The School Board of Gadsden County

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Facilities Condition Assessment

 ***“Building A Brighter Future”***

Click here to enter school name

**Year of Assessment \_\_\_\_\_**

**Introduction**

A Facilities Condition Assessment is a comprehensive report of the physical conditions and functional performance of buildings and infrastructure. It should identify, analyze and prioritize findings. The report’s objective is to perform as a tool to persuasively present a case for capital renewal and deferred maintenance funding.

**Physical Condition Assessments**

The physical condition assessment can be based on fully detailed inspections or on a predictive forecasting model based on life-cycle expectations (predictive life-cycle modeling), or on a combination of the two.

**Functionality Assessments**

The functionality of the space is assessed by evaluating the utility infrastructure and associated equipment necessary for meeting the intended program needs. This includes lighting levels, available power and water, ventilation, life-safety, technology and in some cases size and physical environment. The functionality assessment can also be used to justify demolition or disposal when cost to renovate, modernize or make compliant exceeds the value of the facility.

**Content –** A well designed assessment will include the following:

|  |  |
| --- | --- |
| * Inspection report of the facility identifying

deficiencies | * Note normal and preventative maintenance

requirements |
| * Define and prioritize deferred maintenance

items | * Define and prioritize life-cycle/end of life

systems |
| * Define and prioritize Capital Renewal

projects to reduce deferred maintenance backlog | * Identify conditions that are either potentially

damaging to property or present safety hazards |
| * Identify potential energy conservation

measures | * Note accessibility requirements
 |
| * Assessment of functionality of space for

intended program use | * Develop budget estimates for correcting deficiencies, capital renewal and modernization projects
 |

**Assessment Phases**

|  |  |
| --- | --- |
| Phase One – *Design the Assessment** Determine scope
* Plan inspections
 | Phase Two – *Collecting the Data** Prepare inspection forms
* List functionality criteria
* Conduct inspections
 |
| Phase Three – *Summarize the Results** Evaluate inspections
* Prepare summary report
 | Phase Four – *Present Findings** Design presentation
* Present report to Board
 |

**Overall School Summary**

**Recommendations: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Address: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Master School ID:** MSID No. **0000** Student Capacity: **0000** Total Sq. Ft. **000000**

Total Sq. Ft. of Buildings without Portables: **000000** Total Sq. Ft. of Portables: **000000**

**Building History**

Building No. 1, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_**

Building No. 2, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Building No. 3, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Building No. 4, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Building No. 5, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Building No. 6, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Building No. 7, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Building No. 8, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Building No. 9, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Building No. 10, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Relocatable No. 98-\_\_, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Relocatable No. 98-\_\_, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Relocatable No. 99-\_\_, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Relocatable No. 99-\_\_, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Relocatable No. 99-\_\_, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

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Relocatable No. 99-\_\_, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

Relocatable No. 99-\_\_, Built: **\_\_\_\_** renovated: **\_\_\_\_** renovated: **\_\_\_\_\_**

**Facility Accessibility (overall for whole site)**

Public access: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Parking: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Sidewalks: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Accessible routes: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Emergency access: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Bus pickup/drop off: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Site security: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Perimeter fencing: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Controlled entry: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Campus lighting: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Parking lot lighting: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Facility Infrastructure**

 Strom water management:

 Communication: [ ]  underground [ ]  Overhead **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 Mechanical: [ ]  underground [ ]  Overhead

 Electricity: [ ]  underground [ ]  Overhead **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 Water: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 Sewer: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 Gas: [ ]  underground [ ]  Overhead **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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I = Source by Inspection P = Source is Prescriptive

**SITE CONDITIONS**

**SITE AND UTILITY INFRASTRUCTURE**



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**SITE CONDITIONS**

**BUILDING EXTERIOR ENVELOPE**



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**BUILDING - INTERIOR CONDITIONS**

**ELECTRICAL & FIRE SAFETY SYSTEMS**



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**BUILDING - INTERIOR CONDITIONS**

**MECHANICAL SYSTEMS** 

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**BUILDING - INTERIOR CONDITIONS**

**PLUMBING SYSTEMS** 

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I = Source by Inspection P = Source is Prescriptive ***Ancillary spaces to be included with room (i.e. Closets, office etc.…)***

**BUILDING - INTERIOR CONDITIONS**

[ ]  **Classroom** [ ]  **Lab** [ ]  **Office** [ ]  **Cafetorium** [ ]  **Media** [ ]  **Storage** [ ]  **Utility** [ ]  **Other**



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I = Source by Inspection P = Source is Prescriptive ***One Interior Condition section should be filled out per room!***

**BUILDING - INTERIOR CONDITIONS**

**KITCHEN & FOOD SERVICES**

