


CHIMACUM SCHOOL DISTRICT
FACILITY CONDITION ASSESSMENT

SCHOOL BOARD PRESENTATION SEPTEMBER 27, 2017



MENG
ANALYSIS

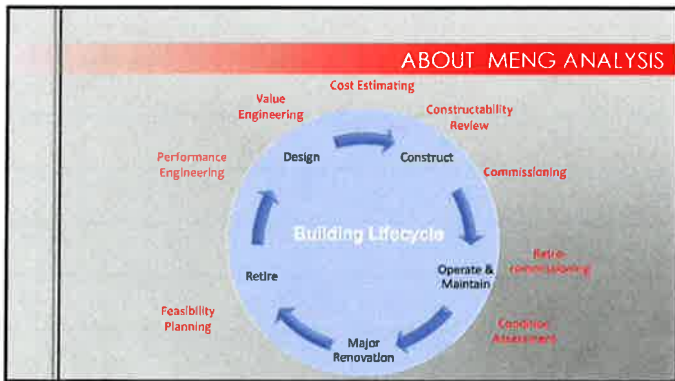
PROJECT TEAM

Contract & Project Manager



Mechanical Engineer & Technical Manager





OUR EXPERTISE

We've done MORE FCAs for neighboring districts, cities, and counties than any other firm

We've worked in the Northwest since 1985 – that's more than 30 years of LOCAL project experience

As local residents, we want to respect your tax-payer dollars by offering accurate and detailed data to help plan for future needs

KEY TERMINOLOGY

ODs – Observed Deficiencies

- ❖ short term needs (2017-2022)
- ❖ observable by surveyors
- ❖ exceed \$7,500 direct cost

Costs do not account for possible code triggers for substantial upgrade

PRs – Predicted Renewals

- ❖ long term needs (2023-2037)
- ❖ predictive occurrences based on industry average system life

Opportunities

- ❖ observable by surveyors
- ❖ suggestions to improve building performance; not required

KEY TERMINOLOGY

FCI – Facility Condition Index

- ❖ Ratio of maintenance backlog to current replacement value

WACS – Weighted Average Condition Score

- ❖ Combined score of facility based on individual subsystem scores

Facility

- ❖ Refers to building or site (infrastructure)

BASIS OF COSTS

- ◆ Cyclical costs (PRs) based on proprietary cost models – dynamic models are customized and updated by certified Cost Estimator
- ◆ OD costs are estimated by each surveyor – experts in their systems
 - related work like repairing wall/paint when replacing system in wall included in these costs
- ◆ Cost components are customizable (including escalation/inflation, discount rate, contractor markups, & contingency)

FCA SCOPE

Preparation

- ◆ Review facility drawings, recent work orders, past Study & Survey, recent reports & conduct O&M workshop on-site at Chimacum

Assessments

- ◆ 3-person survey team plus Chimacum maintenance staff
- ◆ 3 full days at the district, surveying buildings and sites



FCA SCOPE

Reporting

- ◆ Provide draft and final reports documenting conditions, scores of subsystems, estimated costs for short-term (OD) and long-term (PR) facility needs, opportunities, & maintainable equipment inventory

Database

- ◆ Provide a database to the District which includes all the condition data & photos
- ◆ Provide database training to appropriate District staff



KEY FINDINGS

OVERVIEW

- ◆ Buildings are maintained by a knowledgeable & dedicated staff
- ◆ Maintenance staff proactively addressing many of the issues noted by surveyors



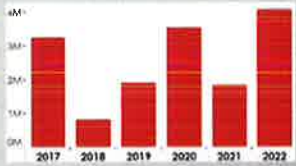
Peeling paint on Elementary School walkway ceiling repaired & repainted summer 2017



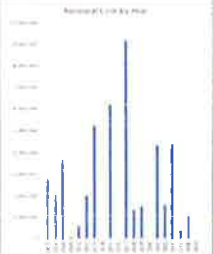
Tennis courts refreshed and resurfaced summer 2017

KEY FINDINGS

OVERVIEW



Across all buildings and sites, ODs (2017 - 2022) total \$15.4M



Across all building and sites PIRs (2017 - 2022) total 344.4M

KEY FINDINGS

Observed Deficiencies (ODs) 2017 - 2022



- Interior Finish
- Exterior Closure

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KEY FINDINGS

Predicted Renewals (PRs) 2017 - 2037

Highest PR cost building overall is High School

- Largest building = most upkeep costs
- More systems/complexity than smaller buildings

Highest PR cost by square foot is K-8 Library Building

- Square Feet = 6,312
- WACS = 3.5
- FCI = 0.27
- Total ODS (2017 dollars) = \$679K
- Total PRs (2017 dollars) = \$1.5M

KEY FINDINGS

Opportunities

- ◆ Upgrade to more efficient HVAC systems
- ◆ Upgrade to automatic plumbing trim
- ◆ Upgrade exterior walls and insulation for better energy performance
- ◆ Site improvements on main campus infrastructure

NEXT STEPS

The FCA is the first step to making large facility & planning decisions

