FACILITIES CONDITION ASSESSMENT SUMMARY

03 07 2020

PPS completed a Facility Condition Assessment (FCA) in early 2020. The FCA is a high-level review of the district's building portfolio physical condition.[1] The FCA utilizes "rapid visual" assessments to determine the condition of a specific building component, estimate the remaining useful life of that component, and estimate a like-for-like replacement. The FCA categories deficiencies in 4 priority categories:

1. Currently Critical — 0-1 year remaining of useful life
2. Potentially Critical — 2 years remaining of useful life
3. Necessary but Not Yet Critical — 3-4 years remaining of useful life
4. Recommended for Future Investment — 5-10 years remaining of useful life

Below are two tables that provide an overview of the FCA data:

TABLE 1 - The FCA is a database that can be sorted in various ways. This table identifies the number of deficiencies identified, sorted by the scope of work and priority category.

	Deficiency Priority / Record Count				
Building System	1	2	3	4	Grand total
D30 HVAC	93	970	736	-	1,799
D20 Plumbing	82	446	602	16	1,146
D50 Electrical	21	476	613	2	1,112
C30 Interior Finishes	14	158	107	38	317
B20 Exterior Enclosure	13	129	98	14	254
B30 Roofing	12	89	33	13	147
C10 Interior Construction	6	61	66	2	135
G20 Site Improvements	1	49	64	10	124
D40 Fire Protection	1	28	53	-	82
C20 Stairs	3	44	24	-	71
D10 Conveying	-	5	9	-	14
E10 Equipment	1	4	5	2	12
A20 Basement Construction	-	1	5	2	8
A10 Foundations	-	1	4	1	6
G40 Site Electrical Utilities	-	1	3	-	4
B10 Superstructure	-	-	3	-	3
G30 Site Mechanical Utilities	-	-	1	-	1
Grand total	**247**	**2,462**	**2,426**	**100**	**5,235**

[1] The FCA includes many building systems, but not all. Some scope of work such as seismic and asbestos are not included.

TABLE 2 - The FCA is a database that can be sorted in various ways. This table identifies the hard cost estimate of deficiencies identified, sorted by the scope of work and priority category.

	Deficiency Priority / Total Estimated Hard Cost				
Building System	1	2	3	4	Grand total
D30 HVAC	$5,714,100	$96,821,100	$90,080,400	-	**$192,615,600**
D20 Plumbing	$4,852,300	$40,834,700	$41,339,200	$9,276,900	**$96,303,100**
D50 Electrical	$748,200	$22,323,200	$22,280,300	$51,600	**$45,403,300**
B30 Roofing	$1,926,100	$32,947,800	$7,751,700	$475,100	**$43,100,700**
C30 Interior Finishes	$1,134,100	$18,242,500	$15,962,000	$7,708,700	**$43,047,300**
B20 Exterior Enclosure	$1,318,600	$19,014,100	$11,051,900	$2,037,900	**$33,422,500**
C10 Interior Construction	$698,400	$7,939,700	$19,964,700	$376,300	**$28,979,100**
G20 Site Improvements	$9,300	$12,691,200	$11,072,300	$1,599,800	**$25,372,600**
D40 Fire Protection	$6,500	$2,869,700	$15,246,500	-	**$18,122,700**
D10 Conveying	-	$1,059,900	$1,784,500	-	**$2,844,400**
E10 Equipment	$51,700	$734,200	$1,131,800	$84,400	**$2,002,100**
C20 Stairs	$88,200	$1,355,200	$92,300	-	**$1,535,700**
A20 Basement Construction	-	$150,000	$302,500	$263,500	**$716,000**
B10 Superstructure	-	-	$566,800	-	**$566,800**
G40 Site Electrical Utilities	-	$221,100	$12,000	-	**$233,100**
A10 Foundations	-	$55,600	$64,700	$1,100	**$121,400**
G30 Site Mechanical Utilities	-	-	$14,100	-	**$14,100**
Grand total	**$16,547,500**	**$257,260,000**	**$238,717,700**	**$21,875,300**	**$534,400,500**

FCA data is very useful in providing an overall needs assessment and generally compares conditions of systems and buildings. It is a living database that informs work and is updated as work is completed.

The FCA is not designed to provide complete capital project cost estimates. For example the FCA may identify individual components of a roof that are beyond their useful life such as the roof membrane, gutters and flashing; however the cost data from the FCA only estimates the “hard cost” of replacing those 3 independent components. It does not factor in additional scope necessary to complete a full roof replacement including (for example) insulation or roof decking (or other components that cannot be visually inspected), replacement of rooftop mechanical units, code required upgrades, etc. The FCA also does not include projects costs such as design costs, permit fees, project management, escalation, contingency, etc. PPS staff utilizes historical project data, professional design services, professional cost estimators, and other sources to estimate total project costs.