treatment	Classroom	Future		EACH	Classroom windows have blinds. In good condition.	
	E2015 Fixed Seating (gym bleachers)	Gym	Future		EACH	Bleachers are in good condition.	
F-Special Construction & Demo							\$0
G-Building Sitework							\$185,947
G20-Site Improvements							\$101,573
	barricade at entry	Main entry.	Near-Term	2	ALLO	Barricades at Main Entry and Entry to GYM. They do allow someone to drive around them.	\$31,253
	barricade at entry	Main Entrance and Athletic Entrance by GYM	Near-Term	2	ALLO	Barricades are in place. However, these can be driven around. More are needed.	\$31,253
	Frost Slab / Stoop	Entire Faciltiy	Future		EACH	Exterior slabs are in good condition.	
	G2020 ADA parking space	Parking lots	Future		EACH	ADA spots are clearly marked.	
	G2030 ADA accessible route	Main entry.	Future		ALLO	Main entry is ADA accessable. Entrance to sporting event is as well.	
	G2044 Signage, directional (staff, student, parent, visitor)	Parking Lots	Future		EACH	Building signage is gives good direction. In good condition.	
	G2050 Landscaping, no obstructions/hiding spots	Entire Faciltiy	Near-Term	1	ALLO	Landscaping does not cause any obstructions or hiding spots. Land to north side of 700 wing is wooded. This are could be used as a hiding area.and is owned by the school	\$39,067
G30-Site Utilities							\$0
	G3010 Water Supply	Boiler Room	Future		LPSM	City water, no issues.	
	G3020 Sanitary Sewer	Entire Faciltiy	Future		LPSM	City sewer, no issues.	
G40-Site Electrical							\$84,374
	G4020 Site Lighting	Parking lots	Long-Term	6	EACH	Mixture of newer and older fixtures. Large lot near football field needs upgrade to LED.	\$84,374
Total Costs							\$16,171,354

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 2 – Building FCA Summary Data: PARCHMENT INNOVATION CENTER

Building Category	Sub-Category	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total
A-Substructure					
	A10-Foundation	\$0	\$0	\$0	\$0
	A20-Basement	\$0	\$0	\$0	\$0
	Substructure Subtotal	\$0	\$0	\$0	\$0
B-Shell					
	B10-Superstructure	\$0	\$0	\$0	\$0
	B20-Exterior Closure	\$0	\$196,506	\$486,908	\$683,413
	B30-Roofing	\$0	\$500,054	\$0	\$500,054
	Shell Subtotal	\$0	\$696,560	\$486,908	\$1,183,468
C-Interiors					
	C10-Interior Construction	\$392,034	\$122,513	\$0	\$514,547
	C20-Staircases	\$0	\$0	\$0	\$0
	Interiors Subtotal	\$392,034	\$122,513	\$0	\$514,547
D-Services					
	D10-Conveying Systems	\$0	\$0	\$0	\$0
	D20-Plumbing	\$0	\$101,573	\$17,578	\$119,151
	D30-HVAC	\$583,467	\$562,561	\$87,890	\$1,233,917
	D40-Fire Protection	\$137,531	\$0	\$0	\$137,531
	D50-Electrical	\$84,742	\$81,259	\$606,438	\$772,438
	Services Subtotal	\$805,740	\$745,393	\$711,905	\$2,263,038
E-Equipment & Furnishings					
	E10-Equipment	\$138,921	\$0	\$0	\$138,921
	E20-Furnishings	\$0	\$0	\$0	\$0
	Equipment & Furnishings Subtotal	\$138,921	\$0	\$0	\$138,921
F-Special Construction & Demo					
	F10-Special Construction	\$0	\$0	\$0	\$0
	Special Construction & Demo Subtotal	\$0	\$0	\$0	\$0
G-Building Sitework					
	G20-Site Improvements	\$43,454	\$35,160	\$0	\$78,614
	G30-Site Utilities	\$0	\$0	\$0	\$0
	G40-Site Electrical	\$0	\$62,507	\$0	\$62,507
	Building Sitework Subtotal	\$43,454	\$97,667	\$0	\$141,121
PARCHMENT INNOVATION CENTER TOTAL		\$1,380,149	\$1,662,133	\$1,198,813	\$4,241,095

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 3 – Building FCA Observation Detail: PARCHMENT INNOVATION CENTER

Building Category	Sub-Category	Component	Location	Assessment	Quantity	Unit	Observation Notes	Age	Observation Cost
A-Substructure									\$0
A10-Foundation									\$0
		A1010 Foundations	Entire Facility.	Future		LNFT	No settling. Foundations are in good condition.		
		A1030 Slab on Grade	Entire Facility.	Future		SQFT	Slabs are in good condition.		
A20-Basement									\$0
		Tunnels	Entire Facility.	Future		LNFT	Tunnels are dry and in good condition.		
B-Shell									\$1,183,468
B10-Superstructure									\$0
		B1010 Floor Construction	Entire Facility.	Future		SQFT	Concrete slabs on grade. In good condition.		
		B1020 Canopies	East and south sides of facility	Future		SQFT	Tube steel and tectum panels. In good condition.		
		B1020 Roof Construction	Entire Facility.	Future		SQFT	Structural steel, bar joists with tectum panels. In good condition.		
B20-Exterior Closure									\$683,413
		B2010 Exterior Walls (brick)	Entire Facility.	Future		SQFT	Exterior brick is in good condition.		
		B2020 Exterior Windows	Entire Facility.	Long-Term	2,400	SQFT	Older aluminum system. Needs replacement.		\$400,776
		B2030 Exterior Doors, FRP/aluminum	West and south sides of facility.	Long-Term	4	EACH	Half of the exterior doors are older aluminum, in good condition.		\$49,218
		B2030 Exterior Doors, hollow metal	East and south side of facility	Long-Term	6	EACH	Hollow metal doors and frames in good condition.		\$36,914
		B2030 Exterior Doors, numbered	Entire Facility.	Near-Term	5	EACH	Exterio doors are not numbered.		\$1,172
		Knox Box present	South side of the facility at staff entrance.	Future		LPSM	Knox box is present.		
		single point of visitor entry	South side of facility.	Near-Term	1	ALLO	NO defined entry. Could be one of three entries.		\$195,334
B30-Roofing									\$500,054
		B3010 Roof Coverings (rubber/epdm)	Entire Facility.	Near-Term	16,000	SQFT	Roof is in good condition, no leaks. Is older and at end of its life cycle.		\$500,054
C-Interiors									\$514,547
C10-Interior Construction									\$514,547
		C1010 Interior glazing (impact resistant)	Entire Facility.	Critical	16,000	SQFT	Glazing is not impact resistant.		\$11,114
		C1010 Interior Walls	Hallways	Critical	1,600	SQFT	Hallways are a combination of CMU and glass wall system. Wall system is not fire rated. Would require new doors too.		\$333,410
		C1020 doors (outward opening)	Entire Facility.	Near-Term	4	EACH	Most of the doors open outward. There are a few that open inward.		\$62,507
		C1020 doors (wood or metal)	Entire Facility.	Near-Term	12	EACH	Several interior doors are older metal doors in need of replacement.		\$60,006
		C1020 doors (wood or metal)	Entire Facility.	Future		EACH	Interior wood doors are in good condition.		
		C1023 door hardware, anti-intrusion device	Entire Facility.	Critical	20	EACH	No anti-intrusion devices		\$13,892
		C1023 door hardware, lock from inside classroom	Entire Facility.	Critical	22	EACH	Doors lock from the hallway side.		\$22,922
		C1035 Interior Signage, code compliant	Entire Facility.	Critical	22	EACH	Interior signage needs to be updated to current requirements.		\$10,697
D-Services									\$2,263,038
D20-Plumbing									\$119,151
		D2010 Faucet	Bathrooms and classrooms.	Near-Term	14	EACH	Restroom and classroom faucets are older. Some of the small bathrooms in the classroom have had fixtures removed.		\$27,347
		D2010 Flush Valve	Various classrooms and restrooms.	Near-Term	15	EACH	Flush valves are older and in need of replacement.		\$17,580
		D2010 Sink	Restrooms and classrooms.	Near-Term	14	EACH	Restroom and classroom sinks are older. Some of the small bathrooms in the classroom have had fixtures removed.		\$27,347
		D2010 Toilet or Urinal	Various classrooms and restrooms.	Near-Term	15	EACH	Toilets and urinals are older and in need of replacement.		\$29,300
		D2018 Drinking Fountain	Hallway	Future		EACH	Drinig fountain is in good condition.		
		D2020 Domestic Water Distribution	Entire Facility.	Future		SQFT	Domestic water piping is in good condition.		
		D2020 hot water heater	Boiler Room	Long-Term	1	EACH	Nearing end of it life cycle. In good condition.	2005	\$17,578
		D2023 Backflow Preventor	Boiler Room	Future		LPSM	Backflow preventor is inspected annual by independent third party.		
		D2030 Sanitary Waste	Entire Facility.	Future		SQFT	Sanitary waste lines are in good condition.		
		D2040 Rain Water Drainage (roof conductors)	Entire Facility.	Future		SQFT	Roof drains are in good condition. No leaks.		
D30-HVAC									\$1,233,917
		D3020 Heating Generating System (boiler, small)	Boiler room.	Near-Term	2	EACH	units are in good condition. Nearing the end of their life cycle,	2005	\$390,667
		D3022 Hydronic Plumbing	Entire Facility.	Future		SQFT	Hydronic piping is in good condition.		
		D3040 Exhaust fans	Roof	Near-Term	6	EACH	Older units at end of thier life cycle.		\$46,880
		D3050 unit heater	Entries and gym	Long-Term	10	EACH	Older units in good condition.		\$87,890
		D3050 unit vents (UV)	Classrooms	Critical	12	EACH	Older units in good condition. Past their life cycle.		\$583,467
		D3060 Controls & Instrumentation	Boiler room	Near-Term	16,000	SQFT	Pneumatic controls, need upgrade to DDC system.		\$125,014
D40-Fire Protection									\$137,531
		D4010 Sprinklers	Entire Facility.	Critical	16,000	SQFT	No fire suppression system.		\$133,364
		D4030 Fire Extinguishers	Entire Facility.	Critical	6	EACH	Did not observe any fire extiguishers.		\$4,168
D50-Electrical									\$772,438
		D5010 Electrical panels	Boiler Room	Long-Term	3	EACH	Older distribution panel. In good condition.		\$79,101
		D5010 Electrical Service & Distribution	SOuth exterior wall of boiler room.	Long-Term	1	ALLO	Older service in good condition. Would need to be upgraded if airconditioning is added to facility.		\$527,337
		D5020 Exit & Emergency Lighting	Entire Facility.	Future		SQFT	Emergency lighting and exit signs are in good condition.		
		D5020 exterior building lighting	Entire Facility.	Critical	6	EACH	Almost no exterior building lighting.		\$12,503
		D5031 mass notification system	Entire Facility.	Near-Term	16,000	SQFT	Older system in need of an upgrade.		\$18,7

G-Building Sitework							\$141,121
G20-Site Improvements							\$78,614
	barricade at entry	Main Entrance(s). Staff entrance.	Critical	3	ALLO	No barricades	\$41,676
	Frost Slab / Stoop	Entire Facility.	Future		EACH	Slabs are in good condition.	
	G2020 ADA parking space	Parking lot	Near-Term	30	EACH	Parking spaces have signage but no striping. Parking lot needs to be resurfaced and re-striped.	\$23,440
	G2030 ADA accessible route	Entire Facility.	Future		ALLO	Exterior doors are ADA accessible.	
	G2041 Fencing, around mechanical & electrical equipment	South side of facility, exterior of boiler room.	Critical	20	LNFT	No fencing.	\$1,778
	G2044 Signage, directional (staff, student, parent, visitor)	Entire Facility.	Near-Term	5	EACH	Exterior signage is minimal, needs improvement.	\$11,720
	G2050 Landscaping, no obstructions/hiding spots	Entire Facility.	Future		ALLO	Minimal landscaping, no obstructed views or hiding spots.	
G30-Site Utilities							\$0
	G3010 Water Supply	Boiler Room	Future		LPSM	Water supply is from city. In good condition.	
	G3020 Sanitary Sewer	Entire Facility.	Future		LPSM	City Sewer, in good condition.	
	G40-Site Electrical						\$62,507
	G4020 Site Lighting	Parking lot.	Near-Term	5	EACH	Older lighting in need of replacement.	\$62,507
Total Costs							\$4,241,095

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 2 – Building FCA Summary Data: PARCHMENT MIDDLE SCHOOL

Building Category	Sub-Category	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total
A-Substructure					
	A10-Foundation	\$0	\$0	\$0	\$0
	A20-Basement	\$0	\$0	\$0	\$0
	Substructure Subtotal	\$0	\$0	\$0	\$0
B-Shell					
	B10-Superstructure	\$0	\$0	\$0	\$0
	B20-Exterior Closure	\$695	\$1,258,886	\$0	\$1,259,581
	B30-Roofing	\$0	\$2,854,996	\$0	\$2,854,996
	Shell Subtotal	\$695	\$4,113,882	\$0	\$4,114,577
C-Interiors					
	C10-Interior Construction	\$274,264	\$0	\$0	\$274,264
	C20-Staircases	\$16,670	\$0	\$0	\$16,670
	Interiors Subtotal	\$290,935	\$0	\$0	\$290,935
D-Services					
	D10-Conveying Systems	\$138,921	\$0	\$0	\$138,921
	D20-Plumbing	\$0	\$43,755	\$0	\$43,755
	D30-HVAC	\$2,888,509	\$1,695,496	\$439,448	\$5,023,452
	D40-Fire Protection	\$0	\$851,811	\$0	\$851,811
	D50-Electrical	\$0	\$768,775	\$858,043	\$1,626,818
	Services Subtotal	\$3,027,429	\$3,359,836	\$1,297,491	\$7,684,756
E-Equipment & Furnishings					
	E10-Equipment	\$0	\$546,934	\$0	\$546,934
	E20-Furnishings	\$0	\$0	\$0	\$0
	Equipment & Furnishings Subtotal	\$0	\$546,934	\$0	\$546,934
F-Special Construction & Demo					
	F10-Special Construction	\$0	\$0	\$0	\$0
	Special Construction & Demo Subtotal	\$0	\$0	\$0	\$0
G-Building Sitework					
	G20-Site Improvements	\$13,892	\$0	\$112,499	\$126,391
	G30-Site Utilities	\$0	\$0	\$0	\$0
	G40-Site Electrical	\$0	\$25,003	\$0	\$25,003
	Building Sitework Subtotal	\$13,892	\$25,003	\$112,499	\$151,393
PARCHMENT MIDDLE SCHOOL TOTAL		\$3,332,951	\$8,045,655	\$1,409,989	\$12,788,595

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 3 – Building FCA Observation Detail: PARCHMENT MIDDLE SCHOOL

Building Category	Sub-Category	Component	Location	Assessment	Quantity	Unit	Observation Notes	Age	Observation Cost
A-Substructure									\$0
A10-Foundation									\$0
		A1010 Foundations	Entire Facility.	Future		LNFT	Foundations are in good condition. No settling.		
		A1030 Slab on Grade	Entire Facility.	Future		SQFT	Slabs are in good condition. No cracking.		
A20-Basement									\$0
		Tunnels	Entire Facility.	Future		LNFT	Tunnels are in good condition.		
B-Shell									\$4,114,577
B10-Superstructure									\$0
		B1010 Floor Construction	Entire Facility.	Future		SQFT	Combination of slab on grade and slab on deck. In good condition.		
		B1020 Roof Construction	Entire Facility.	Future		SQFT	Bar joist and metal decking. In good condition.		
B20-Exterior Closure									\$1,259,581
		B2010 Exterior Walls (brick)	Entire Facility.	Future		SQFT	Exterior brick is on good condition.		
		B2010 Exterior Walls (metal, insulated)	North and East elevations.	Near-Term	6,500	SQFT	Older panels in need of replacement.		\$761,801
		B2016 Exterior Soffits	Main entry and a couple of the exits.	Future		SQFT	Combination of metal panel and plaster. In good condition.		
		B2020 Exterior Windows	Entire Facility.	Near-Term	2,700	SQFT	Windows in new addition are in good condition. In older wings they are in need of replacement.		\$400,825
		B2030 Exterior Doors, FRP/aluminum	Main entry	Future		EACH	Aluminum doors and frames are in good condition.		
		B2030 Exterior Doors, hollow metal	Entire Facility.	Near-Term	17	EACH	Several exterior doors and frames are hollow metal and in need of replacement.		\$92,979
		B2030 Exterior Doors, numbered Knox Box present	Entire Facility. Main Entry	Near-Term Critical	14 1	EACH LPSM	Exterior doors are not numbered. No Knox box present		\$3,282 \$695
		single point of visitor entry	North side of facility.	Future		ALLO	Single point of entry. Is secure to the office on the inside.		
B30-Roofing									\$2,854,996
		B3010 Roof Coverings (rubber/epdm)	Entire Facility.	Near-Term	90,850	SQFT	Roofing is at end of its life cycle.		\$2,839,370
		B3020 Skylights	Second floor.	Near-Term	200	SQFT	In good condition. Older and at end of life cycle.		\$15,627
C-Interiors									\$290,935
C10-Interior Construction									\$274,264
		C1010 Interior glazing (impact resistant)	Entire Facility.	Critical	90,850	SQFT	No impact resistant glazing.		\$63,105
		C1010 Interior Walls	Entire Facility.	Future		SQFT	Interior walls are a combination of brick and block. IN good condition.		
		C1020 doors (outward opening)	Entire Facility.	Future		EACH	Doors open outward into the hallway.		
		C1020 doors (wood or metal)	Entire Facility.	Future		EACH	Doors are a combination of wood and metal. In good condition.		
		C1023 door hardware, anti-intrusion device	Entire Facility.	Critical	95	EACH	No anti-intrusion devices.		\$65,987
		C1023 door hardware, lock from inside classroom	Entire Facility.	Critical	95	EACH	Doors lock from hallway side. Hardware is not lever action.		\$98,981
		C1035 Interior Signage, code compliant	Entire Facility.	Critical	95	EACH	Room signage needs to be brought up to current standards.		\$46,191
C20-Staircases									\$16,670
		C2010 Handrails (code compliant)	Stairs	Critical	3	EACH	Hand and guard rails are original to facility. Need to be upgraded to current code.		\$16,670
D-Services									\$7,684,756
D10-Conveying Systems									\$138,921
		D1010 Elevators & Lifts	Middle/ South end of facility.	Critical	1	EACH	Elevator is older. No call out function within the elevator. Needs to be replaced.		\$138,921
D20-Plumbing									\$43,755
		D2010 Faucet	Entire Facility.	Future		EACH	Faucets are in good condition.		
		D2010 Flush Valve	Entire Facility.	Future		EACH	Flush valves are in good condition.		
		D2010 Sink	Entire Facility.	Future		EACH	Sinks are in good condition.		
		D2010 Toilet or Urinal	Entire Facility.	Future		EACH	Toilets and urinals are in good condition.		
		D2018 Drinking Fountain	Hallways	Near-Term	3	EACH	Mixture of newer and old drinking fountains. In good condition.		\$28,128
		D2020 Domestic Water Distribution	Entire Facility.	Future		SQFT	Domestic water lines are in good condition.		
		D2020 hot water heater	Boiler room	Near-Term	1	EACH	Hot water heater is older and at end of its life cycle.		\$15,627
		D2023 Backflow Preventor	Boiler Room	Future		LPSM	Backflow preventor is inspected by independent third party.		
		D2023 Backflow Preventor	Boiler Room	Future		LPSM	In good condition. Inspected annually.		
		D2030 Sanitary Waste	Entire Facility.	Future		SQFT	Waste lines are in good condition.		
		D2040 Rain Water Drainage (roof conductors)	Entire Facility.	Future		SQFT	Roof drains are in good condition.		
D30-HVAC									\$5,023,452
		D3020 Heating Generating System (boiler, large)	Boiler Room	Critical	2	EACH	2 older boilers original to facility. Currently used for back up.	1954	\$555,683
		D3020 Heating Generating System (boiler, small)	Boiler Room	Long-Term	2	EACH	2 boilers new in 2005. Nearing the end of their life cycle. In good condition.	2005	\$439,448
		D3022 Hydronic Plumbing	Entire Facility.	Future		SQFT	Hydronic piping is in good condition.		
		D3030 Cooling Generating System (chiller)	Roof by gym	Near-Term	1	EACH	Older unit feeding trane AHU.		\$546,934
		D3030 Cooling Generating System (condensing unit)	Cafeteria, library, and band room. Roof	Near-Term	3	EACH	Units are older and at the end of their life cycle.		\$234,400
		D3040 Exhaust fans	Entire Facility.	Near-Term	12	EACH	Exhaust fans are at the end of their life cycle.		\$93,760
		D3050 air handling unit (AHU)	Second floor near gym, south side of facility	Near-Term	3	EACH	Older trane units at end of their life cycle.		\$351,601
		D3050 rooftop units (RTU), large	Cafeteria, library, and band room. Roof	Near-Term	3	EACH	Units are older and at the end of their life cycle.		\$468,801
		D3050 unit heater	Entire Facility.	Future		EACH	Unit heaters are in good condition.		
		D3050 unit vents (UV)	Classrooms	Critical	35	EACH	Older units in need of replacement.		\$1,701,779
		D3060 Controls & Instrumentation	Boiler Room.	Critical	90,850	SQFT	Pneumatic controls. Needs upgrade to DDC.		\$631,047
D40-Fire Protection									\$851,811
		D4010 Sprinklers	Entire Facility.	Near-Term	90,850	SQFT	No sprinkler system.		\$851,811
		D4030 Fire Extinguishers	Hallways	Future		EACH	Fire extinguishers are in good condition.		
D50-Electrical									\$1,626,818
		D5010 Electrical panels	Various	Long-Term	8	EACH	Mixture of new and old panels. Older panels should be upgraded.		\$210,935
		D5010 Electrical Service & Distribution	Entire Facility.	Long-Term	1	ALLO	Gear is older, in good condition.		\$527,337
		D5020 Exit & Emergency Lighting	Entire Facility.	Future		SQFT	Emergency lighting and exit signs are in good condition.		
		D5020 exterior building lighting	Entire Facility.	Near-Term	10	EACH	Building lighting is older. In need of upgrade to LED.		\$23,440
		D5031 mass notification system	Main Office	Long-Term	90,850	SQFT	Older system in need of upgrade.		\$119,771
		D5037 Fire Alarm System	Main Office	Near-Term	90,850	SQFT	Older system. In need of update.		\$461,398
		D5038 access control	Select exterior doors.	Future		EACH	Access control system is in good condition.		
		D5038 intrusion detection system	Main Office	Future		SQFT	Intrusion detection system is in good condition.		
		D5038 security cameras (exterior)	Exterior	Future		SQFT	Newer camera system. In good condition.		
		D5038 security cameras (interior)	Hallways	Future		SQFT	Newer camera system. In good condition.		
		D5039 Local Area Network	Main Office	Future		SQFT	Network is in good condition.		
		D5090 Emergency generator	Entire Facility.	Near-Term	90,850	SQFT	No generator.		\$283,937
E-Equipment & Furnishings									\$546,934
E10-Equipment									\$546,934
		E1020 Gym Backboards	Gym	Future		EACH	All are motorized. Mixture of glass and metal. In good condition.		

E1023 Auditoriums	Middle of facility	Near-Term	1	ALLO	Auditorium is also used as the cafeteria. No fixed seating. Needs to be updated.	\$390,667
E1090 Kitchens	Middle of facility	Near-Term	1	ALLO	Older equipment in a small space. In need of update.	\$156,267
E20-Furnishings						\$0
E2013 Window Treatment	Classrooms	Future		EACH	Vertical blinds are in good condition.	
E2015 Fixed Seating (gym bleachers)	Gym	Future		EACH	Bleachers are in good condition, no issues.	
F-Special Construction & Demo						\$0
G-Building Sitework						\$151,393
G20-Site Improvements						\$126,391
barricade at entry	North side of facility.	Critical	1	ALLO	No barricades are present.	\$13,892
Frost Slab / Stoop	Entire Facility.	Future		EACH	Exterior slabs are in good condition.	
G2020 ADA parking space	Parking lot on North side of facility.	Future		EACH	ADA spots are clearly marked.	
G2030 ADA accessible route	Parking lot on North side of facility.	Future		ALLO	Site has ADA access.	
G2041 Fencing, around mechanical & electrical equipment	West side, exterior of electrical room.	Future		LNFT	Fencing is present. IN good conditoin.	
G2041 Fencing, around playground	West side of facility.	Long-Term	2,000	LNFT	Play area is enclosed by fencing. Some area are in need of repair.	\$112,499
G2044 Signage, directional (staff, student, parent, visitor)	Parking lot on North side of facility.	Future		EACH	Directional signage is well placed.	
G2045 playground surface	West side of facility	Future		SQFT	Playground surfacing is replaced on an annual basis.	
G2050 Landscaping, no obstructions/hiding spots	Entire Facility.	Future		ALLO	Landscaping does not create and obstructions of hiding spots.	
G30-Site Utilities						\$0
G3010 Water Supply	Boiler Room	Future		LPSM	City water, no issues.	
G3020 Sanitary Sewer	Entire Faciltiy	Future		LPSM	City sewer, no issues.	
G40-Site Electrical						\$25,003
G4020 Site Lighting	Parking lot on North side of facility.	Near-Term	2	EACH	Older lighting. Needs upgrade to LED.	\$25,003
Total Costs						\$12,788,595

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 2 – Building FCA Summary Data: PARCHMENT NORTH ELEM. SCHOOL

Building Category	Sub-Category	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total
A-Substructure					
	A10-Foundation	\$0	\$0	\$0	\$0
	A20-Basement	\$0	\$0	\$0	\$0
	Substructure Subtotal	\$0	\$0	\$0	\$0
B-Shell					
	B10-Superstructure	\$0	\$0	\$70,312	\$70,312
	B20-Exterior Closure	\$695	\$411,685	\$48,339	\$460,719
	B30-Roofing	\$0	\$1,437,655	\$70,312	\$1,507,967
	Shell Subtotal	\$695	\$1,849,341	\$188,962	\$2,038,998
C-Interiors					
	C10-Interior Construction	\$97,939	\$32,816	\$0	\$130,755
	C20-Staircases	\$0	\$0	\$0	\$0
	Interiors Subtotal	\$97,939	\$32,816	\$0	\$130,755
D-Services					
	D10-Conveying Systems	\$0	\$0	\$0	\$0
	D20-Plumbing	\$7,710	\$64,851	\$17,578	\$90,139
	D30-HVAC	\$104,191	\$1,687,683	\$527,337	\$2,319,210
	D40-Fire Protection	\$383,421	\$0	\$0	\$383,421
	D50-Electrical	\$0	\$232,056	\$166,990	\$399,046
	Services Subtotal	\$495,322	\$1,984,590	\$711,905	\$3,191,816
E-Equipment & Furnishings					
	E10-Equipment	\$0	\$0	\$36,914	\$36,914
	E20-Furnishings	\$0	\$9,376	\$0	\$9,376
	Equipment & Furnishings Subtotal	\$0	\$9,376	\$36,914	\$46,290
F-Special Construction & Demo					
	F10-Special Construction	\$0	\$0	\$0	\$0
	Special Construction & Demo Subtotal	\$0	\$0	\$0	\$0
G-Building Sitework					
	G20-Site Improvements	\$13,892	\$10,001	\$112,499	\$136,392
	G30-Site Utilities	\$0	\$0	\$0	\$0
	G40-Site Electrical	\$0	\$125,014	\$0	\$125,014
	Building Sitework Subtotal	\$13,892	\$135,015	\$112,499	\$261,405
PARCHMENT NORTH ELEM. SCHOOL TOTAL		\$607,848	\$4,011,137	\$1,050,280	\$5,669,264

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 3 – Building FCA Observation Detail: PARCHMENT NORTH ELEM. SCHOOL

Building Category	Sub-Category	Component	Location	Assessment	Quantity	Unit	Observation Notes	Age	Observation Cost
A-Substructure									\$0
A10-Foundation									\$0
		A1010 Foundations	Entire Faciltiy	Future		LNFT	Foundations are in good condition, no settling.		
		A1030 Slab on Grade	Entire Faciltiy	Future		SQFT	Slabs are in good condition, no excessive cracking.		
A20-Basement									\$0
		Tunnels	Entire Faciltiy	Future		LNFT	In good condition.		
B-Shell									\$2,038,998
B10-Superstructure									\$70,312
		B1010 Floor Construction	Entire Faciltiy	Future		SQFT	Concrete slab on grade is in good condition.		
		B1020 Canopies	Main entry.	Long-Term	800	SQFT	Structural steel and translucent panels. Translucent panels are older.		\$70,312
		B1020 Roof Construction	Bar joist and decking. In good condition.	Future		SQFT			
B20-Exterior Closure									\$460,719
		B2010 Exterior Walls (brick)	Various	Long-Term	500	SQFT	Most of the brick exterior is in good condition. Some spots of cracking and erosion need to be addressed.		\$48,339
		B2010 Exterior Walls (metal, non-insulated)	Entire Faciltiy	Future		SQFT	Metal panel at main entry and teacher lounge. In good condition.		
		B2010 Exterior Walls (plaster/EIFS)	Wast side of facility, older section of building.	Near-Term	3,500	SQFT	Exterior EFIS is in need of repairs in several areas.		\$136,734
		B2016 Exterior Soffits	Exterior south and west sides.	Future		SQFT	Combination of metal and plaster soffits. In good condition.		
		B2020 Exterior Windows	Entire facility.	Near-Term	500	SQFT	All windows are aluminum, most are in good condition. Windows in oldest portion of facility are in need of replacement.		\$74,227
		B2030 Exterior Doors, FRP/aluminum	Entire Faciltiy	Future		EACH	Exterior doors are aluminum and aluminum frames. In good condition.		
		B2030 Exterior Doors, numbered	Entire Faciltiy	Near-Term	23	EACH	Exterior doors are not numbered.		\$5,391
		Knox Box present	Main entry.	Critical	1	LPSM	No knox box present.		\$695
		single point of visitor entry	South side of facility.	Near-Term	1	ALLO	Single point of entry at south side of building. Interior of entry is not secure.		\$195,334
B30-Roofing									\$1,507,967
		B3010 Roof Coverings (rubber/epdm)	Roofing	Near-Term	46,000	SQFT	Roofing is older. In need of replacement.		\$1,437,655
		B3020 Skylights	Main entry.	Long-Term	800	SQFT	Older translucent panel system. Recommend replacement.		\$70,312
C-Interiors									\$130,755
C10-Interior Construction									\$130,755
		C1010 Interior glazing (impact resistant)	Entire Faciltiy	Critical	46,000	SQFT	Glazing is not impact resistant. Block and glazed units. All in good condition.		\$31,952
		C1010 Interior Walls	Entire Faciltiy	Future		SQFT			
		C1020 doors (outward opening)	Entire Faciltiy	Future		EACH	Doors open out into hallways		
		C1020 doors (wood or metal)	Entire Faciltiy	Future		EACH	Wood doors in hollow metal frames. In good condition.		
		C1023 door hardware, anti-intrusion device	Entire Faciltiy	Critical	38	EACH	No anti intrusion devices.		\$26,395
		C1023 door hardware, lock from inside classroom	Classrooms etc.	Critical	38	EACH	Door lock from outside of rooms.		\$39,592
		C1035 Interior Signage, code compliant	Entire Faciltiy	Near-Term	60	EACH	Interior signage is older. Needs to be upgraded to current standards.		\$32,816
D-Services									\$3,191,816
D20-Plumbing									\$90,139
		D2010 Faucet	Entire Faciltiy	Near-Term	11	EACH	Units in older wing are in need of replacement..		\$21,487
		D2010 Flush Valve	Entire Faciltiy	Near-Term	7	EACH	Units in older wing are in need of replacement..		\$8,204
		D2010 Sink	Entire Faciltiy	Near-Term	11	EACH	Units in older wing are in need of replacement..		\$21,487
		D2010 Toilet or Urinal	Entire Faciltiy	Near-Term	7	EACH	Units in older wing are in need of replacement..		\$13,673
		D2018 Drinking Fountain	Hallways	Future		EACH	In good condition.		
		D2020 Domestic Water Distribution	Entire Faciltiy	Critical	3,700	SQFT	Piping in oldest portion of facility is galvanized. Needs replacement.		\$7,710
		D2020 hot water heater	Boiler Room	Long-Term	1	EACH	Hot water heater is in good condition. Nearing end of life cycle.		\$17,578
		D2023 Backflow Preventor	Boiler Room	Future		LPSM	Backflow preventor is in good condition. is schedule for inspection annually.		
		D2030 Sanitary Waste	Entire Faciltiy	Future		SQFT	Sanitary lines are in good condition.		
		D2040 Rain Water Drainage (roof conductors)	Entire Faciltiy	Future		SQFT	Roof drains are in good condition.		
D30-HVAC									\$2,319,210
		D3020 Heating Generating System (boiler, small)	Boiler Room	Long-Term	2	EACH	Boilers are in good condition. Getting older. Recommending replacement.	2014	\$439,448
		D3022 Hydronic Plumbing	Entire Faciltiy	Future		SQFT	Hydronic piping is in good condition.		
		D3040 Exhaust fans	Entire Faciltiy	Long-Term	10	EACH	Exhaust fans are older, in good shape.		\$87,890
		D3050 air handling unit (AHU)	Gym	Critical	1	EACH	Unit is not used, not functional.		\$104,191
		D3050 rooftop units (RTU), small	Various on roof.	Near-Term	3	EACH	RTU's are older and at the end of their life cycle.		\$234,400
		D3050 unit vents (UV)	Classrooms.	Near-Term	20	EACH	Unit ventilators are older and at the end of their life cycle.		\$1,093,868
		D3060 Controls & Instrumentation	Entire Faciltiy	Near-Term	46,000	SQFT	Controls are a mixture of older systems. Recommend upgrade.		\$359,414
D40-Fire Protection									\$383,421
		D4010 Sprinklers	Entire Faciltiy	Critical	46,000	SQFT	No fire protection system.		\$383,421
		D4030 Fire Extinguishers	Entire Faciltiy	Future		EACH	Fire extinguishers are in good condition.		
D50-Electrical									\$399,046
		D5010 Electrical panels	Entire Faciltiy	Long-Term	4	EACH	Some older panels, in good condition		\$105,467
		D5010 Electrical Service & Distribution	Boiler Room.	Future		ALLO	Distribution panel is newer, in good condition.		
		D5020 Exit & Emergency Lighting	Entire Faciltiy	Future		SQFT	Exit signs and emergency lighting are in good conditoin.		
		D5020 exterior building lighting	Exterior perimeter.	Long-Term	8	EACH	Building lighting is in good condition but older. Upgrade to LED.		\$21,093
		D5031 mass notification system	Entire Faciltiy	Future		SQFT	Mass notification system is currently being priced for replacement.		
		D5037 Fire Alarm System	Office	Future		SQFT	System is in the process of being replaced.		
		D5038 access control	Entire Faciltiy	Near-Term	10	EACH	older keypad system. Access controls need to be upgraded.		\$70,320
		D5038 intrusion detection system	Entire Faciltiy	Near-Term	46,000	SQFT	No intrusion detection system.		\$17,971
		D5038 security cameras (exterior)	Perimeter.	Future		SQFT	Exterior only		
		D5038 security cameras (interior)	Entire Faciltiy	Long-Term	46,000	SQFT	No interior camera system.		\$40,429
		D5039 Local Area Network	Entire Faciltiy	Future		SQFT	Network system is in good condition.		
		D5090 Emergency generator	Entire Faciltiy	Near-Term	46,000	SQFT	No emergency generator.		\$143,766
E-Equipment & Furnishings									\$46,290
E10-Equipment									\$36,914
		E1020 Gym Backboards	Gym	Long-Term	3	EACH	Older units in good condition. Fixed to wall.		\$36,914
		E1090 Kitchens	Next to Gym.	Future		ALLO	Newer equipment. In good condition. Warming kitchen only.		
E20-Furnishings									\$9,376

E2013 Window Treatment	Entire Faciltiy	Near-Term	8	EACH	Window treatment in a majority of the facility are in good condition. Replace in older wing along with windows.	\$9,376
F-Special Construction & Demo						\$0
G-Building Sitework						\$261,405
G20-Site Improvements						\$136,392
barricade at entry	Main entry.	Critical	1	ALLO	No barricades.	\$13,892
Frost Slab / Stoop	Exterior.	Future		EACH	Exterior slabs are in good condition.	
G2020 ADA parking space	Parking lots	Future		EACH	ADA parking is clearly marked.	
G2030 ADA accessible route	Main entry.	Future		ALLO	Building is ADA accessible.	
G2041 Fencing, around mechanical & electrical equipment	Entire Faciltiy	Near-Term	100	LNFT	No fencing around transofrmer.	\$10,001
G2041 Fencing, around playground	North side of facility.	Long-Term	2,000	LNFT	fencing does not einclose the playground area. Sections are in need of repair.	\$112,499
G2044 Signage, directional (staff, student, parent, visitor)	Entire Faciltiy	Future		EACH	Facility signage is clear and in good condition.	
G2045 playground surface	Exterior north side of facility.	Future		SQFT	Playground mulch is inspected and replaced on an annual basis.	
G2050 Landscaping, no obstructions/hiding spots	Exterior.	Future		ALLO	Landscaping does not create any hiding spots or obstructions.	
G30-Site Utilities						\$0
G3010 Water Supply	Boiler Room	Future		LPSM	City water, no issues.	
G3020 Sanitary Sewer	Entire facility.	Future		LPSM	City sewer, no issues.	
G40-Site Electrical						\$125,014
G4020 Site Lighting	Parking Lots	Near-Term	10	EACH	Lighting is older, parking lot on South west side has not lighting.	\$125,014
Total Costs						\$5,669,264

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 2 – Building FCA Summary Data: PARCHMENT NORTHWOOD ELEM. SCHOOL / ECC

Building Category	Sub-Category	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total
A-Substructure					
	A10-Foundation	\$0	\$0	\$0	\$0
	A20-Basement	\$0	\$0	\$0	\$0
	Substructure Subtotal	\$0	\$0	\$0	\$0
B-Shell					
	B10-Superstructure	\$0	\$0	\$0	\$0
	B20-Exterior Closure	\$4,584	\$578,188	\$0	\$582,772
	B30-Roofing	\$0	\$1,531,416	\$0	\$1,531,416
	Shell Subtotal	\$4,584	\$2,109,603	\$0	\$2,114,188
C-Interiors					
	C10-Interior Construction	\$120,861	\$0	\$224,997	\$345,858
	C20-Staircases	\$0	\$0	\$0	\$0
	Interiors Subtotal	\$120,861	\$0	\$224,997	\$345,858
D-Services					
	D10-Conveying Systems	\$0	\$0	\$0	\$0
	D20-Plumbing	\$140,449	\$80,477	\$0	\$220,926
	D30-HVAC	\$0	\$3,476,938	\$0	\$3,476,938
	D40-Fire Protection	\$408,427	\$0	\$0	\$408,427
	D50-Electrical	\$0	\$440,282	\$618,303	\$1,058,585
	Services Subtotal	\$548,876	\$3,997,698	\$618,303	\$5,164,876
E-Equipment & Furnishings					
	E10-Equipment	\$0	\$0	\$224,997	\$224,997
	E20-Furnishings	\$41,676	\$0	\$0	\$41,676
	Equipment & Furnishings Subtotal	\$41,676	\$0	\$224,997	\$266,673
F-Special Construction & Demo					
	F10-Special Construction	\$0	\$0	\$0	\$0
	Special Construction & Demo Subtotal	\$0	\$0	\$0	\$0
G-Building Sitework					
	G20-Site Improvements	\$22,783	\$0	\$0	\$22,783
	G30-Site Utilities	\$0	\$0	\$0	\$0
	G40-Site Electrical	\$0	\$0	\$0	\$0
	Building Sitework Subtotal	\$22,783	\$0	\$0	\$22,783
PARCHMENT NORTHWOOD ELEM. SCHOOL / ECC		\$738,780	\$6,107,301	\$1,068,297	\$7,914,378

BUILDING DATA – PARCHMENT SCHOOL DISTRICT

Table 3 – Building FCA Observation Detail: PARCHMENT NORTHWOOD ELEM. SCHOOL / ECC

Building Category	Sub-Category	Component	Location	Assessment	Quantity	Unit	Observation Notes	Age	Observation Cost
A-Substructure									\$0
A10-Foundation									\$0
		A1010 Foundations	Entire Faciltiy	Future		LNFT	Foundation is in good condition. No settling.		
		A1030 Slab on Grade	Entire Faciltiy	Future		SQFT	Slabs are in good condition. No excessive cracking.		
A20-Basement									\$0
		Tunnels	Older Section of Facility	Future		LNFT	Tunnels are in good condition.		
B-Shell									\$2,114,188
B10-Superstructure									\$0
		B1010 Floor Construction	Entire Facility. Main Entrance on south side of facility and employee entrance on northside of facility.	Future		SQFT	Slab on grade. In good condition.		
		B1020 Canopies		Future		SQFT	Both are in good condition.		
		B1020 Roof Construction	Entire Facility.	Future		SQFT	Bar joist and decking in good condition.		
B20-Exterior Closure									\$582,772
		B2010 Exterior Walls (brick)	Entire Facility.	Future		SQFT	Exterior brick walls are in good condition.		
		B2010 Exterior Walls (plaster/EIFS)	South East corner of facility.	Near-Term	6,000	SQFT	EFIS is in need of repair. Some areas of exposed insulation.		\$234,400
		B2016 Exterior Soffits	Main and employee entries. Exits doors on east and west sides of facility.	Future		SQFT	Plaster soffit is in good condition.		
		B2020 Exterior Windows	Older wing on east side of facility	Near-Term	1,000	SQFT	Windows are older. Recommend replacement		\$148,454
		B2030 Exterior Doors, FRP/aluminum	Exterior	Future		EACH	Exterior doors are aluminum in aluminum frames. In good condition.		
		B2030 Exterior Doors, numbered Knox Box present	Entire Facility. Main Entry	Critical Future	22	EACH LPSM	Exterior doors are not numbered. Knox box is present.		\$4,584
		single point of visitor entry	South side of facility.	Near-Term	1	ALLO	Single point of entry. Interior is not secure to the offcie.		\$195,334
B30-Roofing									\$1,531,416
		B3010 Roof Coverings (rubber/epdm)	Entire Facility.	Near-Term	49,000	SQFT	Roofing is older and in need of replacement		\$1,531,416
		B3020 Skylights	Main Entrance.	Future		SQFT	Panels are in good condition. No leaks.		
C-Interiors									\$345,858
C10-Interior Construction									\$345,858
		C1010 Interior glazing (impact resistant)	Entire Facility.	Critical	49,000	SQFT	No impact resistant glazing.		\$34,036
		C1010 Interior Walls	Entire Facility.	Future		SQFT	Interior walls are block and in good condition.		
		C1020 doors (outward opening)	Entire Facility.	Future		EACH	Doors open outward into hallway. Interior doors are wood. Mixture of hollow metal frames and wood frames.		
		C1020 doors (wood or metal)	Entire Facility.	Long-Term	40	EACH	Wood frames should be replaced.		\$224,997
		C1023 door hardware, anti-intrusion device	Entire Facility.	Critical	50	EACH	No anti-intrusion devices.		\$34,730
		C1023 door hardware, lock from inside classroom	Entire Facility.	Critical	50	EACH	All doors lock from outside/ hallway side.		\$52,095
		C1035 Interior Signage, code compliant	Entire Facility.	Future		EACH	Signage is in good condition.		
D-Services									\$5,164,876
D20-Plumbing									\$220,926
		D2010 Faucet	Entire Facility.	Critical	60	EACH	Faucets are a mixture of styles and ages. Recommend replacement		\$104,191
		D2010 Flush Valve	Bathrooms	Near-Term	42	EACH	Valves are older. recommend replacement.		\$49,224
		D2010 Sink	Bathrooms	Future		EACH	Sinks are in good condition.		
		D2010 Toilet or Urinal	Bathrooms	Future		EACH	Toilets and urinals are in good condition.		
		D2018 Drinking Fountain	Hallways	Future		EACH	Drinking fountains are in good condition.		
		D2020 Domestic Water Distribution	Entire Facility.	Critical	17,400	SQFT	Domestic water piping is in good condition in the newer wing. Older wing has galvanized piping in the tunnel system.		\$36,258
		D2020 hot water heater	One in each boiler room.	Near-Term	2	EACH	Hot water heater in South East boiler room is older and in need of replacement. Second hot water heater was new in 2014. recommend replaement of both i the future.	2014 and 1986	\$31,253
		D2023 Backflow Preventor	Boiler room	Future		LPSM	Backflow preventer is inspected annually.		
		D2030 Sanitary Waste	Entire Facility.	Future		SQFT	Waste lines are in good condition.		
		D2040 Rain Water Drainage (roof conductors)	Entire Facility.	Future		SQFT	Roof drains are in good condition. No leaks.		
D30-HVAC									\$3,476,938
		D3020 Heating Generating System (boiler, large)	Two boiler room. One in North West wing, (2 boilers) One in the south east wing (3 boilers)	Near-Term	5	EACH	All boilers are in good condition but older and in need of replacement.	2 in new wing are from 1999, 3 in older wing are from 2006.	\$1,562,669
		D3022 Hydronic Plumbing	Entire Facility.	Future		SQFT	Hydronic piping is in good condition.		
		D3040 Exhaust fans	Entire Facility.	Near-Term	8	EACH	Mostly older fans. Recommend replacement.		\$62,507
		D3050 rooftop units (RTU), small	Roof, Library and Office.	Near-Term	2	EACH	Units are in good condition. Nearing end of their life cycle.		\$156,267
		D3050 unit heater	Boiler room.	Future		EACH	In good condition.		
		D3050 unit vents (UV)	Classrooms	Near-Term	24	EACH	All are older and in need of replacement.		\$1,312,642
		D3060 Controls & Instrumentation	Entire Facility.	Near-Term	49,000	SQFT	Older system, recommend replacement.		\$382,854
D40-Fire Protection									\$408,427
		D4010 Sprinklers	Entire Facility.	Critical	49,000	SQFT	No fire suppression system.		\$408,427
		D4030 Fire Extinguishers	Hallways	Future		EACH	Fire extinguishers are up to date and in good condition		
D50-Electrical									\$1,058,585
		D5010 Electrical panels	Entire Facility. Boiler rooms.	Future		EACH	Panels are in good condition.		
		D5010 Electrical Service & Distribution	Transformer outside of newer boiler room.	Long-Term	1	ALLO	New panels and service. May require and upgrade if AC is added.		\$527,337
		D5020 Exit & Emergency Lighting	Entire Facility.	Future		SQFT	Emergency lighting and exit signs are in good condition.		
		D5020 exterior building lighting	Entire Facility.	Long-Term	10	EACH	Exterior building lighting is in good condition. Not LED.		\$26,367
		D5031 mass notification system	Entire Facility.	Long-Term	49,000	SQFT	Older system. School is curently pricing out a replacement option.		\$64,599
		D5037 Fire Alarm System	Main Office	Near-Term	49,000	SQFT	Old symplex system. In need of an upgrade		\$248,855
		D5038 access control	Exterior Doors	Future		EACH	Access control system is in good condition.		
		D5038 intrusion detection system	Main office	Future		SQFT	Intrusion detection system is in good condition.		
		D5038 security cameras (exterior)	Entire Facility.	Future		SQFT	Exterior cameras are in good condition.		
		D5038 security cameras (interior)	Entire Facility.	Near-Term	49,000	SQFT	No interior cameras.		\$38,285
		D5039 Local Area Network	Entire Facility.	Future		SQFT	Network system is in good condition.		
		D5090 Emergency generator	Entire Facility.	Near-Term	49,000	SQFT	No genertor.		\$153,142
E-Equipment & Furnishings									\$266,673
E10-Equipment									\$224,997
		E1020 Gym Backboards	GYM/ Auditorium/ Cafeteria	Long-Term	4	EACH	Mixture of fixed and motorized backboards. Look original to facility.		\$49,218

	E1023 Auditoriums	GYM	Future		ALLO	Shared space with the gym. In good condition.	
	E1090 Kitchens	East side of gym.	Long-Term	1	ALLO	Mixture of new and older equipment. Warming kitchen only.	\$175,779
E20-Furnishings							\$41,676
	E2013 Window Treatment	Entire Facility.	Critical	40	EACH	No window treatment.	\$41,676
	E2015 Fixed Seating (gym bleachers)	Gym	Future		EACH	No fixed seating, space is used as the cafeteria and gym.	
F-Special Construction & Demo							\$0
G-Building Sitework							\$22,783
	G20-Site Improvements						\$22,783
	barricade at entry	South side of the facility	Critical	1	ALLO	No barricades at main entrance.	\$13,892
	Frost Slab / Stoop	Entire Facility.	Future		EACH	Exterior slabs are in good condition.	
	G2020 ADA parking space	Parking lot on west side of facility. Main Lot.	Future		EACH	ADA spots are marked.	
	G2030 ADA accessible route	Main Entrance	Future		ALLO	School is ADA accessable.	
	G2041 Fencing, around mechanical & electrical equipment	Outside of Boiler room on North Side of facility, nweer wing.	Critical	100	LNFT	No fencing. This is located inside a playground area which is fenced.	\$8,891
	G2041 Fencing, around playground	All sides of the facility.	Future		LNFT	Fencing is around all playgrounds.	
	G2044 Signage, directional (staff, student, parent, visitor)	Parking Lots	Future		EACH	Direction signage is clear and in good condition.	
	G2045 playground surface	Entire Facility.	Future		SQFT	Surfacing is replaced/ replenished on a regular basis.	
	G2050 Landscaping, no obstructions/hiding spots	Entire Facility.	Future		ALLO	Landscaping does not create any hiding spots or obstructed views.	
	G30-Site Utilities						\$0
	G3010 Water Supply	Boiler room.	Future		LPSM	City water, no issues.	
	G3020 Sanitary Sewer	Entire Faciltiy	Future		LPSM	City sewer, no issues.	
	G40-Site Electrical						\$0
	G4020 Site Lighting	Parking lots.	Future		EACH	Lighting is in good condition.	
Total Costs							\$7,914,378