
**Caroline County
Public Schools**
Facility Condition Assessments



Agenda

Facility Condition Assessment(s)

- **Overview / Methodology**
 - **Purpose**
 - **Team**
 - **Site Visits**
- **Data Collection**
 - **Assessed Areas / Systems**
 - **Deferred Maintenance Schedule**
- **Results**
 - **Facility Condition Index (FCI)**
 - **Ratings Matrix**
 - **School Division FCI Ratings**
 - **Summary**

Overview / Methodology

- **Purpose**
- **Team**
- **Site Visits**



Purpose

The overall purpose of this assessment is to ***document the present condition of each respective school/building to assist*** Caroline County Public Schools (“CCPS”) ***in forecasting funding requirements to address deficiencies, upgrades, renovations and/or replacement.***

Team



RRMM
ARCHITECTS



We have assembled a **highly-experienced** team of design professionals that have **experience working together** on many projects over many years for this assessment

Site Visits

Site Visits (April 2nd)

- Lewis & Clark ES
- Old Ladysmith ES
- Madison ES

Site Visits (April 3rd)

- Transportation Building
- Caroline MS
- Caroline HS

Site Visits (April 4th)

- Bowling Green ES
- Maintenance Building
- School Board Office
- Annex Building

Data Collection

- **Assessed Areas/Systems**
- **Deferred Maintenance Schedule**



Assessed Areas/Systems

Exterior Site Conditions



Pavement/Concrete



Accessibility



Stormwater Management



Athletic Facilities

Assessed Areas/Systems

Exterior Building Envelope



Masonry Façade Cracking, Movement, Delamination, & Mortar Deterioration



Concrete Sills



Windows, Doors, Frames & Caulking



Exterior Painting

Assessed Areas/Systems

Interior Finishes



Finishes (Flooring, Walls & Ceilings)



Interior Caulking



Windows, Doors & Frames



Casework

Assessed Areas/Systems

ADA Accessibility



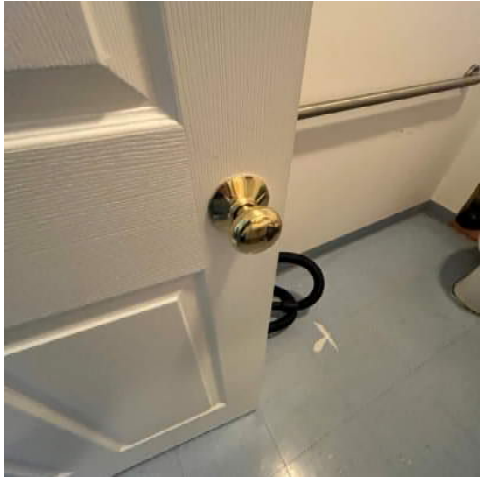
Accessible Routes & Maneuvering Clearances



Restrooms



Signage



Door Hardware

Assessed Areas/Systems

Building Code & Safety/Security (OSHA)



Paths of Egress



Trap Hazards



Exit Door Hardware



Emergency Lighting

Assessed Areas/Systems

Roofing



Roof Material Degradation, Ponding Water, Roof Drains, Debris & Algae Growth



Canopies



Gutters & Downspouts



Wall Flashing, Coping Cap & Metal Panels

Assessed Areas/Systems

Mechanical Systems



Heating System



Cooling System



Air Distribution



Controls

Assessed Areas/Systems

Electrical Systems



Distribution



Fire Alarm



Lighting



Specialty Systems

Assessed Areas/Systems

Plumbing Systems



Piping



Water Heaters



Backflow Preventers



Fixtures

Assessed Areas/Systems

Structural



Masonry Cracking,
Movement, Delamination,
& Mortar Deterioration



Concrete Cracking



Steel Columns/Supports



Steel Lintels

Assessed Areas/Systems

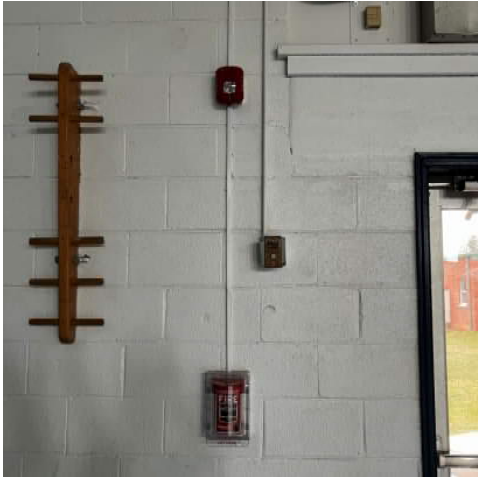
Fire Protection System



Sprinkler System



Fire Pumps



Fire Alarm System



Fire Extinguishers

Assessed Areas/Systems

Food Service (Kitchen)



Equipment



Walk-In Cooler/Freezer



Serving Area(s)



Trash Disposal Location

Assessed Areas/Systems

Hazardous Materials

A ***hazardous materials assessments was not completed*** as a part of this study. A copy of a previously completed Hazardous Materials Assessment or AHERA Report was not provided to the design/evaluation team for review.

Deferred Maintenance Schedule

RRMM ARCHITECTS		DEFERRED MAINTENANCE SCHEDULE (2024 - 2038)																			Capitol County Public Schools
School Name: Old Ladyroth Elementary School																					
Gross Square Feet: 43,783																					
Item Description	Qty	Units	Unit Rate	Item Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Notes	
M&E																					
M.6	Replace External Band Drums	22	EA	\$ 15,475.00	\$ 340,550																
M.7	Replace Terminal Heating Equipment	5	EA	\$ 2,543.00	\$ 12,715																
SUBTOTAL MECHANICAL SYSTEM																					
-																					
ELECTRICAL & TECHNOLOGY SYSTEMS (Electrical & Technology Systems Assessment)																					
E1.1	Replace Existing Switchboard	1	EA	\$405,858.21	\$ 405,858																
E1.2	Replace Existing Panelboards	43,783	SP	\$13.00	\$ 569,379																
E1.3	Replace All Interior Non-LED Lighting	43,783	SP	\$6.50	\$ 284,461																
E1.4	Replace All Lighting Controls	43,783	SP	\$2.00	\$ 87,566																
E1.5	Replace All Parking Lot and Perimeter Mounted Lights	10	EA	\$7,000.00	\$ 70,000																
E1.6	Replace Fire Alarm Peripheral Equipment	43,783	SP	\$2.50	\$ 109,458																
E1.7	Replace Electrical Disconnects & Wiring	43,783	SP	\$3.30	\$ 144,504																
E1.8	Replace Existing Clock System	43,783	SP	\$2.50	\$ 109,458																
E1.9	Replace Existing Data Devices and Cabling	43,783	SP	\$2.50	\$ 109,458																
E1.10	Replace Gym Sound System	1	EA	\$10,000.00	\$ 10,000																
SUBTOTAL ELECTRICAL & TECHNOLOGY SYSTEMS																					
-																					
PLUMBING SYSTEM (Plumbing System Assessment)																					
P.1	Carryover Plumbing System Renewal	43,783	SP	\$ 17.80	\$ 778,931																
SUBTOTAL PLUMBING SYSTEM																					
-																					
STRUCTURAL SYSTEM (Structural System Assessment)																					
S.1	No Structural Assessment Completed																				
SUBTOTAL STRUCTURAL SYSTEM																					
-																					
FIRE PROTECTION SYSTEM (Fire Suppression System Assessment)																					
FS.1	Add Sprinkler System	43,783	SP	\$ 6.44	\$ 281,964																
FS.2	Add Wall Mounted Fire Extinguishers in Corridors	43,783	SP	\$ 8.84	\$ 387,241																
SUBTOTAL FIRE SUPPRESSION SYSTEM																					
-																					
FOOD SERVICE (Food Service (Kitchen) Assessment)																					
F.S.	No Food Service (Kitchen) Assessment Completed																				
SUBTOTAL FOOD SERVICE																					
-																					
HAZARDOUS MATERIALS (Hazardous Materials (HAZWAT) Assessment)																					
H.M.1	Not Applicable (N/A) Issued	43,783	SP	\$ 8.51	\$ 372,591																
SUBTOTAL HAZARDOUS MATERIALS																					
-																					
TOTAL ESTIMATED PROJECT COSTS PER CATEGORY					\$ 345,181	\$ 306,428	\$ 5,943,785	\$ 1,392,863	\$ 882,832	\$ 305,439	\$ 29,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL ESTIMATED DEFERRED MAINTENANCE COSTS - YEARS 2024 THRU 2038 (USED TO CALCULATE FCR)					\$ 8,705,404																

Deferred Maintenance Schedule

RRMM ARCHITECTS		DEFERRED MAINTENANCE SCHEDULE (2024 - 2038)				Caroline County Public Schools	
School Name: Old Ladyjohn Elementary School		Gross Square Feet: 43,763					
ELECTRICAL & TECHNOLOGY SYSTEMS (Electrical & Technology Systems Assessment)							
ET.1	Replace Existing Switchboard	1	EA	\$401,659.22	\$	401,659	
ET.2	Replace Existing Panelboards	43,763	SF	\$12.00	\$	525,156	
ET.3	Replace All Interior Non-LED Lighting	43,763	SF	\$6.50	\$	284,460	
ET.4	Replace All Lighting Controls	43,763	SF	\$2.00	\$	87,526	
ET.5	Replace All Parking Lot and Pole Mounted Lights	10	EA	\$7,000.00	\$	70,000	
ET.6	Replace Fire Alarm Peripheral Equipment	43,763	SF	\$1.50	\$	65,645	
ET.7	Replace Electrical Disconnects & Wiring	43,763	SF	\$7.89	\$	345,181	
ET.8	Replace Existing Clock System	43,763	SF	\$2.50	\$	109,408	
ET.9	Replace Existing Data Devices and Cabling	43,763	SF	\$2.50	\$	109,408	
ET.10	Replace Gym Sound System	1	LS	\$30,000.00	\$	30,000	
SUBTOTAL ELECTRICAL & TECHNOLOGY SYSTEMS						\$ 2,028,441	
TOTAL ESTIMATED DEFERRED MAINTENANCE COSTS - YEARS 2024 THRU 2038							

Deferred Maintenance Schedule



DEFERRED MAINTENANCE SCHEDULE (2024 - 2038)



School Name: Old Ladyroth Elementary School
Gross Square Feet: 43,793

Item Description	Qty	Units	SPR Rate	Item Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Notes
MA.1 Replace External Bird Strips	32	EA	\$ 15,475.00	\$ 495,200			\$ 306,240													
MA.2 Replace Termite/Insecting Equipment	4	EA	\$ 3,343.00	\$ 13,372				\$ 13,372												
TOTAL MECHANICAL SYSTEM				\$ 508,572			\$ 340,080	\$ 1,374	\$ 65,580											
ELECTRICAL & TECHNOLOGY SYSTEMS (Electrical & Technology Systems Assessment)																				
ET.1 Replace Existing Switchboard	1	EA	\$ 441,825.00	\$ 441,825			\$ 441,825													
ET.2 Replace Existing Panelboards	14	SP	\$ 577,672.00	\$ 8,087,408			\$ 577,672													
ET.3 Replace All Interior Non-LED Light Fix	43,793	SP	\$ 68.54	\$ 2,984,400		\$ 298,682														
ET.4 Replace All LED Light Controls	43,793	SP	\$ 2.03	\$ 87,900		\$ 91,902														
ET.5 Replace All Parking Lot and Park Mounted Lights	30	EA	\$ 2,386.67	\$ 71,600		\$ 77,000														
ET.6 Replace Two (2) Storm Pendants of Replacement	43,793	SP	\$ 0.17	\$ 7,445		\$ 74,835														

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
\$ -	\$ -	\$ 249,802	\$ 3,174	\$ 65,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 441,825												
		\$ 577,672												
	\$ 298,682													
	\$ 91,902													
		\$ 77,000												
			\$ 74,835											
\$ 345,181														
		\$ 120,348												
		\$ 120,348												
				\$ 35,100										
\$ 345,181	\$ 390,585	\$ 1,337,193	\$ 74,835	\$ 35,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL ESTIMATED PROJECT COSTS PER CATEGORY	\$ 345,181	\$ 390,585	\$ 1,337,193	\$ 74,835	\$ 35,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL ESTIMATED DEFERRED MAINTENANCE COSTS - YEARS 2024 THRU 2038 (USED TO CALCULATE FCV) \$ 6,705,404

Deferred Maintenance Schedule

RRMM ARCHITECTS		DEFERRED MAINTENANCE SCHEDULE (2024 - 2038)																			Capitol County Public Schools																				
School Name: Old Ladyrohr Elementary School																																									
Gross Square Feet: 43,783																																									
Item Description	Qty	Units	Unit Rate	Item Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Notes																					
Mechanical System																																									
M6	Replace External Band Drives	22	EA	\$ 15,475.00	\$ 340,550			\$ 340,550																																	
M7	Replace Terminal Heating Equipment	5	EA	\$ 2,543.00	\$ 12,715			\$ 12,715																																	
SUBTOTAL MECHANICAL SYSTEM																																									
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				\$ 353,265	\$ -	\$ -	\$ 353,265	\$ 3,374	\$ 65,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																						
ELECTRICAL & TECHNOLOGY SYSTEMS (Electrical & Technology Systems Assessment)																																									
E1.1	Replace Existing Switchboards	1	EA	\$405,858.21	\$ 405,858			\$ 405,858																																	
E1.2	Replace Existing Panelboards	43,783	SP	\$13.00	\$ 569,379			\$ 569,379																																	
E1.3	Replace All Interior Non-LED Lighting	43,783	SP	\$6.50	\$ 284,480		\$ 284,480																																		
E1.4	Replace All Lighting Controls	43,783	SP	\$2.00	\$ 87,566		\$ 87,566																																		
E1.5	Replace All Parking Lot and Perimeter Mounted Lights	10	EA	\$7,000.00	\$ 70,000			\$ 70,000																																	
E1.6	Replace Fire Alarm Peripheral Equipment	43,783	SP	\$2.50	\$ 109,458			\$ 109,458																																	
E1.7	Replace Electrical Disconnects & Wiring	43,783	SP	\$ 3.40	\$ 148,872		\$ 148,872																																		
E1.8	Replace Existing Clock System	43,783	SP	\$2.50	\$ 109,458			\$ 109,458																																	
E1.9	Replace Existing Data Devices and Cabling	43,783	SP	\$2.50	\$ 109,458			\$ 109,458																																	
E1.10	Replace Gym Sound System	1	LS	\$10,000.00	\$ 10,000			\$ 10,000																																	
SUBTOTAL ELECTRICAL & TECHNOLOGY SYSTEMS																																									
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				\$ 2,828,441	\$ 345,181	\$ 390,280	\$ 1,337,230	\$ 74,830	\$ 35,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																						
PLUMBING SYSTEM (Plumbing System Assessment)																																									
P.1	Carryover Plumbing System Renewal	43,783	SP	\$ 17.80	\$ 778,951			\$ 778,951																																	
SUBTOTAL PLUMBING SYSTEM																																									
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				\$ 778,951	\$ -	\$ -	\$ 778,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																						
STRUCTURAL SYSTEM (Structural System Assessment)																																									
S.1	No Structural Assessment Completed																																								
SUBTOTAL STRUCTURAL SYSTEM																																									
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FIRE PROTECTION SYSTEM (Fire Suppression System Assessment)																																									
FS.1	Add Sprinkler System	43,783	SP	\$ 6.44	\$ 281,955			\$ 281,955																																	
FS.2	Add Wall Mounted Fire Extinguishers in Corridors	43,783	SP	\$ 8.64	\$ 3,783		\$ 3,783																																		
SUBTOTAL FIRE SUPPRESSION SYSTEM																																									
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				\$ 275,738	\$ -	\$ 3,448	\$ -	\$ 3,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																						
FOOD SERVICE (Food Service (Kitchen) Assessment)																																									
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HAZARDOUS MATERIALS (Hazardous Materials (HAZWAT) Assessment)																																									
HM.1	Not Applicable (N/A) Issued	43,783	SP	\$ 8.51	\$ 372,400			\$ 372,400																																	
SUBTOTAL HAZARDOUS MATERIALS																																									
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				\$ 372,400	\$ -	\$ -	\$ 372,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																						
TOTAL ESTIMATED PROJECT COSTS PER CATEGORY					\$ 345,181	\$ 390,428	\$ 5,343,785	\$ 1,390,863	\$ 882,832	\$ 305,439	\$ 29,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																						
TOTAL ESTIMATED DEFERRED MAINTENANCE COSTS - YEARS 2024 THRU 2038 (USED TO CALCULATE FCI)					\$ 8,705,404																																				

Deferred Maintenance Schedule

RRMM ARCHITECTS		DEFERRED MAINTENANCE SCHEDULE (2024 - 2038)																			Caroline County Public Schools																																									
School Name: Old Ladyroth Elementary School																																																														
Gross Square Feet: 43,793																																																														
Item Description	Qty	Units	Unit Price	Item Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Notes																																										
MECHANICAL SYSTEMS																																																														
ME.1	Replace External Air Units	22	EA	\$ 15,475.00	\$ 340,550		\$ 306,550																																																							
ME.7	Replace Terminal Heating Equipment	4	EA	\$ 2,943.00	\$ 11,772		\$ 11,772																																																							
TOTAL MECHANICAL SYSTEMS																																																														
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:5%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>\$ 362,322</td> <td>\$ -</td> <td>\$ -</td> <td>\$ 318,322</td> <td>\$ 1,174</td> <td>\$ 95,992</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </table>																																														\$ 362,322	\$ -	\$ -	\$ 318,322	\$ 1,174	\$ 95,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ 362,322	\$ -	\$ -	\$ 318,322	\$ 1,174	\$ 95,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																										
ELECTRICAL & TECHNOLOGY SYSTEMS (Electrical & Technology Systems Assessment)																																																														
ET.1	Replace Existing Switchboard	1	EA	\$495,000.00	\$ 495,000		\$ 495,000																																																							
ET.2	Replace Existing Panelboards	43,793	SP	\$12.00	\$ 525,516		\$ 577,672																																																							
ET.3	Replace All Interior Non-LED Lighting	43,793	SP	\$6.50	\$ 284,455		\$ 298,482																																																							
ET.4	Replace All Lighting Controls	43,793	SP	\$2.00	\$ 87,586		\$ 95,960																																																							
ET.5	Replace All Parking Lot and Park Municipal Lights	30	EA	\$7,000.00	\$ 210,000		\$ 220,000																																																							
ET.6	Replace Fire Alarm Peripheral Equipment	43,793	SP	\$2.50	\$ 109,483		\$ 117,805																																																							
ET.7	Replace Exterior Disconnects & Wiring	43,793	SP	\$ 7.84	\$ 343,181		\$ 365,381																																																							
ET.8	Replace Existing Cuck System	43,793	SP	\$2.50	\$ 109,483		\$ 117,805																																																							
ET.9	Replace Existing Data Devices and Cabling	43,793	SP	\$2.50	\$ 109,483		\$ 117,805																																																							
TOTAL ESTIMATED PROJECT COSTS PER CATEGORY																																																														
															\$ 345,181	\$ 398,428	\$ 5,965,795																																													
TOTAL ESTIMATED DEFERRED MAINTENANCE COSTS - YEARS 2024 THRU 2026 (USED TO CALCULATE FCI) \$ 6,709,404																																																														
PLUMBING SYSTEMS																																																														
No 2024-2026 PROJECT COSTS																																																														
TOTAL PLUMBING SYSTEMS																																																														
No 2024-2026 PROJECT COSTS																																																														
PROTECTION SYSTEMS (Fire Suppression Systems Assessment)																																																														
PS.1	Add Sprinkler System	43,793	SP	\$ 6.44	\$ 281,455		\$ 298,482																																																							
PS.2	Add Wet Alarmed Dry Extinguishers in Corridor	43,793	SP	\$ 0.64	\$ 2,794		\$ 2,994																																																							
TOTAL FIRE SUPPRESSION SYSTEMS																																																														
No 2024-2026 PROJECT COSTS																																																														
COOLING SYSTEMS (Cool Service (Chiller) Assessment)																																																														
No 2024-2026 PROJECT COSTS																																																														
TOTAL COOLING SYSTEMS																																																														
No 2024-2026 PROJECT COSTS																																																														
HAZARDOUS MATERIALS (Asbestos Materials (HAZWOP) Assessment)																																																														
HM.1	Not Applicable (N/A) Items	43,793	SP	\$ 0.50	\$ 21,897		\$ 23,486																																																							
TOTAL HAZARDOUS MATERIALS																																																														
No 2024-2026 PROJECT COSTS																																																														
TOTAL ESTIMATED PROJECT COSTS PER CATEGORY																																																														
					\$ 348,181	\$ 398,428	\$ 5,965,795	\$ 1,298,882	\$ 862,822	\$ 295,429	\$ 29,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																										
TOTAL ESTIMATED DEFERRED MAINTENANCE COSTS - YEARS 2024 THRU 2026 (USED TO CALCULATE FCI) \$ 8,708,404																																																														

Results

- **Facility Condition Index (FCI)**
- **Ratings Matrix**
- **School Division FCI Ratings**
- **Summary**



Facility Condition Index

Facility Condition Index (FCI)

Utilized to objectively ***measure and evaluate the current condition of a school or building*** in order to make one of two types of ***comparisons on the condition*** of that one building with:

- ***Other Buildings within the same school division***
- Against the same building at another point in time in the past

Provides an Owner with the means for comprehensively evaluating and defining the ***appropriate distribution of available funding to each school or building within a portfolio based on needs***. The primary value of an FCI calculation for a school division, is:

- To assist in prioritizing resource allocation decisions amongst the schools or buildings within a school division, particularly with limited budgets that are not adequate to address the deferred maintenance in all the schools or buildings.
- To determine the annual reinvestment to prevent further accumulation of deferred maintenance.

Facility Condition Index

$$\text{Facility Condition Index (FCI)} = \frac{\text{Total Deferred Maintenance Costs}}{\text{Total Current School/Building Replacement Value}}$$

Total Deferred Maintenance

Represents the **total dollar value of deferred maintenance deficiencies identified in “Poor” and “Very Poor” condition** within the comprehensive facilities condition assessment completed for the school/building and its integral building systems and equipment. Deferred maintenance can be defined as unperformed maintenance, repairs and/or replacement of equipment or systems due to lack of resources or a perceived low priority and deferral of the activity resulting in a progressive deterioration of the school/building condition or performance.

Total Current School/Building Replacement Value

Represents the **total value to replace the school/building** with the cost of replacement **defined as the requirement to duplicate the external building envelope and internal building systems and components along with the site enhancements to provide the same level of functionality based upon current local construction costs**. The Total Current School/Building Replacement Cost is calculated by multiplying the current school/building size in square feet by the current cost per square floor for new building construction for schools/buildings of similar type and size.

Ratings Matrix

Condition Ranking	FCI Rating	Condition Description
Excellent	0.0 – 5.0%	Only normal scheduled maintenance required.
Good	5.1-10.0%	Minimal minor repairs needed; School/Building functions as designed.
Fair	10.1-25.0%	Minor and major repairs needed; Some functional challenges.
Poor	25.1-50.0%	Major repairs needed; Regular operational and functional challenges; Does not meet all building codes.
Very Poor	>50.0%	Significant major repairs or replacement or replacement needed to restore function; Systems unsafe.

School Division FCI Ratings

CAROLINE COUNTY PUBLIC SCHOOLS
SUMMARY SPREADSHEET (BY FCI SCORE)

SCHOOL NAME	ESTIMATED DEFERRED MAINTENANCE COSTS (YEARS 1 THRU 3)	CURRENT EXISTING VALUE	FCI RATING (%)
<i>FCI Ratings</i>			
Old Ladysmith Elementary School	\$ 6,709,404	\$ 16,192,310	41.44%
Annex Building	\$ 4,444,931	\$ 11,773,770	37.75%
Transportation Building	\$ 899,894	\$ 3,396,250	26.50%
School Board Office	\$ 3,162,645	\$ 13,406,950	23.59%
Madison Elementary School	\$ 4,951,249	\$ 23,319,620	21.23%
Maintenance Building	\$ 113,564	\$ 1,087,500	10.44%
Bowling Green Elementary School	\$ 2,924,276	\$ 31,184,340	9.38%
Caroline Middle School	\$ 4,156,028	\$ 58,205,550	7.14%
Caroline High School	\$ 4,692,836	\$ 88,980,980	5.27%
Lewis & Clark Elementary School	\$ 497,577	\$ 37,604,580	1.32%
TOTAL ESTIMATED DEFERRED MAINTENANCE COSTS	\$ 32,552,403	\$ 285,151,850	11.42%

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Condition Ranking	FCI Rating
Excellent	0.0 – 5.0%
Good	5.1 – 10.0%
Fair	10.1 – 25.0%
Poor	25.1 – 50.0%
Very Poor	>50.0%

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School Division FCI Ratings

CAROLINE COUNTY PUBLIC SCHOOLS

SUMMARY SPREADSHEET (DEFERRED MAINTENANCE BREAKDOWN)

SCHOOL NAME	ESTIMATED DEFERRED MAINTENANCE COSTS (YEARS 1 THRU 3)	ESTIMATED DEFERRED MAINTENANCE COSTS BREAKDOWN			
		PLUMBING, MECHANICAL, ELECTRICAL & ROOFING SYSTEMS		ALL REMAINING BUILDING AREAS/SYSTEMS	
		(\$)	(%)	(\$)	(%)
<i>FCI Ratings</i>					
Old Ladysmith Elementary School	\$ 6,709,404	\$ 5,383,365	80.24%	\$ 1,326,039	19.76%
Annex Building	\$ 4,444,931	\$ 2,932,031	65.96%	\$ 1,512,901	34.04%
Transportation Building	\$ 899,894	\$ 833,549	92.63%	\$ 66,345	7.37%
School Board Office	\$ 3,162,645	\$ 2,849,019	90.08%	\$ 313,626	9.92%
Madison Elementary School	\$ 4,951,249	\$ 3,895,284	78.67%	\$ 1,055,965	21.33%
Maintenance Building	\$ 113,564	\$ 106,614	93.88%	\$ 6,949	6.12%
Bowling Green Elementary School	\$ 2,924,276	\$ 2,252,449	77.03%	\$ 671,827	22.97%
Caroline Middle School	\$ 4,156,028	\$ 2,098,191	50.49%	\$ 2,057,837	49.51%
Caroline High School	\$ 4,692,836	\$ 853,602	18.19%	\$ 3,839,234	81.81%
Lewis & Clark Elementary School	\$ 497,577	\$ 478,719	96.21%	\$ 18,858	3.79%
TOTAL ESTIMATED DEFERRED MAINTENANCE COSTS	\$ 32,552,403	\$ 21,682,823	66.61%	\$ 10,869,580	33.39%

DEFERRED MAINTENANCE BREAKDOWN - PLUMBING, MECHANICAL, ELECTRICAL & ROOFING			
PLUMBING	\$	2,241,645	10%
MECHANICAL	\$	2,510,952	12%
ELECTRICAL	\$	8,127,804	37%
ROOFING	\$	8,802,421	41%

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Summary

- **Data - Draft Format**
- Assessments Represent a **Snapshot in Time**
 - Does Not Reflect Work Completed (Summer 2024)
- **Buildings Well Maintained** w/ Operational Budgets
- **School Appearance (Overall)** – Good Condition
- FCI Scores Range from **Poor to Excellent** (All Buildings)
- Majority of DM (\$) Attributed to **Aged Building Systems**
 - Plumbing, Mechanical, Electrical & Roofing (67%)
 - Site, Exterior, Interior, ADA, Code/Safety, Structural, Fire Protection & Food Service (33%)

Questions?

