MADISON COUNTY, VIRGINIA

CAPITAL IMPROVEMENT PROGRAM
2012-2016

Madison County Board of Supervisors

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CAPITAL PLANNING

Introduction

The Capital Improvement Program (CIP) is one of the most significant planning processes for Madison County. This plan identifies the capital needs of the community over a five year period.

The CIP is a planning document and as such, will be updated annually and subject to change as the needs of the community evolve and individual projects move along in their respective planning and budgeting processes. The effective use of a CIP process provides for considerable advance project identification, planning, evaluation, scope definition, design, public discussion, cost estimating, and financial planning.

The objectives of the CIP include:

- To preserve and improve the capital assets of Madison County through capital asset construction, rehabilitation and maintenance;
- To maximize the useful life of capital investments by scheduling major renovations and modifications at the appropriate time in the life-cycle of the facility;
- To identify and examine current and future capital needs and establish priorities so that available resources are used to the community's best advantage;
- To improve financial planning through the ability to compare needs with resources and identify future potential fiscal implications.

The goals of the CIP include:

- Provide a routine process and procedure that enables informed decision-making to identify, evaluate, and advocate the current and future capital needs of Madison County.
- Balance the goals and objectives of Madison County against conditions and needs in order to efficiently allocate limited resources against competing priorities.
- Enhance the County's ability to develop, improve and maintain conditions or level of services in the community; plan for future government or community facilities, establish reserve funds for emergency needs and estimate future bond issues.
- Develop a Capital Improvement Plan consistent with the Madison County Comprehensive Plan.

It should be recognized that the CIP is not the primary instrument through which the objectives identified above are conducted. Rather, it is the primary instrument for planning the funding and timing of the needs and priorities that have been approved by the County Board of Supervisors. The funding and implementation of CIP projects follow in the form of available county revenues and resources.

Capital Project Definition

Capital projects are economic activities that lead to the acquisition, construction, or extension of the useful life of capital assets. Capital assets include land, facilities, parks, playgrounds and outdoor structures, water and sewer infrastructure, technology systems and equipment, and other items of value from which the community derives benefit for a significant number of years, depending on the type of asset.

Capital expenditures and operating expenditures are primarily differentiated by two characteristics: dollar amount of the expenditure and the useful life of the asset acquired, constructed, or maintained. A capital project will be defined as a project (1) which requires a minimum expenditure by the County of $20,000, and (2) which meets one or more of the following criteria:

- Provides for the acquisition or construction of any physical facility for the community, to include consultant or professional services related to acquisition or construction;
- Provides for the acquisition of equipment for any physical facility when first constructed or acquired;
- Provides for the ongoing acquisition of major capital equipment or systems, i.e., computer technology, radio systems; vehicles;
- Provides for the acquisition of land or an interest in land;
- Provides for the acquisition of public utilities;
- Fund expenditures, including additions to existing facilities, which increase the square footage or value of a facility, and/or;
- Fund expenditures for major maintenance or replacement projects on existing facilities;
- Has a life expectancy of 3 years or more for equipment and technology;
- Has a life expectancy of 10 years or more for facility improvements.

CIP Development Process

Capital projects originate from a variety of sources. County Board of Supervisors appointed commissions, advisory groups, and task forces typically advise the Board of Supervisors, or develop long-term plans that recommend certain types of improvements. In some cases, individual residents may initiate requests for improvements to their streets, playgrounds or other County facilities. Neighborhood associations and business groups may also suggest projects and work with County staff on projects. Some projects are initiated by staff based on adopted County master plans, such as the Comprehensive Plan.

Projects typically come forward through the sponsoring department that is responsible for their implementation but also come from staff that exercise operational control over the finished project. Given that there are always more project proposals submitted than can be funded in a given year, various criteria are used to assist in prioritizing capital projects. These criteria include a review for immediate safety, legislative, or judicial requirements, the project's ability to be implemented in the timeline proposed, linkages

to other approved and funded projects, linkages to the approved County Comprehensive Plan, other goals and objectives of the County, and direct benefit to citizens. Other considerations include current and future fiscal impact, cost and other considerations of deferring a project, alternative funding sources, and County and private development goals and plans.

Relationship of a CIP to the County's Comprehensive Plan

A CIP, when properly implemented, becomes one of the mechanisms by which a community implements its Comprehensive Plan. A Comprehensive Plan is adopted by the Board of Supervisors every five years, and is supposed to represent a guideline for the physical development of the community. A Comprehensive Plan is general in nature, in that it designates only the general or approximate location, character, and extent of various public and private development within the community. A Comprehensive Plan should include (i) designation of areas for various types of public use and development, including recreational, educational and public service facilities; (ii) designation of a system of community service facilities, such as parks, forests, schools, playgrounds, public buildings and institutions; community centers; solid waste disposal facilities, etc.; and (iii) the designation of implementation measures for the construction, rehabilitation and maintenance of the various public facilities necessary to meet the current and future needs of the community.

In Virginia, a community's CIP is supposed to serve as the basis of a locality's capital budget, and is required to take the recommendations and goals of the Comprehensive Plan into account in establishing budget priorities for any given year and the ensuing four years.

Initiation of the Capital Planning Program

The following is a step-by-step summary of the process for the annual development and update of Madison County's Capital Improvement Plan.

1. **Update Inventory of Existing Facilities**
   To include all facilities and capital assets to be included in the CIP. The inventory includes short and long term recommendations for each facility or asset. The inventory also includes information on the year the facility was built or acquired, the date of last improvement, its condition, the extent of use, and any scheduled dates for rebuilding or expansion.

2. **Survey of Existing Facilities and Capital Assets**
   Includes an analysis and overview of existing facilities. The goal is to collect, coordinate, analyze and prioritize facility needs. A Condition Assessment Report has been completed for all facilities and capital assets and will be updated annually.

3. Development / Update of CIP Program Forms and Documents

Standardized forms for the management and implementation of the CIP have been developed for use by Madison County staff. Forms include the following:

CIP-1 Capital Facilities Inventory
CIP-2 Capital Improvement Request
CIP-2A Capital Improvement Request – Comprehensive / Major Project
CIP-3 Capital Improvement Rating Sheet - Department
CIP-4 Capital Improvement Rating Sheet – Committee
CIP-5 Summary of requested Project Rankings
CIP-6 Capital Project Request For Equipment Purchase or Major Rental
CIP-7 Capital Improvement Project Description
CIP-8 Annual Approved Capital Improvement Plan Summary
CIP-9 Summary of Adopted Projects
CIP-10 Summary of Projects Requested But Not Funded

4. Staff interviews

This process includes meetings with Madison County officials and administration, department heads and school division administration. As part of this process, the following information is determined:

1. Determine the status of previously approved projects
Identify projects which are underway; determine whether additional funds are required, and determine the amount of unspent funds available from completed and discontinued projects.

2. Solicit, compile and evaluate project requests
Solicit recommendations for CIP projects from the County Board of Supervisors, School Board and all administrators.

5. Demographic Analysis Update

The County Comprehensive Plan and the ongoing Capital Improvements Program should be developed in consideration of forecasting resources, including a review of regional and local economic indicators, demographic trends and future population projections. The Capital improvement Program includes a summary of this information.

6. CIP Committee Workshop / Establish Project Priorities

Utilizing a project evaluation criteria and ranking system will allow for the objective scoring and prioritization of recommended and requested Capital Improvement Projects. Each project should ultimately be evaluated in relation to other projects to determine their relative importance. Project priorities should be established based on both the community's goals and an objective analysis. The ultimate goal of the workshop(s) is to develop a draft recommended Capital Improvement Program for consideration by the Madison County Board of Supervisors.

Project Prioritization

In creating a program that provides for defensible investment decision-making, the CIP Planning/Development Committee established prioritization criteria to be used in evaluating the merit of proposed capital project requests for the Madison County. The established criteria allow for capital investment that is responsive to community needs and improves linkages between these investments and the County's long-term vision and goals. These criteria are defined below:

PRIORITY LEVEL ONE - URGENT

I-1 Life-Safety and Legal Compliance

a. Hazardous life-safety building or site conditions that jeopardize people, programs, equipment that, unless corrected will cause suspension of facilities use.

b. Repairs, renovations and improvements required for immediate compliance with local, state and federal agencies.

I-2 Damage or Deterioration to Facilities

a. Repairs, renovations and improvements to facilities that unless corrected will lead to a loss of a facility.

b. Prevents an emergency or condition dangerous to the public health, safety or welfare.

I-3 Cost Effective Measures

a. Repairs, renovations and improvements required to prevent serious facilities deterioration and significantly higher labor costs if not immediately corrected.

b. Energy conservation to reduce consumption with a rapid return on investment.

PRIORITY LEVEL TWO – IMPORTANT

II-1 Mission Support

a. Actions required to support functional activities.

II-2 Delayed Priority I

a. Repairs and renovations less compelling than Priority I.

b. Prevents an emergency or condition dangerous to the public health, safety or welfare.

II-3 Deferred Maintenance

a. Deferral of repairs or renovations that will lead to major damage to a facility and loss of use, hamper program activities, or affect economies of operation.

PRIORITY LEVEL THREE – DESIRABLE

III-1 Project Completion

a. Building or site improvements uncompleted because of inadequate or unavailable funding or other reasons. Improvements are necessary for proper functioning, economic maintenance, and suitable appearance of new construction.

III-2 Delayed Deferred Maintenance
a. Repairs, renovations, and improvements that can be postponed without detriment to present services. .

III-3 Anticipating Actions
a. Actions carries out in anticipation of longer range development including land acquisition, infrastructure elements, and advance planning for capital projects.

The CIP Committee will use the above prioritization criteria as one of several tools in evaluating the merit of each identified capital project request. As a part of the process of scoring projects, the committee may decide to meet with individual project sponsors to discuss proposed projects and answer any questions the committee may have. Upon completion of sponsor meetings, the committee may set aside time for discussion among the members regarding proposed projects. Following sponsor meetings and committee discussions, each committee member will complete a Project Rating Form for each project. The Project Rating Form will be used in the rating and prioritizing of all capital projects.

Financing the CIP
A complete and properly developed Capital Improvements Plan should facilitate the coordination between capital needs and the County's operating budget**.** The Capital Improvements Program will be developed in coordination with the County's ability to finance the proposed capital expenditures.

Develop a Draft Capital Improvement Program
Based on the outcome of the prioritization process, the CIP Coordinator, in cooperation with the CIP Committee, will prepare a draft CIP to present to the Board of Supervisors. Subsequent to the Board of Supervisors review, the Board of Supervisors presents the CIP to the Community for review and discussion.

Public Review of Proposed Capital Improvement Program
A successful Capital Improvements Program will include the engagement of the local community. A public review of the proposed Capital Improvements Plan will demonstrate to the community that the Capital budget is part of a long-range Plan to upgrade and maintain the County's infrastructure.

Final Capital Improvement Program
Based upon the review and feedback on the Draft Capital Improvements Program, any necessary modifications will be made and the Capital Improvements Program will be finalized and presented to Madison County.

The adopted CIP will be used as a management tool for the county budget and planning processes. The CIP will help to achieve maximum use of taxpayers' dollars, encourage more efficient governmental administration, aid in grant processes, and help to maintain a sound financial program.

ABC OFFICE BUILDING

I. Facility Description

Date of construction is assumed to be in the 1960's for a commercial store. The brick exterior, masonry interior wall section is not expected to have insulation. The facility is a single story brick veneer building with a built up roofing system. Floor is a concrete slab on grade, with three entry points. Two are via a set of concrete steps and the third is via a handicap accessible concrete ramp system.

II. Facility Size

3,300 square feet – one story

III. Improvements / Renovations

Various county departments have been housed in the facility with interior partition modification and some finish modifications, including carpeting starting in the 1980's and then renovated in the 90's as the Clerk Office.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The facility has an accessible entry point via exterior concrete ramp. Building improvements would need to include handrail upgrades to the ramp system.

2. Site
   .933 Acres with some established plantings. The upper portion of the site is completely paved around the building, houses two exterior storage sheds used by the County Hazmat and sheriff's departments; on site gas tank used by Sherriff's Office (fuel switch located in Mechanical Room). The rear portion of the site is overgrown woods, not maintained past the rear paved areas. Handicap parking spaces are not indicated and do not have proper signage.

3. Building
   The building is on a single floor, with one office currently elevated. Interior doors have mostly non-compliant round knobbed hardware. The gypsum wall board partitions offices are mostly accessible, but push pull clearances should be verified and or updated with major renovation. There is a unisex toilet room that meets accessible guidelines, with the exception of some minor hardware specialties. There are some shower area and lockers rooms previously used by sheriff's offices that do not contain compliant items. The drinking fountain is not mounted at proper height and protrudes into the path of travel in the corridor.

B. Site Infrastructure

1. Site Work
   The landscaping in the front of the building and along the side entry are well established and should be trimmed and maintained.

2. Site Structures
   The site includes a shed structure at the rear that houses EMS equipment storage. In addition, there is an external fuel tank for refueling county vehicles. Both are in good condition with no recommendations at this time.

3. Site Utilities
   Electrical utilities come in overhead. The facility is tied into public sewer and water, with no issues at this time.

C. Primary Systems

1. Foundation and Substructure
   The building has a masonry foundation with concrete slab on grade and thickset terrazzo flooring in good condition with few cracks.

2. Structural System
   Masonry bearing with unknown roof framing but appear to be steel joists.

3. Exterior Wall Systems
   Brick masonry – good condition with some areas requiring minor re-pointing. The windows appear to be double paned insulated glazing with exterior metal storm/screen systems. There is also some wood exterior trim at windows, doors and entries including the small wood framed canopy at the rear entry. Wood shutters have been installed below the metal clad windows at the front of the facility. All exterior wood should be thoroughly inspected for rot, prior to the recommended re-painting.

4. Roof System
   Original built-up roofing, age unknown, with a spray applied polyurethane foam roof (PUF) system applied on top, in various stages of deterioration. Existing downspouts are metal and need replacing.

D. Secondary Systems

1. Ceiling System
   There is a suspended acoustical ceiling system installed in the majority of areas with gypsum wall board ceiling in the mechanical room. There appears to be an old plaster ceiling located above the suspended, but limits are yet to be determined. System is in good condition, but may need to be reconfigured with relocating interior partitions.

2. Floor Covering System
   The majority of the flooring is thickset terrazzo, with some areas carpeted over the terrazzo. There is both painted wood base and vinyl wall base installed.

3. Interior Wall and Partition Systems
   Most interior wall systems are gypsum wall board with some sound insulated between offices. The majority of frames are hollow- metal (HM) and wood with hollow-metal and wood doors.

4. Specialties
   None

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

   The building is heated and air conditioned by gas furnace systems with split coils located in the mechanical room. Ductwork extends from the units to deliver air to each space. The systems appeared to be in fair condition. Age of equipment could not be determined. Replacement of the split systems should occur within the next 5 to 10 years.

2. Plumbing System

   Plumbing fixtures in the building appear to be in good condition. Domestic hot water appeared to be in fair to good condition. Piping was hidden and could not be observed. Replacement of the domestic water heater should occur within the next 10 years.

3. Electrical Service and Distribution

   The service is from Allegheny Power and is rated at 400 Amps 208 Volts 3 Phase.

   The service panels and distribution panels are older model GE. These panels are in fair condition.

4. Electrical Devices and Systems

   Lighting is old style fluorescent T-12 fixtures and would require replacement if the building were used.

   Limited battery powered egress lighting was present however its functionality is questionable.

   Low voltage systems would require replacement to serve any future building usage.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

ABC BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	4	0.75	3.68%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	4	0.75	7.50%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	2	0.1	0.55%
14	Fire / Life Safety	2.3%	2	0.1	0.23%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	3	0.5	1.75%
18	Accessibility	2.5%	2	0.1	0.25%
					26.08%

VI. Recommendations

A. Immediate Recommendations

- No recommendations.

B. Short Term Recommendation (2-5 Years)

- Exterior ramp handrail upgrades to meet current ADA code.
- Provide accessible parking spaces, striped and with proper signage.
- Replace interior door hardware with compliant hardware.
- Short term roof restoration of the PUF roofing system.
- Replace drinking fountain with accessible model at proper height.
- Re-point exterior masonry (minor).
- Repaint exterior wood shutters and wood trim; replace in kind any rotted members.
- Replace interior lighting.
- Replace battery powered egress lighting.
- Upgrade low voltage systems as appropriate for use.
- Replace electrical distribution panels.

C. Long Term Recommendation (5+ Years)

- Replace the existing roofing system.
- Replace split HVAC system due to life expectancy of equipment.
- Replace domestic water heater due to life expectancy of equipment.

ANIMAL SHELTER BUILDING

I. Facility Description

In Virginia every county is required to maintain a facility for the temporary impoundment companion animals that have been taken into custody by animal control officers or abandoned by their owners.

II. Facility Size

3,440 square feet, single story with renovations and additions in August of 2005. Age of the original facility is unknown.

III. Improvements / Renovations

Renovations to the existing facility were completed in 2005 and included replacement of existing windows, masonry restoration and interior painting and a new addition.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The facility is ADA compliant and has at grade entry at several locations. In addition, there is a compliant unisex toilet room for visitors and staff.

2. Site
   The existing site is adjacent to the Transfer Station property and several outdoor kennels may be located on the adjacent county owned property. The present site is .6 Acres, with ADA compliant driveway and parking areas. Accessible parking areas are not indicated and do not have proper signage. There are some external, temporary holding cells that are not accessible, but are not used frequently.

3. Building
   The single story masonry bearing building supports the wood framed truss roof. In the new addition, the 8" masonry block is insulated. The windows are vinyl double-hung insulated glazing except in kennel area where vinyl awning windows were used. All shed roofs and outdoor runs are framed with wood joists and beams. All roofs are covered with asphalt shingles with aluminum gutters and downspouts. Since the addition is recent, the roof is in good physical condition.

B. Site Infrastructure

1. Site Work
   The site is a combination of paved parking area and grass areas. There are outdoor kennels used for overflow capacity located in the grass areas.

2. Site Structures
   There are two exterior sheds located adjacent to the outdoor kennels used for storage of materials. Both appear to be in good condition and should be evaluated for painting and maintenance each year. At this time there were no reported issues.

3. Site Utilities
   On-site septic field installed in 2005. Water utility is shared with transfer station.

C. Primary Systems

1. Foundation and Substructure
   Unknown foundation but expected to be typical concrete spread footing and the entire facility is slab on grade.

2. Structural System
   Masonry bearing with wood trusses and plywood or wood joist and beams at shed locations. There is a wood structural post supporting a portion of the side shed roof of the facility, which needs to be replaced.

3. Exterior Wall Systems
   Painted masonry with vinyl siding at some gable ends of building, painted wood trim and vented metal soffits.

4. Roof System
   Asphalt shingles on plywood – vented at soffit and at ridge vent. The shingles were installed as part of the renovation and are in very good condition.

D. Secondary Systems

1. Ceiling System
   Public areas are suspended acoustical ceiling systems with kennels areas and utility areas painted gypsum wall board.

2. Floor Covering System
   Areas in the kennel are slab on grade and coated with epoxy for cleaning and health reasons, some public areas are VCT flooring with vinyl base.

3. Interior Wall and Partition Systems
   Epoxy painted cmu for easy washing, few painted gypsum wall board partitions in public areas. All interior doors and frames are painted hollow metal with the majority having ADA compliant hardware.

4. Specialties
   There are some specialty holding areas for animals needing quarantine and also wash areas for bathing animals. There are a number of pet doors from inner kennel area to outdoor kennel areas. All fencing appears to be galvanized.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is conditioned by gas furnaces with DX cooling coils. Air is distributed by ductwork to individual spaces. The systems appeared to be in good condition. System replacement should be considered in 10+ years.

2. Plumbing System
   Domestic water is circulated through copper piping. Waste piping is PVC. Fixtures appeared to be in good condition. Domestic hot water is generated by a gas-fired storage unit which is in good condition. System replacement should be considered in 10+ years.

3. Electrical Service and Distribution
   The electrical service is 400 Amps at 240 Volt 1 Phase. The service originates from Allegheny power. This service size and voltage is adequate for the building size and function. The service meter and box are in good condition.

   There is a backup generator located outside that serves this building. The generator is propane and serves limited loads in the building. This generator is in good condition.

   The panel boards located throughout the facility is adequate with space and in good condition.

4. Electrical Devices and Systems
   The lighting is mainly fluorescent T-8 fixtures with electronic ballasts. These fixtures are in good condition. There are no automatic shut-off features for lighting in the building.

   Receptacles are adequately spaced throughout the building.

   All systems are adequate and functioning with no reported issues.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
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ANIMAL SHELTER					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
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5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	2	0.1	0.25%
					2.18%

VI. Recommendations

A. Immediate Recommendations

- Stripe and indicate with proper signage, accessible parking spaces.

B. Short Term Recommendation (2-5 Years)

- Replace exterior wood support column at end of roof overhang as structural member is bent.

C. Long Term Recommendation (5+ Years)

- Replace HVAC system due to life expectancy of equipment.
- Replace domestic water storage unit due to life expectancy of equipment.

ARCADE BUILDING

I. Facility Description

The Arcade Museum is a two story painted brick structure located in the heart of downtown Madison. It has a storied life with many uses, but may be the oldest building in Madison. The date of construction is circa 1798 and its current use is the home of the Madison County Historical Society. The museum staffed by Volunteers housing collections of Madison county History and Native American Artifacts.

II. Facility Size

Unknown, but is located on .5 acres.

III. Improvements / Renovations

Renovations to the existing facility were completed in approx. 1978 and included replacement of existing windows, masonry restoration and interior and exterior painting.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The facility is accessible on the ground floor only due to the type and use of the structure. There are no compliant toilets or hardware as the building is restricted from modifications due to its listing as a historic structure.

2. Site
   The handicap space at the Arcade needs to be marked. It appears to have been overlaid with pavement and the markings were covered up. A sign should also be placed at the front of the space per ADA regulations.

3. Building
   There are some visible step cracks in the brick masonry around the arch portion of the building. The mortar joints should be raked out and replaced to limit further damage to the brick and possible water penetration. There are also a few wood shutters on the building that have missing slates and showing signs of failing with pieces dropping to the sidewalk below. We recommend that the shutters be removed from the building and either re-constructed or replaced.

B. Site Infrastructure

1. Site Work
   A small alley exists between the Arcade building and the property to the north. It appears as though water stands in the area and is causing water damage to the brick of the Arcade building. A small drain should be installed if possible to help with this problem. The alley is also overgrown with weeds and should be cleared of vegetation to help with the flow of water.

2. Site Structures
   The wood fence and gate system on the property needs to be scrapped and painted. The entire system should be checked for broken or rotted components that should be replaced and painted to match.

3. Site Utilities
   The site is served by public water and sewer and electrical utilities come in over head.

C. Primary Systems

1. Foundation and Substructure
   Foundation and substructure types are unknown as the brick extends below grade; however, there is no evidence of any current issues regarding the foundation and substructure systems.

2. Structural System
   Wood frame and masonry bearing with no The structural system is a combination of masonry load bearing and steel structure, including steel columns, beams and steel floor and roof joists, with metal floor and roof decking. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems
   The exterior walls are solid brick that has been painted. Presently there are some step cracks as noted above that should be re-pointed. The wood windows are single pane and in need of re-glazing and repainting. Most of the windows have been outfitted with a single metal screen. The wood trim is peeling and needs to be scraped and repainted to prevent moisture penetration.

4. Roof System
   The roof system is standing seam metal roof that appears in good condition. There is a downspout on the south side of the building, along Main Street, that enters the building at the foundation level and likely ties into the storm drainage system. The pipe is cracked where it enters the building and should be repaired.

D. Secondary Systems

1. Ceiling System
   Painted plaster ceilings in good condition. There were no current issues regarding the ceilings.

2. Floor Covering System
   Refinished wood floors in good condition. There were no current issues regarding the flooring.

3. Interior Wall and Partition Systems – Interior walls are assumed to be wood framed with plaster and or painted wood wainscot. There were no current issues regarding the walls.

4. Specialties - none

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is heated by electric baseboard. Air conditioning is provided by window style units. Both are in fair to poor condition. No mechanical ventilation is provided in the building. Replacement is recommended within the next 5 years.

2. Plumbing System
   Plumbing fixtures are in fair condition. Piping systems were hidden and were not observed. Replacement should be considered in the next 5 years.

3. Electrical Service
   The building is served by Allegheny Power 200 Amps 240 Volt 1 Phase. This service terminates in a set of 1 phase panel boards. These boards are in fair condition. Capacity is not an issue at the current building function.

4. Electrical Devices
   Lighting is a mixture of fluorescent T-8 and incandescent residential fixtures. These fixtures were in fair to good condition. No evidence of automatic lighting shut off was present.

   The access control and alarm was functional and in good condition.

   There are smoke detectors placed throughout the building. They were not tested and should be to insure operation.

   There were no reported issues with the phone or data network devices.

5. Conveying Systems - none

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

ARCADE BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	2	0.1	0.49%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	2	0.1	1.00%
11	Electrical Distrib.	1.3%	2	0.1	0.13%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	2	0.1	0.25%
					18.92%

VI. Recommendations

A. Immediate Recommendations

- Properly mark the accessible parking space and install a sign at the front of the space, above car bumper height.
- Repair visible cracks in the brick masonry around the arcade arch and repoint and paint to match existing.
- Remove and repair or replace the existing damaged wooden window shutters.
- The wooden picket fence should be scraped, sanded and painted. Replace any damaged components to match existing fence.
- Reglaze exterior windows, and scrape, sand and paint exterior wood window components.
- Repair cracked roof drainage pipe where it enters the building at the foundation level.

B. Short Term Recommendation (2-5 Years)

- Remove vegetation from alley adjacent to building and install area drain to alleviate ponding water and storm drainage issue.

C. Long Term Recommendation (5+ Years)

- Replace / upgrade heating and air conditioning system and consider installation of mechanical ventilation.
- Replace plumbing fixtures and verify condition of piping system.
- Replace water heater
- Replace interior lighting

CIRCUIT COURTHOUSE

I. Facility Description

Federal style brick structure built in 1829-30 listed as a historic landmark.

II. Facility Size

11,213 square feet, including the new additions.

III. Improvements / Renovations

Renovations to the existing facility were completed in 2010 and included replacement of existing windows, masonry restoration and interior painting and additions.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The facility had just completed total renovations at the time of the assessment and is ADA compliant, including an elevator, toilet facilities and access.

2. Site
   Parking is available on site and in the immediate vicinity at other county owned properties.

3. Building
   The structure appears in sound physical condition after the renovations/restoration work. There were no issues reported at this time.

B. Site Infrastructure

1. Site Work
   New grading was recently completed at the front of building to improve access from main sidewalk to front entry.

2. Site Structures
   In addition to the main building there is a small brick residence known as the Estes House at the rear of the property. This house was recently refurbished in Phase 1 construction of the property in January 2007. It houses the Commonwealths' Attorneys offices. At this time there are no recommendations for this building.

3. Site Utilities
   There are no issues with utilities at this time. At time of renovations and additions, all utilities were run underground for storm and security protection.

C. Primary Systems

1. Foundation and Substructure
   Foundation and substructure consists of concrete slab on grade with typical spread footings. There are currently no issues with the structural system of the building.

2. Structural System
   The structural system is a combination of masonry load bearing and structural steel framing, with steel roof joists and metal roof decking. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems
   Older portions of the building are solid brick, while newer portions are brick veneer over masonry construction. Due to this type of facility, the exterior brick should be monitored and if necessary areas re-pointed to accommodate for weathering and erosion of the mortar, typical of this type of facility.

4. Roof System
   Te roof is a combination of metal roofing on sloped surfaces and membrane roofing on flat roof areas. All roofs were installed as part o the renovation project.

D. Secondary Systems

1. Ceiling System
   Ceiling systems vary throughout the facility, but all are new or recently renovated and painted. There are currently no issues with the ceiling systems of the facility.

2. Floor Covering System
   Flooring systems vary throughout the facility, but all are new or recently renovated and refinished. There are currently no issues with the flooring systems of the facility.

3. Interior Wall and Partition Systems
   Interior wall and partition systems vary throughout the facility, but all are new or recently renovated and painted. There are currently no issues with the ceiling systems.

4. Specialties
   There are various holding areas in the building with specialized safety features that need to be maintained, including technology upgrades, counseling areas etc. All are functions of the court system with critical program and communication integration.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The HVAC system was replaced in a renovation project which is currently wrapping up. The systems appeared to be in good condition. The system is a 4-pipe fan coil system. The systems are within their average service life.

2. Plumbing System
   The plumbing systems were also replaced in the renovation project. Domestic hot water is generated by a high efficiency water heater. The systems appeared to be in good condition.

   The building is protected by an automatic sprinkler system. Storage areas are protected by chemical suppression systems. These systems are also in good condition.

3. Electrical Service
   The electrical service and distribution was replaced with new during the recent renovation project. The systems are in good condition with available space.

   The panel boards are all new with adequate space.

4. Electrical Devices and Systems
   All electrical devices and special systems were replaced during the recent renovation project. The devices are in good condition.

   The lighting was replaced during the recent renovation project and is in good condition.

5. Conveying Systems
   There is an elevator that is fully inspected and operational with no reported issues at this time.

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

COUNTY COURTHOUSE					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	1	0	0.00%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					0.00%

VI. Recommendations

A. The facility, having been newly renovated, is in very good condition and there are no recommendations at this time.

Inasmuch as buildings are static elements subject to the dynamic forces of nature and that building components and systems wear out over time, it is recommended that the Courthouse facility be re-evaluated on an annual basis, as part of the Capital improvement Plan update, to determine any future facility needs.

CLORE HOUSE

I. Facility Description

The date of construction is unknown for the two story, vinyl sided wood framed dwelling was constructed in the early to mid 1900's and has been used primarily as a residence and most recently it is used by the county as a meeting area for sports boosters and also as a storage area for the county.

II. Facility Size

Approximately 2,000 SF located on a parcel which is part of the 182 total acres at the Hoover Ridge site.

III. Improvements / Renovations

No record of improvements other than finishes and at one time, vinyl siding was added to the structure.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   At present there are no conforming entry areas, toilet facilities or hardware as the structure was primarily a single family residence. Should use change then applicable ADA requirements should be reviewed.

2. Site
   The parking area is accessed by a gravel drive adjacent to the structure and is accessed off Primary School Drive of the Hoover Ridge site. There are no current site safety or code issues.

3. Building
   The facility has several safety concerns, which include properly operating systems, toilets and assumed asbestos containing finishes. At the time of the assessment, all utilities were turned off and were not tested.

B. Site Infrastructure

1. Site Work
   Recommend removal of over grown shrubs adjacent to the exterior of the buidling as the roots may continue to expand into the foundation of the structure. Repair and replace wood fence as required.

2. Site Structures
   There is a small wood framed and sided utility shed adjacent to the house that should be scraped and re-painted in the next year. The roof appears in good condition and is standing seam metal that should also be re-painted to prolong its life. There is some small repairs to the wood structure that can be made at the time of painting upgrades.

3. Site Utilities
   As described below, there is an above ground oil tank that supplies the boiler. In addition power comes overhead to this facility via telephone poles. At this time there are no issues with utilities.

C. Primary Systems

1. Foundation and Substructure
   Foundation appears to be concrete with venting to suggest a minimal crawl space below the floor structure. At this time there are no apparent issues with the foundation condition.

2. Structural System
   Assumed to be all wood framing with no known issues at time of assessment.

3. Exterior Wall Systems
   Vinyl siding installed over original wood siding and wood frame. Interior walls are wood paneling probably over existing plaster walls, but not verified. Original windows are single pane wood double hung with aluminum storm/screens. The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss. All exterior trim should be checked for rot and replaced as necessary prior to scraping and repainting. There are some small areas of rot in the porch roof trim.

4. Roof System
   Standing seam metal roofing, date of installation unknown. At this time we recommend the roof to be re-painted. All flashings at chimneys should be examined and replaced as required to prevent roof leaks. Replace missing downspouts and verify that existing gutters are securely fastened to the structure and positively drain.

D. Secondary Systems

1. Ceiling System
   The ceiling is assumed to be painted gypsum wall board or plaster and is in good condition. There may be small areas where moisture has previously penetrated and stained the ceiling, however, there were no visible signs of an active leak.

2. Floor Covering System
   Various flooring materials exist in the structure including, wood, ceramic tile, sheet vinyl and vat floor tile that is assumed asbestos containing. It is suggested that the floorings in the facility be replaced if they are vat tile and wood sub-floors examined for condition. In most cases there is painted wood base, and in the toilet area, there is ceramic tile base. In all cases where wood flooring is installed, the floors should be sanded and refinished if a full time use for the facility is determined.

3. Interior Wall and Partition Systems
   Wood framed and covered with wood paneling and or painted plaster walls. There are some minor issues below window sills showing signs of water penetration that should be addressed prior to painting.

4. Specialties
   Kitchen equipment appears to be in fair condition, although proper operation has not been verified.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is heated by an oil-fired boiler which is in fair to good condition. Hot water is circulated through copper piping to radiators and baseboard heaters. Air conditioning is by window style units. No mechanical means of ventilation air is provided. The age of the equipment was not able to be determined. The system appears to be in fair to good condition with replacement recommended in the 10 year range.

2. Plumbing System
   Domestic water is circulated through plastic piping. Plumbing fixtures appear to be in fair condition. Domestic hot water is generated by an electric storage type unit installed in 1992. The water heater and fixtures should be replaced within the next 5 to 10 years.

3. Electrical Service
   The service is 100 Amps at 240 V 1 Phase. The panel board is old and in fair condition

4. Electrical Devices
   The lighting and devices are residential grade and in fair condition. Receptacle placement may not be code compliant due to the age of the facility.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

CLORE HOUSE					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	4	0.75	5.70%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	2	0.1	2.07%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	2	0.1	0.55%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					20.29%

V. Recommendations

A. Immediate Recommendations

- No recommendations

B. Short Term Recommendations (2-5 Years)

Required Code and Safety:

- If compliant access is required, then a code compliant ramp needs to be installed.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Scrape and repaint all exterior wood windows and trim – suspected of containing lead paint.
- Prime and repaint existing metal roof to prolong its life expectancy. At time of work inspect and repair any suspected penetrations
- Clean and re-point the chimney prior to use.
- Replace VAT floor tile.
- Replace missing downspouts to conduct rain water away from structure.
- From a system standpoint the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.

C. Long Term (5+ Years)

- No recommendations

COUNTY ADMINISTRATIVE OFFICE BUILDING

I. Facility Description

The County Administrative Office building was constructed in the 1960's. The facility is a one story brick masonry exterior with painted concrete masonry unit interior walls. The facility is co-located on 4.1 Acres of land that also includes the County Health Department and the Kemper House Museum.

II. Facility Size

5,200 square feet (per 2003 CIP report)

III. Improvements / Renovations

Interior improvements may have been made when various departments were re-located to the facility.

IV. Condition

A. Code and Safety

1. <u>ADA / Accessibility</u>
   The main entry to the building is ADA accessible, the secondary entry is not due to large grade change and slope concrete walk area that exceeds permissible slope. The facility

is not equipped with ADA compliant toilet facilities, compliant seating in the Board room or compliant service desks in the various departments. However, the various departments may also have loose furniture in the form of desks that are used to service the public.

2. Site
   As stated above the site is shared with other agencies, however, immediately adjacent to the facility there are accessible van and parking spaces with proper signage. The sidewalks meet with the parking lot area and are accessible to the main entry. Some portions of the concrete walk leading to the rear parking areas should be replaced, due to trip hazards.

3. Building
   Any major renovations to the building will require code and accessibility upgrades as well as finishes.

B. Site Infrastructure

1. Site Work
   The building has established plantings around the façade, including larger specimen trees that should be trimmed periodically to prevent severe moisture building up on the roof and wall surfaces.

2. Site Structures
   The additional structures co-located in this site are the Kemper House Museum and the County Health Department. Each has its own report.

3. Site Utilities
   There were no reported issues with site utilities at time of assessment.

C. Primary Systems

1. Foundation and Substructure
   Building appears to be masonry bearing, but not verified at time of site visit.

2. Structural System
   Some portions of the roof are pitched indicating some type of roof truss system, but other sections are zero to low slope.

3. Exterior Wall Systems
   Exterior brick is painted with spalling paint and some areas needing re-pointing. Some window areas on the rear have been in-filled with brick masonry that has not been painted. Exterior windows are original single glazed double hung windows with exterior

metal screen/storm combinations. Exterior doors are painted hollow metal. There is a wood door to the mechanical space located to the rear of the building that should be replaced. Some former unit vent openings have been blocked up with metal panel covers – it is not know if they are insulated areas and we recommend replacing the covers with masonry infill.

4. Roof System
   Pitched areas of the roof are standing seam metal roof that is in need of replacement and is showing large areas needing repainting. Zero to low slope roof areas are composed of puff insulation roof system. All roofs surveyed containing such a system should be replaced as they have outlived their useful life expectancy and are subject to leaking. At the time of the survey, no leaks were reported.

D. Secondary Systems

1. Ceiling System
   All interior spaces have suspended acoustical ceiling systems with the exception of the painted gypsum wall board surfaces of the toilet rooms.

2. Floor Covering System
   The main corridor is composed of VAT floor tile in fair to good condition. Most office areas and some portions of the board room are carpeted with some pulls in the fabric. Most carpet is in good condition. Painted wood base in good condition is associated with carpeted areas in the offices and vinyl base is located in the main corridor. The board room currently does not have any base materials. Toilet floors were dated 1x1 floor tiles is good condition.

3. Interior Wall and Partition Systems
   Corridors are painted concrete masonry walls, toilet rooms are ceramic tile wainscot with painted block or plaster above. The majority of interior partitions are painted gypsum wall board with the exception of the main utility areas and the board room which are painted concrete masonry walls. Interior doors are mostly painted wood with both wood and hollow metal frames. There is no ADA compliant hardware on the interior doors. Exterior doors do have panic hardware for exiting.

4. Specialties
   None.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is conditioned by split system heat pumps which are in fair to good condition. The systems were dated 1999 and newer. Air is ducted from the units to individual spaces. Replacement should be considered in the next 5 to 10 years.

2. Plumbing System
   Overall, the plumbing system is in fair condition. Domestic hot water is generated by a tank type electric water heater which was also in fair condition. Piping was hidden and could not be observed. Water heater replacement should be considered in the next 5 to 10 years.

3. Electrical Service and Distribution
   The electrical service is 400 Amps at 208 Volts three phase and originates from Allegheny Power. The distribution and panel boards are old and in fair condition. There is very limited space available in the panels.

4. Electrical Devices and Systems
   The lighting is mostly fluorescent T-8 fixtures. These fixtures range from good to poor condition depending on location. The egress lighting is battery powered fixtures in fair to poor condition.

   The security and access system were functioning and in good condition.

   The fire alarm system was function adequately however the device placement does not meet current codes.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

COUNTY ADMINISTRATION BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	4	0.75	3.68%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	2	0.1	0.24%
4	Exterior - Doors	0.6%	2	0.1	0.06%
5	Interior Floors	7.6%	2	0.1	0.76%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	2	0.1	2.07%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					18.20%

VI. Recommendations

A. Immediate Recommendations

- Stripe and indicate with proper signage accessible parking spaces.
- Replace portions of the concrete walkway leading to rear parking lot.

B. Short Term Recommendation (2-5 Years)

- Provide ADA compliant toilet facilities.
- Provide ADA compliant interior door hardware.
- Repoint exterior masonry.
- Replace flat portions of existing 'Puff' roof system.

C. Long Term Recommendation (5+ Years)

- Replace sloped metal roofing system due life expectancy.
- Replace all exterior windows and doors to met energy codes.
- Replace HVAC system due to life expectancy of equipment.
- Replace domestic water heater/storage unit due to life expectancy of equipment.
- Replace blocked up unit ventilator panels with insulated panels.
- Replace interior lighting.
- Upgrade / replace fire alarm system.
- Replace egress lighting.

COUNTY HEALTH DEPARTMENT BUILDING

I. Facility Description

The County Health Department building was constructed in 1995 and is co-located on 4.1 Acres of land that also includes the County Administrative Offices and the Kemper House Museum. The facility is a single story brick veneer building with standing seam metal roof.

II. Facility Size

5,595 square feet single story masonry building

III. Improvements / Renovations

None

IV. Condition

A. Code and Safety

1. ADA / Accessibility – Due to its new construction date, the building is fully accessible, however, some public toilet rooms clearances may not meet current turning clearances. All interior hardware is ADA lever compliant

2. Site – the site is ADA accessible including curb cut at the main front entry. There are noted handicap parking spots including van accessible and signage is posted.

3. Building – the building is fully accessible with two entries at grade.

B. Site Infrastructure

1. Site Work
   The facility has established plantings in very good condition, with no reported issues at this time.

2. Site Structures
   The facility is located on the same site as the county Administrative Offices and the Historic Kemper Museum.

3. Site Utilities
   No reported issues at this time. Existing electrical service is provided underground.

C. Primary Systems

1. Foundation and Substructure – Filled, reinforced cmu foundation with slab on grade. All exterior walls are masonry veneer and the roof trusses are supported by 2/6 wood frame construction.

2. Structural System - Wood frame 2x6 insulated exterior wall construction. There is 2x6 wood frame interior bearing walls in some locations to support roof trusses.

3. Exterior Wall Systems - The facility is a single story brick veneer building with standing seam metal roof on plywood deck. On gable peaks there is fiber cement siding on plywood sheathing. All windows are hollow meal framed operable windows with insulated glazing.

4. Roof System – 5/8” plywood decking with standing seam metal roofing. Aluminum gutters and downspouts with some discharging to grade and others piped underground.

D. Secondary Systems

1. Ceiling System – Acoustical suspended system with 5/8” continuous fire code gypsum wall board at underside of trusses.

2. Floor Covering System – Majority of spaces are VCT with some offices having carpet. Painted wood base in most areas with vinyl base located at the base of all casework. Utility spaces such as mechanical room have sealed concrete. All floor finishes appear in very good condition.

3. Interior Wall and Partition Systems – Painted gypsum wall board and wood base. All interior doors are stained wood with painted hollow metal frames and compliant hardware. Exterior doors are painted insulated metal.

4. Specialties – due to its use as a health clinic, the majority of small exam rooms contain plastic laminate casework with sinks and ADA accessible works spaces in the casework runs.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

   The building is conditioned by split system heat pumps which appeared to be in fair condition. The installation date was unknown. Electric baseboard was also observed and appeared to be in fair condition.

2. Plumbing System

   Overall, the plumbing systems appeared to be in fair to good condition. Domestic water is distributed through copper piping. Fixtures appeared to be in good condition. An electric storage type water heater generates domestic hot water.

3. Electrical Service and Distribution

   The building is served from Allegheny Power at 800 Amps 240 Volts 1Phase. The main board is Square-D and has some limited space for expansion.

   The panel boards in the facility are Square-D and have no or limited spare capacity.

4. Electrical Devices and Systems

   Lighting is mainly fluorescent fixtures with T-8 lamps. These lights are in good condition. There was no evidence of automatic shut-off control in the building.

   Receptacle placement is mostly inadequate for the building function. There are not enough receptacles.

   Fire Alarm is and older zoned system that appeared to be in good condition. Device placement may not be code compliant and should be evaluated.

   Phone and data did not appear to be updated to County technology standards.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

COUNTY HEALTH DEPARTMENT					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	2	0.1	0.55%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	3	0.5	1.75%
18	Accessibility	2.5%	1	0	0.00%
					2.84%

V. Recommendations

A. Immediate Recommendations

- No Recommendations

B. Short Term Recommendation (2-5 Years)

- Repaint exterior wood siding and trim.
- Replace exterior caulking and sealant systems due to life expectancy.

C. Long Term Recommendation (5+ Years)

- Replace phone and data systems to meet current county standards.
- Replace domestic water storage unit due to life expectancy of equipment.

CRIGLERSVILLE SCHOOL - HOUSE

I. Facility Description

The aluminum sided wood framed dwelling was constructed in the early 1900's and has been used primarily as a residence and also as a residence to house various employees of the school after it was constructed in 1949.

II. Facility Size

Approximately 1,400 SF including the dormered room of the second floor located under the eaves.

III. Improvements / Renovations

No record of improvements other than finishes and at one time, aluminum siding was added to the structure.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   At present there is no accessibility to the structure and is not mandated by code to be compliant.

2. Site
   The parking lot is shared by the former school in immediate vicinity to the structure.

3. Building
   In referencing an April 13, 2010 Building Inspections report regarding this residence, there is a list of corrections needed for code compliance. In addition we have made several recommendations based on our assessment of the facility.

Required Code and Safety:

- Code corrections based on letter.
- Install a handrail at the rear entry of the home, not mandated by code as this is less than 30" above grade.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Remove existing residential appliances and replace.
- Scrape and repaint all exterior trim – suspected of containing lead paint.
- Prime and repaint existing metal roof to prolong its life expectancy. At time of work inspect and repair any suspected penetrations
- Clean and re-point both the fire place and the chimney prior to use.
- Replace interior carpet and VAT floor tile.
- Remove exterior vegetation from siding and downspouts – replace missing downspouts to conduct rain water away from structure.
- From a system standpoint the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From and electrical standpoint for residential homes, typical issues are non grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.
- From reading the assessment provided by Madison County regarding the Criglersville site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could

affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.

B. Site Infrastructure

1. Site Work
   Recommend removal of the tree stump adjacent to the front door steps as the roots may continue to expand into the foundation of the structure. Remove other overgrown shrubs.

2. Site Structures
   Above ground propane tank. This tank should be inspected and tested and verified that it is still connected to the facility. If not longer in use, recommend that it be removed. Verify local codes and ordinances to verify proper distance from facility.

3. Site Utilities
   Well and septic systems are unknown and were not examined during the assessment. As noted above, these utilities remain in the known flood plain of the area and may not be viable use for this facility. In addition power comes overhead to this facility via telephone poles.

C. Primary Systems

1. Foundation and Substructure
   Foundation appears to be concrete or masonry with a parge coat of concrete – there are no apparent issues with the foundation condition.

2. Structural System
   Assumed to be all wood framing.

3. Exterior Wall Systems
   Aluminum siding over original wood siding and wood frame. Interior walls are wood paneling probably over existing plaster walls, but not verified. Original windows are single pane wood double hung with aluminum storm/screens. The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss. All exterior trim should be checked for rot and replaced as necessary prior to scraping and repainting. There are some small areas of rot in the porch roof trim.

4. Roof System
   Metal roofing that needs to be re-primed and painted. All flashings at chimneys should be examined and possible replaced to prevent roof leaks. Replace missing downspouts and verify that existing gutters are securely fastened to the structure and positively drain.

D. Secondary Systems

1. Ceiling System
   On the first floor, the ceiling is assumed to be painted gypsum wall board or plaster and is in good condition. There may be small areas where moisture has previously penetrated and stained the ceiling, however, there were no visible signs of an active leak.

2. Floor Covering System
   Various flooring materials exist in the structure including carpeting, painted and stained wood and possible vat floor tile that is been patched and repaired. It is suggested that the floorings in the facility be replaced if they are vat tile or carpeting and wood floors examined for condition and refinishing.

3. Interior Wall and Partition Systems
   Wood framed and covered with stained wood paneling.

4. Specialties
   Kitchen equipment appears to be in fair condition, although proper operation has not been verified.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   No AC present in the facility. See above for possible heating source.

2. Plumbing System
   Not operational at time of visit, but plumbing to fixtures and fixtures thought to be original and in need of repairs. Fixtures should be replaced to be compliant with current water flow requirements of the code.

3. Electrical Service
   Overhead to one main breaker panel that needs to be properly tested and labeled.

4. Electrical Devices
   Varies and must be examined for code compliance. Some fixtures may not be working properly and should be examined and if necessary replaced.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

CRIGLERSVILLE HOUSE					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	5	1	0.60%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	4	0.75	4.13%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					37.75%

VI. Recommendations

A. Immediate Recommendations

- Implement short-term recommendations if home is o be occupied within the next two years.

B. Short Term Recommendations (2-5 Years)

Required Code and Safety:

- Code corrections based on letter provided in previous study.
- Install a handrail at the rear entry of the home, not mandated by code as this is less than 30" above grade.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Remove existing residential appliances and replace.
- Scrape and repaint all exterior trim – suspected of containing lead paint.
- Prime and repaint existing metal roof to prolong its life expectancy. At time of work inspect and repair any suspected penetrations and flashings.
- Clean and re-point both the fireplace and the chimney prior to use.
- Replace interior carpet and VAT floor tile.
- Remove exterior vegetation from siding and downspouts – replace missing downspouts to conduct rain water away from structure.
- Recommend removal of the tree stump adjacent to the front door steps as the roots may continue to expand into the foundation of the structure.
- The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss.
- From a system standpoint, the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.

- From reading the assessment provided by Madison County regarding the Criglersville Elementary School site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.
- The above ground propane tank should be inspected and tested and verified that it is still connected to the facility. If not longer in use, recommend that it be removed. Verify local codes and ordinances to verify proper distance from facility.

C. Long Term (5+ Years)

- No recommendations

CRIGLERSVILLE SCHOOL – VOTING BUILDING

I. Facility Description

The date of construction is unknown for the single story, aluminum sided wood framed dwelling was constructed in the early to mid 1900's and has been used primarily as a residence and also as a residence to house various employees of the school after it was constructed in 1949. Most recently it is used by the county as a polling place during local and state elections for citizens in this area of the county, and also as a storage area for the county.

II. Facility Size

Approximately 2,377 SF located on a parcel approx. 2.0 acres which is part of the 5.7 total acres at the Criglersville Elementary School site.

III. Improvements / Renovations

No record of improvements other than finishes and at one time, aluminum siding was added to the structure.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   At present there is a non conforming ramp into a portion of the facility used by the voters, but there are no other conforming entry areas, toilet facilities or hardware.

2. Site
   The parking lot is shared by the former school in immediate vicinity to the structure.

3. Building
   The facility has several safety concerns, which include properly operating systems, toilets and assumed asbestos containing finishes. During voting events, portable toilet compartments are used in lieu of using the buildings toilets. At the time of the assessment, all utilities were turned off and were not tested.

B. Site Infrastructure

1. Site Work
   Recommend removal of over grown shrub adjacent to the front door steps as the roots may continue to expand into the foundation of the structure. Remove other overgrown shrubs.

2. Site Structures
   There are a few playground structures adjacent to the property that are recommended for immediate removal due to age and safety concern.

3. Site Utilities
   It is assumed that this facility, similar to the Elementary School uses well and septic systems but were not examined during the assessment. As noted above, these utilities remain in the known flood plain of the area and may not be viable use for this facility. In addition power comes overhead to this facility via telephone poles.

C. Primary Systems

1. Foundation and Substructure
   Foundation appears to be concrete masonry block with venting to suggest a minimal crawl space below the floor structure. At this time there are no apparent issues with the foundation condition.

2. Structural System
   Assumed to be all wood framing.

3. Exterior Wall Systems
   Aluminum siding over original wood siding and wood frame. Interior walls are wood paneling probably over existing plaster walls, but not verified. Original windows are single pane wood double hung with aluminum storm/screens. The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss. All exterior trim should be checked for rot and replaced as necessary prior to scraping and repainting. There are some small areas of rot in the porch roof trim.

4. Roof System
   Asphalt shingle roofing that needs to be replaced. All flashings at valleys should be replaced to prevent roof leaks. Replace missing downspouts and verify that existing gutters are securely fastened to the structure and positively drain.

D. Secondary Systems

1. Ceiling System
   The ceiling is assumed to be painted gypsum wall board or plaster and is in good condition. There may be small areas where moisture has previously penetrated and stained the ceiling, however, there were no visible signs of an active leak.

2. Floor Covering System
   Various flooring materials exist in the structure including carpeting, vat floor tile that is assumed asbestos containing. It is suggested that the floorings in the facility be replaced if they are vat tile or carpeting and wood sub-floors examined for condition. In most cases there is painted wood base, and in the toilet area, the assumed vat tile has a rubber base.

3. Interior Wall and Partition Systems
   Wood framed and covered with stained wood paneling and or plaster walls.

4. Specialties
   Kitchen equipment appears to be in fair condition, although proper operation has not been verified.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   Through wall AC unit was observed in the room used at time of voting. Assumed electric baseboard heat in limited areas as there is no boiler present.

2. Plumbing System
   Not operational at time of visit, but plumbing to fixtures and fixtures thought to be original and in need of repairs. Fixtures should be replaced to be compliant with current water flow requirements of the code.

3. Electrical Service
   Overhead to one main breaker panel that needs to be properly tested and labeled.

4. Electrical Devices
   Varies and must be examined for code compliance. Some fixtures may not be working properly and should be examined and if necessary replaced.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

CRIGLERSVILLE VOTING BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	5	1	4.90%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	3	0.5	0.30%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	3	0.5	1.65%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	4	0.75	4.13%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					42.20%

VI. Recommendations

A. Immediate Recommendations

- No recommendations

B. Short Term Recommendations (2-5 Years)

Required Code and Safety:

- If compliant access is required, then a code compliant ramp needs to be installed.
- Replace existing asphalt shingle roofing.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Remove existing residential appliances and replace.

- Scrape and repaint all exterior trim – suspected of containing lead paint. Replace damaged, or rotted components.
- Replace interior carpet and VAT floor tile.
- Replace missing downspouts to conduct rain water away from structure.
- From a system standpoint the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non-grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.
- From reading the assessment provided by Madison County regarding the Criglersville site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.

C. Long Term (5+ Years)

- No recommendations

CRIGLERSVILLE SCHOOL BUILDING

I. Facility Description

The Criglersville elementary School is a two story brick masonry building originally constructed in 1946 - 1948. The facility has not been uses as a school for approximately 10 years. In recent years, the facility was used as a community center with small library and table games on a limited basis. The facility has been closed for the past 5 years. There have been recent reports in regards to the facility done completed in 2002; the site and adjacent structures as recent as 2010. The exterior masonry is general in fair condition; the windows are single pane, steel type with fixed and operable units and are original to the building. The building and site pose numerous challenges to re-use or change in use of the structure.

II. Facility Size

17,855 square feet on approx. 5.7 acres (inclusive of 3 lots) on County Route 670 in Criglersville.

III. Improvements / Renovations

Early in the construction of the school there was a wood framed entry that was destroyed in a fire and not rebuilt. Since then, there have been no documented renovations besides interior finishes have been completed.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The existing structure does not have an accessible access point, nor are the toilets accessible. There is no elevator; therefore the second story classrooms are not accessible, nor is access to the stage. Interior and exterior door hardware is non compliant and there is no interior compliant signage or accessible drinking fountains.

2. Site
   The parking area is relatively flat, but handicap spots are not allocated. The car, bus and service vehicle traffic is not separated, but future use of the facility may would be used to determine a proposed new traffic pattern if necessary. The building is located approximately 28" below the flood plain. Past flooding has created problems with water damage to both the foundation and boiler room areas as well as the steam tunnel located below the first floor elevation. There may also be an increased potential for settlement of the foundation walls due to water table located at or above footing level.

3. Building
   The building in most recent use did not require a sprinkler system, but future use may require one. In addition, the building is served by well, so a holding tank and fire pump would be required if a sprinkler system is necessary. There is numerous exterior and interior safety and code concerns with the present condition of the facility. Each of the code items are associated with future use and would need to be evaluated at time of proposed project. From a safety standpoint, the building has remained vacant for several years; therefore, it is likely that most systems are not operational and do not meet current codes. In addition, other safety hazards were found during the assessment such as moisture and pest penetrations to the interior of the facility. Several window panes were broken or missing, interior finishes were beyond repair and there is suspect asbestos containing materials throughout the facility due to the age of the structure.

B. Site Infrastructure

1. Site Work
   The facility cannot be safely opened without addressing the flood plain issue or the fact that the existing well and septic systems lie below the flood plain and are subject to environmental and other State of Virginia codes. Much of this information is documented in the recent studies and letters received by the County of Madison.

2. Site Structures
   Old play ground equipment – Several pieces of old playground equipment exist onsite and pose a potential hazard to children playing on it. The equipment should be removed as soon as possible.

3. Site Utilities
   As documented in recent report and in this assessment, the site utilizes affected by the flood plain issue are well water and septic. The septic system is a single concrete tank and distribution boxes with a subsurface drain field located below the paved parking lot. In the 2002 report it is estimated that the water table is above the drain field in violation of the Virginia Department of health Sewage Handling and Disposal regulations. In addition the well and septic tank are approximately 41 feet apart, where state regulations require a minimum separation of 50 feet according to the report. Electric is provided overhead to the facility.

C. Primary Systems

1. Foundation and Substructure
   The existing foundation is indicated and observed to be reinforced concrete, typical spread footings. The structure has been affected over the years due to flooding and areas of the foundation have spalling and loose concrete exposing the aggregate to further damage and moisture penetration

2. Structural System
   The structure is a combination of masonry bearing exterior walls with some interior masonry bearing walls with bar joist for the second floor and roof framing. Depth of the bar joist varies due to location and additional loading with a different use and updated code, may require additional structural changes.

3. Exterior Wall Systems
   The exterior wall system is brick with bearing masonry back-up in fair condition. There are large areas where re-pointing is necessary on the exterior brick to control additional moisture penetration. There are some noticeable cracks and settlement conditions which should be addressed. This was not indicated in the 2002 report, so there have been some increased changes to the masonry of the facility. Due to the age of the structure, some cracking is to be expected. There is evidence of water penetration in the face brick at roof level or bottom of the parapet of the roof indicating further moisture penetration into the exterior wall. At the rear of the facility, there are visible areas of roof tar dripping and running down the face of the brick, the item is only an mentioned for appearance and not a structural or integrity issue of the brick.

4. Roof System
   The roof has minimal slope from front to back, creating poor drainage. The original roof was a composite roof over precast (porex) slab. The original built-roof system, in order to protect and extend its original lifespan, was covered with sprayed polyurethane foam during the past 10 - 15 years. The foam is in various stages of deteriorating condition, exposing the building to water leakage. There are signs of moisture penetration on the interior indicative that the system is failing and in need of replacement. Gutters and downspouts are aluminum but often empty onto grade or below grade into former collection boots that have filled with sediment. Such water may then be running down foundation water walls and affect the foundation system or moisture penetration into the steam pipe trenches below the first floor slab.

D. Secondary Systems

1. Ceiling System
   The original ceiling system is metal lathe and plaster, but has since been covered by suspended acoustical ceiling system. All ceilings are in failing condition due to age and exposure to moisture. In the main multi-purpose room, there is evidence of failure of the original plaster system that has fallen through the suspended system to the floor below. There also may have been another ceiling system adhered to the original plaster as evidence by the visible adhesive. The adhesive in this age of a facility is usually non-friable asbestos and would be part of a larger abatement project if the facility is renovated.

2. Floor Covering System
   The existing floor finishes of vinyl asbestos tile and ceramic tile are still in place today, with some classroom area having carpet. Al floor finishes are in need of replacement, due to cracking, life expectancy and moisture penetration. If the facility is renovated, there would be additional abatement with the vinyl floor tile.

3. Interior Wall and Partition Systems
   Interior partitions are painted plaster over masonry or painted masonry and show signs of sever moisture penetration. The finish paint in many areas is peeling or failing due to such moisture penetration and lack of humidity control. It may also be assume that the majority of finish paints are lead based.

4. Specialties
   The classrooms contain the original chalk boards that were typically mounted with asbestos containing mastics. The majority of the boards are in fair to good condition.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is heated with a two pipe hot water system with convectors located in the building spaces. There is no mechanical ventilation provided for outdoor air. Hot water is generated by a boiler installed in 1964. Air conditioning is by window style units and is sporadic throughout the building. The systems have been de-energized for approximately 10 years and are in poor condition. The systems are beyond their average service life. Replacement of the entire system is recommended immediately if the building is to be opened again.

2. Plumbing System
   The plumbing systems in general are in poor condition due to abandonment and age. The well and septic system were reported to be in poor condition as well. Piping was not observed, but is anticipated to be in poor condition as well. The systems are beyond their average service life. Replacement of the entire system is recommended immediately if the building is to be opened again.

3. Electrical Service
   The existing distribution systems are a mixture of original equipment and newer equipment installed during the last renovation project (at least 10 years ago). These

systems have been abandoned for approximately 10 years and an entire replacement is recommended.

4. Electrical Devices
   Due to the age and non use of the existing building systems and infrastructure a complete replacement would be required if the County chose to open it in any capacity.

5. Conveying Systems - none

6. Other Systems - The remaining kitchen does not meet today's codes and is not operational.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

CRIGLERSVILLE SCHOOL BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	5	1	4.90%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	5	1	2.40%
4	Exterior - Doors	0.6%	5	1	0.60%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	5	1	5.40%
8	Interior - Other	3.3%	4	0.75	2.48%
9	HVAC	20.7%	5	1	20.70%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	5	1	1.30%
12	Electrical Other	0.5%	5	1	0.50%
13	Plumbing	5.5%	5	1	5.50%
14	Fire / Life Safety	2.3%	5	1	2.30%
15	Specialties	0.8%	5	1	0.80%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	5	1	3.50%
18	Accessibility	2.5%	4	0.75	1.88%
					76.48%

VI. Recommendations

The majority of the site, including the existing building, well and sanitary drainfield are contained within the 100 year floodplain of the Robinson River. If the site were to be used, the drainfield would need to be relocated outside of the floodplain. The building, being located within a 100 year floodplain, does not qualify for FEMA flood insurance which presents a sizable risk in terms of investing money into building upgrades and renovations.

If the Criglersville site is to be utilized for future use, a floodplain study should be completed to verify FEMA current floodplain information is accurate. If the current FEMA information is determined to be accurate, any new structure would need to be raised above the floodplain elevation, which would necessitate an alteration study to insure that the water surface of the Robinson River during a flood would not raise by more than one foot on the adjoining properties.

A new structure could possibly be built out of the floodplain. However the site is narrow and setbacks from adjoining properties could be problematic. A new structure would likely require additional land for a drainfield located out of the floodplain.

The existing well is also located within the floodplain. Per a letter from the Madison County Health Department, the well casing would need to be raised above floodplain elevation for any future use. Additionally, the Virginia Department of Health will most likely require some type of water treatment prior to approving future potable water usage on the site.

The utilization of the current building, due to the issues discussed herein regarding the floodplain, is not considered a viable option. The utilization of the current site to house a future facility is a possibility, however is limited due to the floodplain issues as described herein.

EARLY CHILDHOOD BUILDING AT WAVERLY YOWELL SITE

I. Facility Description

The early childhood structure adjacent to Waverly Yowell is owned by Madison County and currently houses an afterschool program and is approximately 4,870 SF. Previously it served as the cafeteria building for Waverly Yowell school building. The assessment was conducted independently from the school. The structure is masonry bearing brick veneer with concrete slab on grade. The roof was not reviewed at time of the assessment.

II. Facility Size

4,870 square feet on one floor located on 14.0 acres. Adjacent to the Waverly Yowell school.

III. Improvements / Renovations

There are no known upgrades to the facility with exception of roof replacement approximately 10 to 15 years ago.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The facility is not accessible and toilet rooms do not meet current ADA accessibility requirements. A compliant ramp needs to be installed to permit access to the facility.

2. Site
   There are ADA compliant parking stalls adjacent to the building.

3. Building
   The former kitchen area has some remaining equipment and also electrical floor monuments that may pose hazards to small children. Presently students are not permitted access to this area.

B. Site Infrastructure

1. Site Work
   Some tree plantings adjacent to the building should be trimmed and monitored for root growth that may affect the foundation of the building in the future due to proximity to the building.

2. Site Structures
   Recommend repairs to the loading dock

3. Site Utilities
   No current conditions / recommendations.

C. Primary Systems

1. Foundation and Substructure
   There were no visible issues with the foundation or substructure. It is assumed that the facility has typical spread footings and masonry walls.

2. Structural System
   The structural system is masonry load bearing and steel roof joists and metal roof deck. There are currently no issues with the structural system of the building.

2. Exterior Wall Systems
   Brick veneer over masonry backup with no cavity insulation due to date of construction. It is recommended that exterior control joints be re-caulked. The exterior brick veneer is

in good condition, with the exception of the loading dock area, that has noticeable spalling and failing veneer that should be repaired.

3. Roof System
   The roof was not observed at time of assessment, but is a polyurethane foamed (PUF) covered roof that is similar in age to the other facilities and should be part of the re-roofing improvement program. There were no reported issues with the roof at the time of the assessment.

D. Secondary Systems

1. Ceiling System
   The large cafeteria room has a suspended acoustical ceiling tiele system in fair to good condition. Some tiles have been replaced as needed. Some toilet rooms and the kitchen have painted gypsum wall board ceilings. All ceilings are in good condition.
2. Floor Covering System
   The facility has most of the original finishes that are worn and need to be replaced during a modernization program. Presently, the facility consist of a large 'cafeteria/classroom area with VAT flooring in the main area. The kitchen area, which is not operational still maintains some of the original equipment and finishes including quarry tile floors. Toilet rooms have the original ceramic tile floors that are in fair to good condition.

3. Interior Wall and Partition Systems
   Interior walls are painted concrete block and most areas have a ceramic tile wainscot – all finishes are original to the building. There are several missing tiles in the toilet rooms and missing grout. Some areas have been caulked that needs to be replaced.

4. Specialties
   The toilet partitions have been replaced with plywood panels. The kitchen equipment is not used and at time of assessment, operating condition was not reviewed.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is conditioned by unit ventilators and window style air conditioning units. The window air conditioning units appeared to be in good condition. The unit ventilators appeared to be in fair condition. The kitchen area is heated by electric unit heaters which appeared to be in fair condition. The installation time of the systems is unknown.

2. Plumbing System

Overall, the plumbing system appeared to be in fair condition. Plumbing fixtures were observed to be in fair condition. Piping was not visible and could not be observed.

3. Electrical Service
   The building is served by Allegheny Power at 400 Amps 208 Volts 3 Phase. The distribution board and panels are all older Federal Pacific boards and are in fair condition. The service is oversized for the converted building function.

4. Electrical Devices
   The lighting is original and in fair to poor condition. The lighting levels are inadequate for the building function. There was no evidence of automatic lighting shut-off.

   There is limited battery powered egress lighting in the building that appeared to be inadequate to meet code compliant lighting levels.

   Low voltage systems for this building including fire alarm are old and outdated and require replacement.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

EARLY CHILDHOOD BUILDING (AT WAVERLY YOWELL ES)					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	2	0.1	0.24%
4	Exterior - Doors	0.6%	2	0.1	0.06%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					18.73%

VI. Recommendations – Early Childhood Building

A. Immediate Recommendations

- Provide modifications to main entrance to create an accessible entrance.
- Renovate toilet rooms to comply with current ADA accessibility requirements.
- Replace interior lighting.

B. Short Term Recommendation (2-5 Years)

- Repair / replace spalling brick and deteriorated mortar joints in brick masonry at the loading dock area.
- Install new code compliant fire alarm system.

C. Long Term Recommendation (5+ Years)

- Install updated code compliant emergency egress lighting.

EMS BUILDING

I. Facility Description

The EMS Building is housed in a vinyl clad; wood framed single story building that was formerly a shed. The building is located along Main Street and is adjacent and shares use of the Volunteer Ambulance building. The emergency generator serves both buildings. Members of the EMS response team use the toilet facilities and bunk room of the Ambulance building as well as store vehicles there.

II. Facility Size

Approximately 560 square feet

III. Improvements / Renovations

Renovations to the existing facility were completed in approximately 2000 when it was converted from a shed and included replacement of existing windows, finishes and interior painting.

IV. Condition

A. Code and Safety

1. ADA / Accessibility

The building has an accessible entry at grade, but all hardware is non-compliant. There are no toilet facilities in the building. There are no other safety issues at this time.

2. Site

The site does not have a dedicated handicap space for vehicles to park. The nature of the facility is location for EMS staff to work and stand shifts and respond to calls.

3. Building

The major concern is the manual start up of the emergency generator, which if the building is not staffed, causes loss of power to plugged in vehicles, and also affects communications.

B. Site Infrastructure

4. Site Work
   Parking Spaces – the parking area is not currently striped. This should be done along with making one space as handicap accessible.
   Fuel Storage – The fuel storage tanks onsite should be placed within a spill containment area. This could be accomplished with a low concrete wall and pad that would contain any fuel that is spilled during filling or if the tank should leak.

5. Site Structures
   There is a small utility shed adjacent to the structure which houses the manual start emergency generator. The shed is wood framed with stained wood siding and an asphalt roof in good condition.

6. Site Utilities
   Electrical power comes in overhead to the building and there are no associated plumbing utilities.

C. Primary Systems

1. Foundation and Substructure
   Concrete block is in good condition and the floor is slab on grade in good condition.

2. Structural System
   Wood framed and trusses in good condition.

3. Exterior Wall Systems
   Vinyl clad wood framed construction with vinyl clad windows and metals storms/screens.

4. Roof System
   Asphalt shingle roof in fair condition with some missing shingles – recommend roof replacement in 1 year to prevent roof leaks and interior damage as well as moisture penetration.

D. Secondary Systems

1. Ceiling System
   The entire space has suspended acoustical ceiling systems with lay-in light fixtures in good condition.

2. Floor Covering System
   The interior flooring is carpeting which has some seam tears. It is recommended that this carpet be replaced in 2-5 years due to extreme use and traffic by EMS staff.

3. Interior Wall and Partition Systems
   Interior walls are painted gypsum wall board over wood studs with painted wood base in good condition. Interiors doors are residential grade and have non-compliant hardware.

4. Specialties
   There is minimal casework at small computer and communications center. All interior storage closets have been converted to hold equipment. Portable storage units have been installed to assist with equipment storage, but there is still not sufficient storage for equipment and files.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is conditioned by a split system heat pump unit which was installed in 2000. Electric baseboard heaters and window style air conditioning units were also observed. System equipment appeared to be in good condition. System replacement should be considered in the next 5 to 10 years.

2. Plumbing System
   There are no plumbing systems which serve this building.

3. Electrical Service and Distribution
   The building is served by Allegheny power at 200 Amps 240 V 1 Phase. The building shares a generator with the adjacent building. The transfer scheme is manual. An auto transfer scheme is recommended due to the dispatch emergency function.

4. Electrical Devices and Systems
   Lighting is mostly fluorescent fixtures with T-8 lamps. The lighting appeared to be inadequate. No evidence of automatic shut-off was evident.
   There is no egress lighting or exit signage in the building.
   The low voltage systems (phone, data) were reported to be unreliable. Replacements should be considered.

5. Conveying Systems - none

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

EMS BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	5	1	4.90%
2	Exterior Walls	5.4%	1	0	0.00%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	4	0.75	15.53%
10	Electrical Lighting	10.0%	2	0.1	1.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	4	0.75	0.38%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	4	0.75	1.73%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	4	0.75	2.63%
18	Accessibility	2.5%	2	0.1	0.25%
					35.05%

VI. Recommendations

A. Immediate Recommendations

- Stripe and indicate with proper signage, accessible parking spaces.
- Provide auto transfer switch for emergency generator.
- Replace asphalt shingle roof within one year.
- Provide emergency egress lighting.

B. Short Term Recommendation (2-5 Years)

- Replace interior carpet.
- Upgrade communications equipment.

C. Long Term Recommendation (5+ Years)

- Replace HVAC system due to life expectancy of equipment.

KEMPER HOUSE MUSEUM

I. Facility Description

The Kemper House Museum is a two story wood framed on a brick basement structure located in the heart of downtown Madison. It has a storied life with many occupants, but currently serves as a museum complete with period furnishings. This Greek Revival-style house was built circa 1852. There are two small structures to the rear of the facility known to be a small office used by General Kemper and the second Slaves Quarters. Both structures are wooden and have recently been refurbished. In addition to use as a museum, the residence is used for meetings, tours and open houses and other county occasions.

II. Facility Size

Unknown, but is located on .5 acres and also on same property as the county Administrative Office and the Health Services building.

III. Improvements / Renovations

In 2007, new metal roofs were installed on the Residence and Law office and in 2008, all three buildings were painted. In 2003, the Law Office was restored as nearly as possible to its appearance during use by Govenor Kemper. In 2008-2009, the Slave Quarters foundation was stabilized and the frame restored. The metal roof was painted in 2007.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The facility is not accessible at any level as the former use was a residence. There are no compliant toilets or and the hardware is all period if not original. It is assumed that the building is restricted from modifications due to its listing as a historic structure.

2. Site
   The handicap space at the Kemper House needs to have a sign should placed at the front of the space per ADA regulations.

3. Building
   Two portions of the structure were not completed during recent repainting of the exterior; the wood front porch and the wood stairs at the rear. The porch and steps should be repainted in the next year to prevent further moisture damage. In addition, since the structure is visited by the public, it is recommended to provide some anti-slip coatings on the treads for safety.

B. Site Infrastructure

1. Site Work
   At time of assessment, the only work that needs addressing in repairs to the concrete sidewalk that crosses from the Administrative Office building to the parking areas at the rear of the Kemper House. Presently the condition poses a potential tripping hazard.

2. Site Structures
   There are two separate structures to the rear of the house. The first housed former Governor Kemper's law practice and was recently restored to historical use. The second is what is referred to as the Slaves quarters and it too was recently refurnished. The only work on the second structure would be repainting in the next year to protect the wood siding.

3. Site Utilities
   The site is served by public water and sewer and electrical utilities come in underground.

C. Primary Systems

1. Foundation and Substructure

Foundation and substructure types are assumed to be brick as the brick is visible in the lower level and extends below grade; however, there is no evidence of any current issues regarding the foundation and substructure systems.

2. Structural System
   The original structure is wood framed and masonry bearing with no visible signs of masonry cracks. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems
   The exterior walls are painted wood siding and some solid brick that has been painted. The entire exterior including wood trim has recently been painted. The wood windows are single pane and in excellent condition. It is recommended that the trim at the front porch be repainted for protection.

4. Roof System
   The roof system is standing seam metal roof that is in excellent condition, having been replaced a few years ago. Downspouts all flow into boots and below grade and appear in excellent condition.

D. Secondary Systems

1. Ceiling System
   Painted plaster ceilings in good condition. There are a few minor, isolated areas where there is a need of some patching and painting due to moisture infiltration.

2. Floor Covering System
   Refinished wood floors are in good condition, as well as some brick flooring in the lower level. In addition, there is a small amount of resilient flooring and carpet, mainly all in good condition. There are no issues regarding any of the floor finishes at time of assessment.

3. Interior Wall and Partition Systems – Interior walls are wood framed with plaster and some areas of painted wood wainscot. There are several areas around the perimeters of exterior windows where there is some peeling of paint and minor damage to the plaster due to moisture infiltration, which should be repaired. In addition there are minor areas of moisture penetration that has caused some peeling of paint.

4. Specialties
   Residential appliances appear in good condition and are used for special events.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is heated and cooled by split system heat pumps with ducted air distribution to individual spaces. The systems were installed in 1992 and are in fair to good condition. They are beyond their average service life. Replacement should be considered within the next 5 to 10 years.

2. Plumbing System
   The fixtures on the upper floors appear to be “vintage” fixtures. The basement bathroom was renovated with newer type fixtures which were in good condition. Due to the potential age of the piping, domestic water piping and waste piping should be scoped to determine condition.

3. Electrical Service
   The service from Allegheny Power is 200 Amps 240 V 1Phase. The service panel is in fair condition and adequate for the facility.

4. Electrical Devices
   Lighting is typical residential and adequate for the building function. Smoke detectors were present and should be tested regularly. Access control and alarm system is functional and adequate. There were no reported issues with the phone or data networking systems.

5. Conveying Systems - none

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

KEMPER HOUSE					
No.	**Component / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	3	1	0.60%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	2	0.1	0.23%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					18.24%

V. Recommendations

A. Immediate Recommendations

- Sand and refinish wood steps and porch deck.
- Scrape and paint exterior wood trim at porches.

B. Short Term Recommendation (2-5 Years)

- Patch and paint plaster in miscellaneous areas in the interior, mainly around exterior windows where there is evidence of moisture infiltration.
- Paint exterior exposed wood siding and trim of historic slave quarters building.

C. Long Term Recommendation (5+ Years)

- Replace split system HVAC units.
- Clean and reuse existing ductwork for new HVAC units.
- Replace plumbing fixtures and verify condition of piping system.
- Replace interior lighting.

LITERACY – RAPIDAN BETTER HOUSING FACILITY

I. Facility Description

The age of the existing single story aluminum sided facility is unknown. The front entry has a brick veneer in lieu of siding. The facility is two separate modular buildings housing he Literacy center and the Better Housing Authority. Buildings are connected between each with a concrete porch and stairs and metal canopy for protection from weather.

II. Facility Size

Unknown total square feet, but estimated at approx 1,200 SF per structure but the Literacy building only uses approximately half of the structure.

III. Improvements / Renovations

Some minor changes were made to accommodate the Housing Authority in 2001, in the layout of their offices in terms of finishes.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The facility is not accessible from the exterior, nor in spaces in the interior. At a minimum a handicap ramp should be installed to grant access to the building. Interior layout of spaces does not provide proper push/pull clearances to spaces; door hardware in non-conforming and the existing toilet facilities are non-conforming.

2. Site
   There is no dedicated handicap parking or signage associated with the facility.

3. Building
   The building does not have any egress signage or lighting to allow safe egress for occupants. There are various ADA compliance issues as outlined above.

B. Site Infrastructure

4. Site Work
   The site is shared with the Thrift Road Administrative Offices and the Department of Forestry building, which is funded by the state.

5. Site Structures
   The two modular units have no additional site structures associated, but are joined by a metal porch canopy located between the two units.

6. Site Utilities
   Power is delivered overhead and has separate metering from other facilities on the site.

C. Primary Systems

1. Foundation and Substructure
   The foundation is concrete masonry units with a vented crawl space.

2. Structural System
   The structure appears to be wood frame construction, including the floor and roof framing. There are numerous floor areas where ‘bounce’ was encountered, raising concerns over structural stability and or the presence of moisture/rot. Flooring was not removed for investigation.

3. Exterior Wall Systems
   Exterior walls are metal siding in fair condition over wood frame construction with batt insulation and gypsum wall board or wood paneling interiors.

4. Roof System
   The low slope asphalt roof system in fair to good shape, but there are various areas where moisture penetration has affected the structural bearing condition as well as the finish trim. The roof's eave line is not consistent showing signs of bearing compromise. It is evident by the presence of interior mold and ceiling/wall stains that moisture has penetration the exterior of the facility.

D. Secondary Systems

1. Ceiling System
   All ceilings where present are painted gypsum wall board, most likely on the bottom of the roof truss framing. Lighting fixtures are mostly surface mounted. Some areas currently used for storage have signs of previous leaks that have left stains and also support the current growth of molds.

2. Floor Covering System
   Most floor finishes are original and are carpeted. The toilet room is 1x1 ceramic tile in fair condition. Storage areas contain plywood and/or VAT tile flooring that is lose posing a potential hazard as a non-friable asbestos.

3. Interior Wall and Partition Systems
   Wood framing with painted gypsum wall board or wood paneling. There is a tile wainscot in the toilet room. Interior doors are stained or painted wood in fair condition in painted wood frames.

4. Specialties
   None

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is heated by electric baseboard. Air conditioning is provided by window style units. All units are in fair to poor condition. No mechanical ventilation is provided. Replacement should be considered within the next 1 to 2 years.

2. Plumbing System
   Overall, the plumbing system is in fair to poor condition. The fixtures also appeared to be in fair to poor condition. Replacement should be considered within the next 1 to 2 years.

3. Electrical Service and Distribution
   The electrical service from Allegheny power is 100 Amps at 240 Volt 1 Phase. The service and distribution panel is an old GE model and is full.

4. Electrical Devices and Systems
   The lighting is old fluorescent T-12 fixtures and should be replaced with electronic ballast T-8 or T-5 fixtures.

   There is no egress lighting or exit signage in the building.

   No fire alarm system was evident.

   There were no reported issues with the phone or data systems.

5. Conveying Systems – none

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

LITERACY COUNCIL / RAPIDAN HOUSING FACILITY					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	2	0.1	0.06%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	3	0.5	1.65%
9	HVAC	20.7%	5	1	20.70%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	5	1	5.50%
14	Fire / Life Safety	2.3%	4	0.75	1.73%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	4	0.75	1.88%
					60.83%

V. Recommendations

A. Immediate Recommendations

Note: Prior to initiating improvements to the facility, it is recommended that a utilization study be conducted of the County facilities to determine if space for these programs can be accommodated in other facilities, thereby eliminating the need to maintain and improve these modular buildings. Consideration should be given to either a total renovation of these buildings or their discontinued use in the 2-5 year time period.

- The plumbing system appeared to be in fair to poor condition. Replacement should be considered within the next 1 to 2 years.
- Remediate partitions where water penetration has caused damage and mold is growing. This should occur regardless of the decision to renovate or discontinue use of these facilities.
- Install dedicated handicap parking and signage associated with the facility.
- Install dedicated handicap ramp for access to the facility.
- Door hardware is non-conforming and the existing toilet facilities are non-conforming to current ADA codes. Replace hardware and upgrade toilet facilities.
- Replace low slope roofing materials – check structural integrity of roof framing due to areas of visible dipping of eave lines – replace exterior trim with aluminum to prevent moisture penetration**.**

B. Short Term Recommendation (2-5 Years)

- Totally renovate or discontinue use of these facilities.
- Replace all floor finishes including carpet, VAT tile and ceramic tile in the toilet room.
- When floor finishes are removed, examine existing floor framing for soft, rotted areas causing ‘bounce’ in the floor. Proper ventilation of the crawl space may be an issue.
- The building is heated by electric baseboard. Air conditioning is provided by window style units. All units are in fair to poor condition. No mechanical ventilation is provided. Replacement should be considered within the next 1 to 2 years.
- The electrical service and distribution panel is an old GE model and is full. If AC is added, then service may need to be upgraded.

- Install egress lighting and exit signage in the building.
- The lighting is old fluorescent T-12 fixtures and should be replaced with electronic ballast T-8 or T-5 fixtures.
- Replace plumbing fixtures.
- Replace low voltage systems.

C. Long Term Recommendation (5+ Years)

- No Recommendations

MISCELLANEOUS FACILITIES

I. Facility Description

Madison County has several facilities that are used for various purposes such as recreation and equipment storage that are listed below. Each facility was reviewed but may only be used at limited times of the year or for specific events. Each facility will be defined by a narrative with recommendations concerning the general condition categories if they apply. The facility is served by overhead electric with its own meter. In addition, the FCI has not been applied to these structures, since they are not complete facilities with numerous systems.

II. Facility Size

Varies from facility to facility.

III. Improvements / Renovations

Noted in description if applicable.

Outdoor Roller Rink at American Legion

IV. Descriptions of various facilities

1. Narrative – Outdoor Roller Rink

The roller rink is a paved area used by the residents of Madison County for blade based sports. The facility is located behind the American Legion off of Thrift Road. There are two small shed type out buildings used for concessions and storage. The bituminous surface has various cracks that have been sealed and also uneven surfaces that would be corrected with a mill and overlay process. There does not appear to be a compliant path to the rink from the nearby American Legion building. There are no associated toilet facilities with the rink. The facility is served by overhead electric with its own meter, but it was not known if the service is active at time of assessment

a. Recommendations

1. Immediate Recommendations

- Replace the bleachers as they pose a hazard and do not meet current codes.

2. Short Term Recommendation (2-5 Years)

- Repave the existing surface and repaint court lines.

3. Long Term Recommendation (5+ Years)

- None at this time

Former Outdoor Bathhouse – American Legion

2. Narrative – Outdoor Bathhouse Building

Madison County once had an outdoor pool and associated bath house for changing. Several years ago the pool was removed and the site in filled and grassed over. The bath house remains, but the building is unused and poses a potential liability. The structure appears in fair condition, but is fenced off from access.

a. Recommendations

1. Immediate Recommendations

- None at this time

2. Short Term Recommendation (2-5 Years)

- Remove the entire structure including foundations and re-grade and reseed the area as additional play area to the adjacent play field.

3. Long Term Recommendation (5+ Years)

- None at this time

Picnic Pavilion at American Legion

3. Narrative – Picnic Pavilion at American Legion

Located at the American Legion is a large wood framed picnic pavilion with brick fireplace and also adjacent toilet rooms. The wood structure is in need of repairs and the top structural purlins need to be replaced. (this portion of the structure is directly below and supports the metal roof), and the metal roof should be replaced due to numerous penetrations. Further moisture damage is causing rot on some of the structural members. There are also roof and fascia damage and areas of moisture penetration at the toilet portion of the building. Portions of the brick masonry should be re-pointed. At time of assessment, toilets were not observed or verified in working condition, but it is assumed they are non ADA compliant and are the original fixtures. The exterior floor is a concrete slab on grade with a considerable surface crack. The crack should be repaired to prevent additional; moisture penetration and also a future tripping hazard.

a. Recommendations

1. Immediate Recommendations

- Replace metal roof structure
- Replace and repair pavilion structural members
- Repair soffit and roof portions of toilet building.
- Re-point masonry to limit moisture penetration and freeze thaw issues.

2. Short Term Recommendation (2-5 Years)

- None at this time

3. Long Term Recommendation (5+ Years)

- None at this time

Red Barn at Hoover Ridge

4. <u>Narrative – Red Barn at Hoover Ridge</u>

Hoover Ridge is a 182 acre recreational site in Madison County, named after former President Hoover, who gave a speech adjacent to the Red Barn. The structure is considered significant in the recent history of Madison. Presently the barn is used to store maintenance equipment used on the adjacent fields. In addition, the property includes the Clore House and associated barn, the Primary Building and numerous ball fields. There are no utilities provided to the barn. The structure has metal siding and roof in good condition, wood timber framing and a dirt floor. The facility is not weather tight and often storm events cause moisture penetration. In addition, the dirt floor is rutted from the equipment, but also impacted by groundhogs that have burrowed beneath, creating numerous holes and posing as a safety issue. The existing wood windows have missing panes and need painting. At the entrance to Hoover Ridge, adjacent to the soccer fields the bleachers should be replaced immediately due to age and deterioration.

a. Recommendations

1. Immediate Recommendations

- Re-grade the dirt floor and add compacted gravel throughout.
- Replace missing glass in windows and re-paint.
- Re-place Bleachers adjacent to soccer field.

2. Short Term Recommendation (2-5 Years)

- If the structural integrity of the building is to be preserved, the building should be further weathered in.

3. Long Term Recommendation (5+ Years)

- None at this time

SHERIFF'S OFFICE – E911 DISPATCH BUILDING

I. Facility Description

The Madison county E911/Sheriff Building was constructed in the 1940's as a firehouse and was purchased by the county in the 1980's and renovated to present condition in 2002.

II. Facility Size

7,600 square feet on approx 1.3 acres

III. Improvements / Renovations

Renovations to the existing facility were completed in 2002 and included replacement of existing windows, masonry restoration and interior finishes and painting due to the change of use.

IV. Condition

A. Code and Safety

1. <u>ADA / Accessibility</u>
   The first floor of the facility is handicap accessible and compliant with the exception of access to the second floor. There are also ADA compliant toilet facilities on both floors.

The second floor is not accessible as there is no elevator and the second means of egress is accommodated via an exterior painted steel stair.

2. Site
   The site does have a designed ADA parking stall with proper signage.

3. Building
   There does not appear to be any outstanding code items at this time. There is one safety concern at the roof above the Squad Room, where a roof leak has become a constant hazard for equipment below.

B. Site Infrastructure

1. Site Work
   At the side parking lot, there are several cracks in the pavement that should be filled and the parking lot should be sealed to prolong its life.

   Along the east side of the building, repair work was done to a roof drainage leader and the grade along the building was dug-up to access the pipe. There are areas along this side of the building where the foundation wall is exposed and there are several large open areas along the foundation allowing water to drain against the building. This area needs top soil added and a positive slope away from the building created. This area should be landscaped, mulched or a combination of each

2. Site Structures
   There is a rear area of the building housing the emergency generator and various equipment pads that is surrounded by a 9 foot tall pressure treated stockade fence that is in good condition.

3. Site Utilities
   Reported from the E911 coordinator is that the current communication systems will need to undergo major changes in the near future due to it becoming obsolete. At that time, the facility should be evaluated for proper location and housing of the system.

C. Primary Systems

1. Foundation and Substructure
   Assumed to be spread footings, but exterior brick veneer extends below grade. At time of assessment, there did not appear to be any associated cracks in the masonry consistent with foundation issues.

2. Structural System
   Exterior walls are masonry bearing to receive steel joists; central bearing is steel posts with beams to support the joists framing. The existing gabled roof is wood framed trusses with plywood decking.

3. Exterior Wall Systems
   Exterior brick masonry, aluminum clad insulated wood double hung windows; some of the larger openings were framed in with woods studs and brick veneer or an insulated plaster (EIFS) system. There are some minor vertical cracks at the rear of the building that that should be examined for cause and repaired. In addition, various exterior steel lintel bearing plates have associated mortared joints that are cracking. These joints should be raked out and filled with sealant vs. moisture to prevent moisture penetration and lintel deterioration. There is a masonry infill area at the rear of the building where joints are totally exposed that needs to be re-pointed. The panel is located just behind a piece of equipment.

4. Roof System
   The pitched roof area has a standing seam metal roof in excellent condition. The flat portions of the roof have a foam covered roof system that is has been problematic with recent leaking causing damage to interior equipment. The roofing is under warranty; however recent warranty callbacks and repairs have not been effective. The roof is not designed with adequate slope to drain and will continue to be a source of maintenance and roof leaks. It is recommended that the PUF roof be removed and a tapered membrane roofing system be installed.

D. Secondary Systems

1. Ceiling System
   The majority of occupied spaces have a suspended acoustical ceiling system installed below some areas of the original plaster ceilings. Some ceilings have been affected by leaks and there is notice of some sagging in tiles usually a sign of excessive moisture. Utility areas and the area and toilet rooms have painted gypsum ceilings that are in good condition. The sally port ceiling is a hard gypsum ceiling, which has stains associated with the roof leaks.

2. Floor Covering System
   The majority of the facility has vinyl tile flooring and vinyl base, with the exception of holding cells and the sally port that have sealed concrete surfaces. In addition, the interior stairs and ramp have non-slip rubber surfaces and a few offices have carpeting and vinyl base. In general floor finishes are in good condition considering the high traffic volumes of the facility.

3. Interior Wall and Partition Systems
   Combination of painted concrete masonry walls and gypsum wall board partitions depending on function of the facility. The majority of interior doors and frames are hollow metal with compliant ADA hardware.

4. Specialties
   None

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is conditioned by split system heat pumps. They were installed in 2003 and are in fair to good condition. The occupants noted that one of the air handling units leaks water and another stops due to condensation pan overflow. The two systems on the second floor with issues should be reviewed by the local manufacturer's representative for corrective action. The systems are within their average service life.

   Plumbing System
   Overall the plumbing system appeared to be in good condition. Domestic hot water is generated by an electric storage type water heater which was installed in 2003. It appeared to be in good condition. The plumbing fixtures also appeared to be in good condition.

2. Electrical Service and Distribution
   The service by Allegheny Power is 800 Amps at 208 Volts 3 Phase. The service entrance panel is Cutler Hammer and in good condition. There is limited spare space available. The generator for the facility is rated at 250 KW and is connected via an automatic transfer switch with isolation by-pass. There were no reported issues with this system.

3. Electrical Devices and Systems
   Phone and data systems were current with no reported issues. Lighting is mostly fluorescent T-8 fixtures in good condition. No evidence of automatic shut-off was present.

4. Conveying Systems
   None

5. Other Systems
   The facility has extensive communications equipment and emergency response requirements that should be comprehensively reviewed with department head for project requirements and impact. At the time of the assessment, this meeting did not occur.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

SHERRIFF'S OFFICE / E911 DISPATCH					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	2	0.1	2.07%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					6.00%

VI. Recommendations

A. Immediate Recommendations

- Have manufacturer satisfactorily repair roof to prevent continued leaking, or otherwise remove and replace existing PUF roof system with a tapered membrane roofing system.

- Regrade site along the east side of the building to divert stromwater away from foundation.
  .

B. Short Term Recommendation (2-5 Years)

- Fill cracks in the side parking lot and apply sealcoat to extend life of paving system.

- Perform minor masonry restoration and joint repair where needed at the rear of the building.

- Communications system upgrade for 911 Dispatch.

C. Long Term Recommendation (5+ Years)

- No long term recommendations

SOCIAL SERVICES BUILDING

I. Facility Description

The Social Services building was constructed in the 1960's as a commercial property. It was first designed and used as a bank with some of the components such as the vault still remaining. The building was renovated in the late 1990's and converted over to house the county social services department. The facility is a two story brick exterior construction with dormers located on the second story provided natural light into spaces located below the eaves. The overall building is adjacent to the historic War Memorial building and across from the Courthouse.

II. Facility Size

6,940 square feet on 1.2 acres (with shared parking for other community buildings.)

III. Improvements / Renovations

Renovations to the existing facility were completed in 1997 when the Social Services Department took up residency. Improvements to the building included interior partitions, ceiling system, finishes and ADA complaint toilet rooms. In addition HVAC systems were upgraded as well as new electrical fixtures.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The facility is ADA accessible with an exterior concrete ramp providing access. At present the ramp is grandfathered, but handrail installation is required to meet current codes. The exterior doors do not have panic hardware and are original to the building, keyed each day to lock and unlock. These doors do not have a proper latching and do not meet today's energy codes.

2. Site
   ADA compliant parking with van access is provided, however, proper signage is not present. Access to the building from the parking areas is via concrete sidewalks and curb cuts, however, there are some connecting walks to the War Memorial that are brick and are not accessible.

3. Building
   The major feature of the building needing attention is lack of emergency egress lighting, especially from offices on the second floor.

B. Site Infrastructure

4. Site Work
   Concrete sidewalks and site landscaping appear to be good condition with no major issues or concerns. The asphalt parking lot is in poor condition with significant cracking and areas of pavement where the pavement subbase is beginning to fail, causing dips in the pavement. Attempts have been made to patch the cracking in the past, however the pavement condition is beyond patching and needs repair, milled and a new overlay of asphalt.

5. Site Structures
   There were no site structures observed.

6. Site Utilities
   There are no known issues or problems with site utilities.

C. Primary Systems

1. Foundation and Substructure
   There is a crawl space below the first floor, believed to be for pipe runs to various areas. From viewing this space the foundation appears to be concrete masonry units and in

good condition. However, there is no interior sealant on the block and there is evidence of water staining, perhaps even moisture penetration allowing moisture into the space.

2. Structural System
   First floor framing appears to be steel bar joist bearing on the masonry block walls. Second floor framing was not visible, but he roof is stick framed for the pitched roofs and there is also a flat roof section that is wood joist framing.

3. Exterior Wall Systems
   Exterior wall is natural brick masonry with concrete block backup. All vinyl windows are original to the building with the exception of three vinyl dormer windows installed at the time of renovation. There are reported problems of the double hung windows not staying open, suggesting failure of the spring mechanisms in the units. There are also several half round windows where the gasketing has failed and has fallen into the viewing panes. The half round windows have also had an acrylic material added on the inside of the window causing condensation build-up and deterioration of the window. In addition some windows on the first floor have moisture building up between panes suggesting gasket failure. As an energy loss item, these windows should be looked at for replacement in the near future.

   There are no apparent masonry issues on the exterior, however at the existing steel lintels over windows, the joints at the bearing ends of the lintel need to raked out and re-caulked to allow for movement. Failure to do so will allow moisture penetration and potential corrosion of the steel lintels.

4. Roof System
   The slope roofs have architectural tab style shingles in good condition. Both the soffit and the eaves are vented allowing for air movement prolonging the life of the shingles. There is a single ply membrane roof system on the flat portion of the roof that appears in good condition and all mechanical penetrations on this roof appear to have sound membrane curbing in good condition. At this time the only exterior work is repainting of the wood roof trim.

D. Secondary Systems

5. Ceiling System
   The ceiling is mostly suspended acoustical system in good condition installed at time of renovation. There are some areas on the second floor that have slope gypsum wall board ceilings.

6. Floor Covering System
   Most public areas have VCT in good condition; however, there are some signs of staining from previous up-keep. Most offices have carpeted areas and there appears to

be some creep in the carpet in some locations causing bumps or ridges leading to tripping hazards. Most of this condition occurs on the first floor above the crawl space. There may be a moisture penetration issue from the crawl space that is causing some of the carpet movement. At this time the recommendation is to strip and re wax all the vct flooring in the facility and to examine and repair the carpeting and professionally clean.

7. Interior Wall and Partition Systems
   The majority of interior walls are studs with batt or acoustic batt insulation and painted gypsum wall board. In some instances there are original plaster walls. The majority of walls appear in good condition, however, there are several rooms that have signs of wall cracks developing that should be repaired and repainted. There are also signs of moisture penetration and blister that should be examined, repaired and repainted. In general due to the extreme use of the facility, painting of the interior should be planned in the next few years.

8. Specialties
   There are several residential appliances that appear to be outdated and could be considered for replacement.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is conditioned by split systems with gas heat. The main system is a six zone VVT system. The system appeared to be in fair condition. However, the occupants complained about temperature control in the building. The systems were installed in 1998. Replacement should be considered in the next 5 to 10 years. Replacing VVT dampers with VAV boxes with tempering coils will resolve the temperature issues.

2. Plumbing System
   Plumbing fixtures appeared to be in good condition. Domestic hot water is generated by a gas-fired storage type water heater which was installed in 2009. It appeared to be in good condition. Gas piping serves all gas-fired equipment and appeared to be in good condition. The building is covered with an automatic sprinkler system. However, the system does not cover the entire building.

3. Electrical Service and Distribution
   The service from Allegheny Power is rated at 400 Amps 208 Volts 3Phase. The main service panel is an older 400 Amps Square D in good condition.

4. Electrical Devices
   Lighting is mostly older fluorescent T-12 fixtures that should be replaced with more efficient fixtures. No automatic shut-off was evident.

   There is no egress lighting throughout the building.

The phone and networking systems were all functional with no reported issues.

The alarm/entry system was functional with no reported issues.

The fire alarm system was functional with no reported issues however may not be compliant to current codes.

5. Conveying Systems
   There is an elevator in the facility that is currently certified. Such certification should be maintained and monitored for code upgrades.

6. Other Systems
   There are several original residential appliances that we reviewed at time of renovations. At this point many of the systems have outlived their normal life expectancy and should be considered for replacement and code upgrades. At that time codes should be examined for any utility upgrades as well as venting requirements.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

SOCIAL SERVICES BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	5	1	2.40%
4	Exterior - Doors	0.6%	5	1	0.60%
5	Interior Floors	7.6%	4	0.75	5.70%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	2	0.1	0.23%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					31.80%

VI. Recommendations

A. Immediate Recommendations

- Provide proper signage indicating accessible parking spaces.
- Install emergency egress lighting in the building.
- Strip and wax all vinyl tile flooring. Examine and repair existing carpeting in order to eliminate bumps or ridges and professionally clean.

B. Short Term Recommendation (2-5 Years)

- Replace exterior doors with insulated units with appropriate panic device exit hardware.
- Apply masonry waterproofing to the interior of the concrete block foundation wall in the area of the crawl space.
- Replace exterior windows with new energy efficient wood frame, aluminum clad windows to match the existing style.
- Scrape, sand and paint wood roof edge trim and fascia.
- Replace existing carpeting with new carpet tile with rubberized backing.
- Repair minor cracks in drywall and plaster walls and repaint the interior.
- Replace HVAC system VVT dampers with VAV boxes with tempering coils.

C. Long Term Recommendation (5+ Years)

- Replace HVAC split system units and controls.
- Replace inefficient interior lighting.
- Replace residential appliances.

THRIFT ROAD OFFICE BUILDING

I. Facility Description

The Thrift Road office building was renovated in 2005 including ADA upgrades and finishes to accommodate some of the County Administrative offices. Age of the original structure is not known. The building is a one story, wood framed vinyl sided facility with standing seam metal roof. There are two mechanical crawl spaces below the building accessible from the exterior.

II. Facility Size

3,060 square feet

III. Improvements / Renovations

Renovations to the existing facility were completed in 2005 and included ADA renovation of men's toilet, finishes and some new office partitions and some new lighting.

IV. Condition

A. Code and Safety

1. <u>ADA / Accessibility</u>
   The building has been made accessible by an exterior concrete and metal plate ramp that met code at time of renovation. Under a new renovation, handrails should be upgraded on the ramp. Only the hardware to the toilet rooms is lever type and ADA

compliant. The stairs at the second exit require a second handrail along the egress route.

2. Site
   The parking area has a dedicated ADA parking spot, but slope of the paving is beyond acceptable slopes for unloading. Proper signage is provided in front of the parking spot. Other portions of the site are graded in the back, but only as lawn and not used as part of the business of the facility.

3. Building
   The building is equipped with portable fire extinguishers and corridor egress signage. The crawl space below the building has a dirt floor and is subject to adding moisture to the wood framing and insulation of the floor. There is evidence that this moisture has affected the insulation. Consideration should be given to replacing this insulation and pouring a 'rat' slab to with vapor barrier to limit moisture in this area.

B. Site Infrastructure

1. Site Work

At this time there is no required site work with exception of the compliant parking space and signage.

2. Site Structures

In addition to the main building there is an 832 SF vinyl sided, modular building adjacent to the Thrift Road offices. Presently it is used for storage, but has independent heating and cooling systems in fair condition. The cooling is provided by through wall units and need to be replaced as the condensate drains directly to the interior. At this time, the plumbing systems are turned off. The facility is non-accessible and does not have compliant toilets. Interior finishes are original and need to be replaced, including the carpet, lighting and painting. The asphalt roof and exterior siding are in good condition. At this time there are no apparent leaks or moisture problems.

3. Site Utilities

Electrical utilities are run overhead and independently metered at both eh office building and the modular building. There were no reported issues at this time with utilities.

C. Primary Systems

1. Foundation and Substructure

Concrete foundation with some concrete block at what was thought to be an exterior porch area. Some minor cracks in the concrete should be repaired and the block is exposed and may allow moisture in its present condition.

2. Structural System

Appears to be wood framed including floor joists and attic trusses. Walls and some interior partitions are load bearing. There were no reported issues at time of assessment.

3. Exterior Wall Systems

Vinyl sided wood framing with single-pane non-insulated wood and vinyl double hung windows and exterior aluminum storm/screens.

4. Roof System

Standing seam metal roof in need of painting and perhaps patching as the finish has worn off and is subjecting the base metal to the elements. Flashings should be replaced at the brick chimneys, both of which need re-pointing. Some aluminum gutters are loose and separating from the building. Downspouts in the front of the building are then piped underground via plastic pipe and outfall to grade at the rear of the building. Downspouts in the rear outfall directly to grade as the grade slopes away from the building.

D. Secondary Systems

1. Ceiling System

The majority of public spaces and office have a suspended acoustical ceiling system, and in the utility areas, toilet rooms etc there is a painted gypsum wall board ceiling. All areas appear to be in good condition.

2. Floor Covering System

Floor finishes vary, but the majority of the offices and corridors are carpeted with exception of utility areas and toilet rooms and area immediately inside second entry door. All areas have painted wood base of various heights. Flooring finishes and base are in excellent shape with exception of vat flooring located in storage room adjacent to Men's toilet, which has some areas where tiles are curling and should be replaced.

3. Interior Wall and Partition Systems

The majorities of the interior walls are painted gypsum wall board with exception of board room and associated vestibule. The walls in this area have a gypsum wall board wainscot with tongue and groove knotty pine above to the ceiling line. All interior doors and frames are painted wood.

4. Specialties

Adjacent to the Thrift Road Offices is a one story modular trailer with permanent foundation. The exterior of the building is vinyl clad with vinyl windows and aluminum storm/screen windows. The asphalt roof is in excellent condition. The space has been previously used as office, but presently all areas are used for storage. Through-wall air conditioning units have been used to cool the building, however some condensate from the units does drain inside

the structure. The trailer is also serviced with electric baseboard heat. All interior finishes are dated and need to be replaced. Water service to the building appears to be turned off. As the trailer continues to sit vacant, conditions inside warrant further attention and with insufficient air movement and moisture presence, there is increased likelihood of mold growth.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by split system heat pumps which were installed in 1986. There are some supplemental electric heaters in the building. The system is beyond its average service life, but appeared to be in fair condition. Replacement should be considered within the next 2 to 5 years.

2. Plumbing System

Overall, the plumbing systems appeared to be in good condition. Water is distributed through plastic piping. Domestic hot water for the men's room is generated by an instantaneous water heater. Hot water for the remainder of the building is generated by an electric storage type water heater. Both appeared to be in good condition. Waste piping was observed to be PVC above ground and cast iron underground.

3. Electrical Service and Distribution

The service is from Allegheny Power and is rated at 200 Amps 240 Volts 1 Phase. The building has two 200 Amp panels for distribution. Both panels are full with no spare space.

4. Electrical Devices and Systems

The receptacle placement is inadequate for the building function.
The lighting is mostly fluorescent T-8 fixtures in good/fair condition. There was no automatic shut-off present.
Some limited battery powered egress lighting was present however it is questionable whether these would meet current code and standards.
There were no reported issues with the phone or data networking systems.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

THRIFT ROAD OFFICES					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	5	1	20.70%
10	Electrical Lighting	10.0%	2	0.1	1.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					32.93%

V. Recommendations

A. Immediate Recommendations

- Install code compliant railings at exterior ramp and secondary means of egress.
- Relocate ADA compliant parking area, restripe, and install proper signage.
- Patch and paint existing metal roof.
- Replace damaged aluminum gutter and properly re-attach to the roof edge.
- Replace roof flashing at the brick chimneys.
- Repoint masonry joints at existing brick chimneys.

B. Short Term Recommendation (2-5 Years)

- Replace floor insulation at the crawl space location and pour a thinset concrete slab to eliminate moisture problem. Install additional foundation to provide adequate ventilation of crawl space.
- Repair minor cracks in exposed foundation walls.
- Replace Vinyl asbestos floor tile in storage room adjacent to the men's toilet room.
- Replace HVAC system.
- Upgrade emergency egress lighting system.
- Replace interior finishes in adjacent modular facility.
- Provide upgrades to modular storage building located adjacent to the Thrift Road building. If the space is to be occupied, then this work would move to an immediate time frame. The facility should be monitored for moisture penetrations to prolong its useful life.
- Upgrade fire alarm system.

C. Long Term Recommendation (5+ Years)

- No recommendations.

TRANSFER STATION

I. Facility Description

The County Transfer Station & Recycling Center is a centrally-located facility for collection, management, recycling and disposal of solid waste, recyclable materials, and other refuse of the residents and businesses of Madison County. At the Transfer Station, the community's solid waste is transferred from collection vehicles into larger trucks, to be transported to a disposal or recycling destination outside the County. The Transfer Station commenced operations on June 1, 1999, following the closure of the County's landfill. As a result of the closure of the County's old landfill, as well as state regulations which require maintenance of a solid waste management plan, the County is subject to a level of regulatory oversight and reporting that necessitates ongoing environmental and engineering consulting services. The County has contracted with Waste Management, Inc. for the operation of the transfer station. WM charges the County a flat rate for operation of the facility, and separate fees for trucking solid waste from Madison to Amelia County's landfill.

This facility does not warrant an FCI number as it does not utilize various systems for normal operations.

II. Facility Size

Two buildings onsite include a scale house and the primary transfer building shown below. The site including landfill is approx 242 acres. Also housed on site is the county shooting range with a pavilion and shed facilities, and the animal shelter located on an adjacent parcel.

III. Improvements / Renovations

None to date since the facility was opened in 1999.

IV. Condition

A. Code and Safety

1. ADA / Accessibility – The transfer building is a grade level dumping platform, but does not have any other associated spaces such.

2. Site – no issues reported

3. Building – no issues reported

B. Site Infrastructure

1. Site Work
   The site is a series of paved roads with heavy truck traffic daily, but paving sections are in good condition and well drained.

2. Site Structures
   There are various sheds and trailers associated with the operations of the facility, but appeared in fair to good condition. In addition, the scale house at the beginning of the site was not reviewed as part of the assessment, but is considered in good condition due to its age.

3. Site Utilities
   There are onsite well water at the transfer building and electric service as noted below. No existing problems reported.

C. Primary Systems

1. Foundation and Substructure
   Poured concrete assumed to be reinforced due to bi-level areas of the transfer facility with concrete slab on grade. No reported issues at this time.

2. Structural System
   Exposed pre-fabricated steel framed metal facility, with no reported issues. There are some reinforced concrete low height walls that serve as stops for the equipment operator to push trash against before lifting and dumping into the truck below – no reported issues with the walls.

3. Exterior Wall Systems
   Painted metal siding with no reported issues.

4. Roof System
   Standing seam metal roofing with no reported issues.

D. Secondary Systems

1. Ceiling System
   None, as the metal fabricated building has exposed structure.

2. Floor Covering System
   None, as the metal fabricated building has exposed concrete slab on grade.

3. Interior Wall and Partition Systems
   None, as the metal fabricated building has exposed structure.

4. Specialties - none

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   There is no HVAC system serving the transfer building.

2. Plumbing System
   The building is served by a well and has a hose bib. A drain is located in the building to collect any water from refuse or vehicles. The systems appeared to be in fair condition. Replacement should be considered in 10+ years

3. Electrical Service
   The service from Allegheny Power is 240 V 1 Phase and mainly for lighting and convenience receptacles. The panels and controls are old and in fair condition but still functional.

4. Electrical Devices
   The lighting was old and in fair condition but appeared to be functional and adequate. There were no other systems present.

5. Conveying Systems – none present

6. Other Systems – none present

V. Recommendations

A. There are no current recommendations for this facility.

WAR MEMORIAL BUILDING

I. Facility Description

The Madison county War Memorial Building was constructed in the 1920's and was renovated in the early 90's. It is a two story construction with brick veneer. The facility is located along Main Street in the area across from the Historic Court House. The facility has single pane, double hung windows and a metal roof.

II. Facility Size

8,980 square feet located on approx.4 acres.

III. Improvements / Renovations

Renovations to the existing facility were completed in 2007 and included replacement of existing windows, masonry restoration and interior painting.

IV. Condition

A. Code and Safety

1. ADA / Accessibility

Access to the facility is ADA compliant on the lower level which currently houses the circuit court. There is an accessible toilet room on this level as well. Access to the 2nd floor is via a rail mounted chair lift, which was recently repaired and is working order.

2. Site

The parking facilities in and around the building also service multiple other county facilities, but each has provided compliant spaces in close proximity to the building they serve. There is a designated handicap parking stall with signage adjacent to the accessible entrance of the first floor.

3. Building

Per electrical notes below, there was no egress lighting evident in the building, which should be addressed for occupant egress. The facility is equipped with ADA compliant hardware.

B. Site Infrastructure

1. Site Work

The porous pavement in the newly built parking lot needs to be repaired and cleaned. The plastic rings that provide structural integrality for the parking areas has become exposed in several areas and it appears that some have been torn up during snow removal. These areas should be fixed and new material placed over the exposed rings.

Most of the parking lots at the County Complex show signs of pavement failure. Some areas should be milled and overlaid with new asphalt while other areas should be sealed. If these areas are not taken care of in the near future the pavement failure will continue to get worse costing more to repair the sub-grade under the parking lots before new pavement can be installed.

The head-in parking along Church Street is steep and the stalls are short in length, making maneuvering of vehicles difficult. The parking area could be redone to make it more compliant with standard parking stall depth and slope.

2. Site Structures

The War Memorial building is adjacent to the Social Services building and forms a ‘square with the historic courthouse across the street.

3. Site Utilities

No reported issues with utilities at this time.

C. Primary Systems

1. Foundation and Substructure

The existing foundation is concrete with a type of cementitious parge coat that is compromised in several areas allowing for moisture penetration. In addition, free thaw cycles have created loose parge areas that will subject to further moisture damage and penetration. As part of a project, this should be addressed and loose areas removed and repaired. There is a small mechanical room below one portion of the building hat has an open trench drain with visible standing water present. This area also contains the some utility connections for the building s well as a mechanical until. The moisture present also has caused a large development of mold on a gypsum wall board partition

2. Structural System

The structural system of the building is a combination of masonry bearing and wood and steel framing that appears to be in good condition.

3. Exterior Wall Systems

The exterior wall system is a brick veneer over wood stud wall framing. There are noticeable vertical cracks in several areas of the brick veneer dude to age and movement of the structure. Most of the vertical cracks appear in the brick ‘quoins’ or raised corners of the brick pattern. There are also some step cracks in the veneer that should repaired. Cracks in masonry can often lead to moisture penetration. Existing windows are non-insluated wood frame units in fair condition.

4. Roof System

The sloped roof is covered by standing seam metal roof in good condition. However, there are various areas where the gutter system is not firmly adhered to the vertical fascia, allowing rain water to flow behind and cause damage to the soffit system, brick veneer and possibly penetrate the building envelope. This should be addressed immediately as soon as possible to prevent further moisture damage or failure of the gutter itself.

D. Secondary Systems

1. Ceiling System

The suspended ceiling systems have various signs of moisture staining in direct correlation with eh sprinkler piping installed above the ceiling. This could be the result of a leak, but more likely due to sweating of the piping causing condensation to stain the tiles. The tiles should be replaced and system evaluated for possible leaks. Such moisture can lead to development of mold.

2. Floor Covering System

The floor finishes vary with combinations of wood strip flooring, carpeting in office areas and the main courtroom, sheet vinyl and vct tiles in corridors and utility areas. The majority of the

flooring is in fair to good condition, but due to traffic volume should be scheduled for replacement or refinishing with regards to the wood floors. Toilet room flooring was heavily stained and should be replaced.

3. Interior Wall and Partition Systems

All interior wall systems are composed of painted gypsum wall board with some painted wood wainscot; in addition, the kitchen area of the second floor is wood logs that are stained. The wall finishes appear in fair to good condition, and due to use of the facility should be scheduled for painting.

4. Specialties

The kitchen is outfitted with residential appliances and is used by the 4-H agricultural program. The cabinets are solid wood and in fair condition. Countertops are laminate and in good condition, but should be inspected yearly to maintain health department certification.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by split system heat pumps. They were installed in the early 1990's and are in fair to poor condition. Air is distributed from the systems to each individual space through ductwork.

2. Plumbing System

Overall, the plumbing systems appeared to be in fair to good condition. Domestic hot water is generated by an electric storage type water heater. Fixtures appeared to be in fair to good condition. The building is protected by an automatic sprinkler system. The lower conditioned areas are protected by a wet system. The attic area is protected by a dry type system. The sprinkler system is pressurized by a fire pump which appeared to be in good condition.

3. Electrical Service and Distribution

The service is from Allegheny Power at 600 Amps at 208 Volts 3 Phase. There is no space available in the main distribution panel.

The panels in the building are mainly Square-D in good condition with limited available space.

4. Electrical Devices and Systems

The lighting is mostly fluorescent T-12 fixtures and should be replaced. There was no evidence of automatic shut-off.

The fire alarm system and devices are old and do not meet current codes.

There was no egress lighting evident in the building.

There were no reported issues with the phone or data network systems.

5. Conveying Systems

The facility is equipped with a rail mounted lift system to provide access to the second floor of the facility. It was reported that he lift was in good operating order after recently being repaired.

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

WAR MEMORIAL BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	2	0.1	0.49%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	3	0.5	2.70%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	2	0.1	0.13%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	2	0.1	0.08%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					36.23%

V. Recommendations

A. Immediate Recommendations

- In the rear parking lot, replace damaged porous paving structural plastic rings and install new gravel topping mix over the exposed rings.
- Replace sections of failed pavement and mill and overlay remaining parking lot areas.
- Remediate mold on gypsum wall in lower level mechanical room.
- Re-attach gutter system in several locations where detached from fascia. Patch and repair fascia as required.

B. Short Term Recommendation (2-5 Years)

- Patch and repair damaged above grade foundation wall parging.
- Clean, repoint and seal brick masonry in various locations around the building.
- Replace inefficient interior lighting with energy efficient lamps and ballasts.
- Upgrade fire alarm system.
- Paint exterior exposed wood trim.
- Install emergency egress lighting.

C. Long Term Recommendation (5+ Years)

- Refinish wood flooring and replace carpet and vinyl floor tile.
- Rework head-in parking along Church Street to increase width and depth of parking spaces.
- Replace HVAC System.
- Upgrade electrical distribution system to accommodate new HVAC system.
- Replace single glazed exterior windows.

MADISON COUNTY HIGH SCHOOL

I. Facility Description

The Madison County High School is located on the corner of Route 29 and Mountaineer Lane, at the south end of the Town of Madison, Virginia. The High School, originally constructed in 1958, shares a 37.2 acre site with the adjacent William Wetsel Middle School. Subsequent building additions occurred in 1991. Main access to the school is off of route 29 onto Mountaineer Lane, a state road which connects route 29 and Fairgrounds Road, directly adjacent to and on the North side of the school facilities. Staff and visitors parking on this side of the facility must cross Mountaineer Road to access the building. Bus drop off for students occurs on the south side of the building and is accessed from Fairgrounds Road.

Several stand alone “outbuildings” exist behind the main high school building, including a stand alone greenhouse structure, a modular classroom housing the Cosmetology program and a metal building structure housing a local boys and girls club program. The site includes an athletic track and field, football stadium, with overlapping baseball field, an athletic fieldhouse and a multi-purpose athletic facility used for storage, wrestling and baseball practice. Additional athletic fields are located across Fairgrounds Road on the Hoover Ridge Property, adjacent to the Madison Primary School.

II. Facility Size

83,000 square feet

III. Improvements / Renovations

Building additions and partial renovations occurred in 1991. Partial sanitary sewer line replacement within the building occurred in 2007 and partial roof replacement was completed in the summer of 2010.

IV. Condition

A. Code and Safety

1. Site

Bleachers at football field: The bleachers for the football field on both the home and visitor side do not meet current accessibility codes and are very old and hazardous and should be replaced.

Bleachers at track: The bleachers for the track do not meet current accessibility codes and are very old and hazardous and should be replaced.

Site circulation: The design of the site dictates that at the front of the building, students, staff and visitors must cross Mountaineer Lane, a state road, in order to access the main entrance. The road is not heavily traveled, but nonetheless, is open to the public and is a state road, causing safety concerns. It is recommended that options be developed to re-route the road, or otherwise consider contacting VADOT to discuss de-commissioning of the state road due to the existing circumstances.

Accessible Parking: Handicapped accessible parking spaces do not meet ADA requirements. Properly striped and signed spaces should be provided.

2. Building

Accessible Restrooms: Student toilet rooms do not meet ADA requirements. Existing facilities should be evaluated for cost-effective solution to provide for accessible facilities on each level of the building.

Room Identification Signage: Interior room identification signage does not meet current ADA requirements and should be replaced with ADA compliant signage.

Door Hardware: Existing door hardware does not meet current ADA requirements and should be replaced with ADA compliant hardware.

B. Site Infrastructure

1. Site Work

Athletic Running Track: The slope at the west end of the track is failing and should be repaired. The fence in this area is already leaning and it is possible a portion of the track may soon be undermined.

2. Site Structures

High School Courtyard: The storm drain in the courtyard has become clogged and evidence of ponding water can be seen. This should be cleaned out to prevent possible flooding in this area.

3. Site Utilities
   Parking Lots: Light poles were added to the North parking lot and trenches for the power to the poles were never repaired. These should be patched before more damage to the parking lot occurs. Additionally the parking lot has numerous areas of pavement failure and the majority of the parking lot should be milled and overlaid with new asphalt.

C. Primary Systems

1. Foundation and Substructure
   Foundation and substructure consists of concrete slab on grade with typical spread footings. There is no evidence of any current issues regarding the foundation and substructure systems.

2. Structural System
   The structural system is a combination of masonry load bearing and steel structure, including steel columns, beams and steel floor and roof joists, with metal floor and roof decking. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems
   Exterior wall systems vary and on the main high school consist of an exterior brick veneer, metal wall panel system in some areas, and a brick exterior veneer with concrete block interior walls in other areas. Considering the age of the building, the wall systems are in relatively good shape with some exterior masonry joint and joint repair needed and the interior metal panels of the curtain wall system are peeling paint and should be repainted.

   Existing non-insulated exterior doors and windows in the original section of the building are in poor condition and should scheduled for replacement as part of any comprehensive or major renovation project.

4. Roof System
   The original built-roof system, in order to protect and extend its original lifespan, was covered with sprayed polyurethane foam during the past 10+ years. The foam is in various stages of deteriorating condition, exposing the building to water leakage. An approximate 14,000 square feet of roof area was re-roofed during the summer of 2010, and received a new membrane roof, having the existing two roofing systems removed. It is recommended that the remaining roof be replaced in the near future.

D. Secondary Systems

1. Ceiling System
   Existing ceiling systems are varied and include mainly acoustical tile ceilings, with a small amount of plaster and gypsum board ceiling in areas. Condition of the ceilings

vary, and in some cases is in poor condition due to age, moisture penetration and water damage. Given the condition of the majority of the roof, the condition of the ceilings should be monitored, with any wet or damaged ceilings repaired or replaced.

2. Floor Covering System
   Floor coverings include terrazzo flooring, ceramic tile flooring, carpet, vinyl floor tile wood strip flooring, and exposed concrete in certain areas. Overall, flooring is in fair to good condition, with some areas in need of repair and / or replacement.

3. Interior Wall and Partition Systems
   Interior partition systems include concrete masonry block, painted brick, stud and drywall finish and stud and plaster finish. Partitions are mainly in good condition, with some finish upgrades needed.

4. Specialties
   Interior built-in storage casework is in fair condition. There is no recommendation at this time, however in the event the building is renovated, the need for built-in casework should be confirmed programmatically, and if needed, should be replaced. It is recommended that future school improvements eliminate as much built-in fixtures and equipment as possible in order to provide more flexibility of space.

   Existing tackboards, markerboards and chalkboards are in reasonably good condition. Any scheduled replacement / upgrade should be part of any Program renovations.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The central plant equipment is in fair to good condition. HVAC equipment outside of the boiler room is in poor condition. They are beyond their average service life. The systems should be replaced within the next 2 years. Science areas have no ventilation systems for odor removal.

2. Plumbing System
   Overall, the plumbing systems are in poor condition. The domestic water heater and domestic water distribution systems are in poor condition. Plumbing fixtures throughout the building are in poor condition. The grease interceptor is in poor condition. The eyewash in Room 112 is also in poor condition. There are no solids interceptor in the art sinks. The solenoid valves in the gas piping in the science areas and the acid waste piping are in poor condition. The above conditions should be replaced within the next 2 to 5 years. Emergency overflow drains or scuppers do not exist on areas of the building with parapets. This will need to be addressed as part of the roof replacement.

3. Electrical Service and Distribution
   The school service and power distribution is mostly a mixture of older original panels and switch boards that require replacement and upgraded panels and service entrance boards that were replaced in 1991.

4. Electrical Devices and Systems
   The lighting is a mixture of some newer fluorescent fixtures and older style fixtures. The older lighting should be replaced to more efficient fixtures. No automatic shut off was evident.

   The fire alarm system and device placement is older and does not meet current codes.

   The existing intercom/clock/program systems are old and require replacement. The teachers currently have no way of contacting the office.

   Data networking is continually being upgraded and no issues were currently observed.

5. Conveying Systems
   There is an existing passenger elevator installed in the 1991 section of the building that provides accessibility to the second floor. There are no issues with the current elevator; however in event of a building renovation, controls may need to be upgraded.

6. Other Systems
   No Recommendations at this time.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
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3	50	Moderate
4	75	Major
5	100	Replace

MADISON COUNTY HIGH SCHOOL					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	4	0.75	3.68%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	4	0.75	1.80%
4	Exterior - Doors	0.6%	4	0.75	0.45%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	3	0.5	2.70%
8	Interior - Other	3.3%	3	0.5	1.65%
9	HVAC	20.7%	5	1	20.70%
10	Electrical Lighting	10.0%	4	0.75	7.50%
11	Electrical Distrib.	1.3%	4	0.75	0.98%
12	Electrical Other	0.5%	4	0.75	0.38%
13	Plumbing	5.5%	4	0.75	4.13%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	4	0.75	1.88%
					54.28%

V. Recommendations

A. Immediate Recommendations

- Replace bleachers at football field.
- Clean out the clogged storm drain in the courtyard.
- Install asphalt patches in the trenches that were dug to run power to the parking lot light poles.
- Repair areas of pavement failure.
- Perform roof assessment, including the development of a phased roof replacement approach to the entire building.
- Replace eyewash in room 112.
- Install electrified hardware, cameras and push-call button system for main entrance.
- Replace the HVAC system, except the boilers, chillers and toilet exhaust and rework the existing power distribution to accommodate HVAC upgrades and address additional power needs.
- Replace outdated electrical distribution panels.
- Begin phased-in replacement of the outdated and inefficient light fixtures and switching system.
- Provide properly striped and signed ADA compliant parking spaces.

B. Short Term Recommendation (2-5 Years)

- Implement ADA toilet room renovations in order to provide ADA compliant toilet room facilities on each level of the building.
- Install interior, ADA compliant directional and room identification signage.
- Replace existing door hardware with ADA compliant hardware.
- Replace bleachers at the athletic track.
- Repair slope at the west end of the track and re-set fence.
- Mill and overlay existing parking lots.
- Install exhaust systems in science areas.
- Replace domestic water heater.

- Continue with prioritized, phased roof replacement program
- Complete phased-in replacement of the outdated and inefficient light fixtures and switching system.
- Begin phased replacement of plumbing fixtures.
- Replace indoor grease interceptor for kitchen with an outdoor concrete vault type.
- Replace the solenoid valves and acid waste piping in the science areas.
- Replace fire alarm system.
- Replace master clock system/

C. Long Term Recommendation (5+ Years)

- Re-route Mountaineer Lane or otherwise contact VADOT to discuss de-commissioning of the state road due to the existing safety concerns.
- Complete phased roof replacement program.
- Replace non-insulated exterior doors and windows.
- Replace the intercom and paging system.
- Replace the fire alarm system.
- Complete phased replacement of plumbing fixtures.
- Install solids interceptor in the art room sinks.
- Replace the clock system.

MADISON COUNTY PUBLIC SCHOOLS

BUS TRANSPORTATION BUILDING

I. Facility Description

The Bus Transportation building is an insulated metal fabricated building located adjacent to the High School and Middle Schools of Madison County. The date of construction is unknown, but is comprised of steel framing and masonry infill.

II. Facility Size

The size of the facility is unknown, but is used for bus repair and parking along with some other county equipment. In addition, there is an adjacent vehicle fueling area, complete with below surface fuel tanks in a containment area, pumps and an overhead canopy system.

III. Improvements / Renovations

No improvements or renovations to date.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   There is an accessible entrance into the building. There is an existing toilet room, including a shower which is not accessible. Additionally, there is a water cooler provided which is also not accessible.

2. Site
   The site does not have marked ADA parking spaces or proper signage.

3. Building
   The facility is equipped with an emergency eye wash station in the event of an injury. The systems appeared operable at time of assessment.

B. Site Infrastructure

1. Site Work
   The site has a large paved area and also areas of gravel for overflow and worker parking, and equipment storage. All area experience heavy bus traffic daily and paving sections are in fair condition with noticeable cracks and some areas of patching.

2. Site Structures
   As mentioned above there is a refueling area adjacent to the main building. This is in good condition and serves the bus fleet of the County.

3. Site Utilities
   Electrical service appears to come underground to the facility. In addition, there is a building mounted communications antenna associated with transportation services. There were no issues at time of assessment with site utilities.

C. Primary Systems

1. Foundation and Substructure
   Poured concrete assumed to be reinforced due to heavy steel framing areas of the facility with concrete slab on grade. No reported issues at this time.

2. Structural System
   Exposed pre-fabricated steel framed metal facility, with no reported issues. There are also some reinforced concrete low height walls - no reported issues with the walls.

3. Exterior Wall Systems
   Painted metal siding with no reported issues.

4. Roof System
   Standing seam metal roofing with metal gutter and downspouts which spill to grade, with no reported issues.

D. Secondary Systems

1. Ceiling System
   The metal fabricated building has exposed structure, with insulation located between structural bays. The office areas have suspended acoustic ceilings that are in fair condition.

2. Floor Covering System
   None, as the metal fabricated building has exposed concrete slab on grade.

3. Interior Wall and Partition Systems
   Painted concrete masonry units are in good condition. Building use has worn paint finish, but that are no reported issue at this time.

4. Specialties
   The facility is used for bus repair and hence has some portable repair equipment that may or may not be permanently installed. At this time there are no reported issues with such equipment, but should be considered in long term maintenance needs.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The garage area is conditioned by hot water unit heaters and exhaust fans. They appeared to be in fair condition. Heating hot water is generated by a cast iron oil-fired boiler. The office is air conditioned by a window style air conditioning unit. Overall, the system is in fair condition. Significant rust was observed on the hot water pump.

2. Plumbing System
   Overall, the plumbing systems were observed to be in fair condition. Plumbing fixtures were observed to be in fair condition. The air compressor appeared antiquated with copper overhead piping for compressed air distribution.

3. Electrical Service
   The service is rated at 400 Amps and is 208 Volt 3 phase. The service panel and the distribution panels are old Square D and in poor condition. There are limited or no spares available in the panels.

4. Electrical Devices
   The lighting levels in the garage are inadequate. The lighting is old and in poor condition. There is no egress lighting or exit signage. Receptacle placement is inadequate for the space function. There are not enough outlets.

5. Conveying Systems – none present

6. Other Systems – none present

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

MCDS BUS TRANSPORTATION BUILDING					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	1	0	0.00%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	4	0.75	0.98%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					26.73%

VI. Recommendations

A. Immediate Recommendations

- Stripe and indicate with proper signage, accessible parking spaces.

B. Short Term Recommendation (2-5 Years)

- Repaint interior partitions and surfaces.
- Install ADA compliant toilet and water cooler
- Replace Hot water Pump
- Replace Air Compressor
- Add receptacles and panel space
- Replace interior lighting and increase light levels.

C. Long Term Recommendation (5+ Years)

- Replace fire Alarm system to meet current codes.

- Replace domestic water storage unit due to life expectancy of equipment.

PRIMARY SCHOOL BUILDING

I. Facility Description

The Madison Primary School was originally constructed in 1976. The single story is constructed of concrete masonry with brick veneer and is located on 30 acres adjacent to the Hoover Ridge property owned by the County.

II. Facility Size

48,854 square feet

III. Improvements / Renovations

Interior modifications have been made in the educational pods and recently some lighting and electrical upgrades have been completed. In the summer of 2010, new concrete sidewalk at the main entry was installed.

IV. Condition

A. Code and Safety

1. <u>ADA / Accessibility</u>
   Handicap Ramp at Entrance – The handicap ramp at the entrance was recently installed however there is a large, 2 to 3 inch, lip at the bottom of the ramp where it enters onto the pavement and should be removed. The ramp should be flush with the paved surface. Additionally truncated domes should have been placed on the ramp as a

detectable surface per ADA regulations. In addition, No path to the play area exists from the school. This should be put into place to become compliant with ADA regulations and to make it easier to access the play area after snow and rain.

2. Site
   Approximately 30 acres including parking lots, playfields and landscaping. Front parking lot – There are several areas of pavement failure in the parking/bus drop off area. This lot should be milled and overlaid with new pavement. Rear parking lot – The parking lot at the rear of the school has several large areas of pavement failure. The failures in the parking may require more work than just milling and overlaying of pavement to replace.

3. Building
   There is no ADA access to the current stage in the multi-purpose/cafeteria area. The facility also does not have a secure vestibule and the administrative offices are located on the interior of the building allowing visitors direct access to the facility. At present time, the doors are secured after start of school and visitors are then allowed in by controls maintained by the secretary. The toilets in the facility are presently grandfathered under existing codes, but all are non-ADA compliant. Door hardware throughout the facility is mostly lever type ADA compliant; however, corridor access to the pods is through a pair of doors that have round knob- non compliant hardware. There is one large classroom that has no direct egress to a corridor or the exterior, but though an adjacent space that should be modified and brought up to code.

B. Site Infrastructure

4. Site Work
   Approximately 30 acres as stated above.

5. Site Structures
   Beside the school facility, there are two stand alone modular trailers and the property immediately adjoins the Hoover Ridge property that contains a fenced pond.

6. Site Utilities
   The site is served by public water and sewer and electrical utilities come in over head.

C. Primary Systems

1. Foundation and Substructure
   Assumed typical concrete spread footings. The brick exterior extends below grade and no foundation is exposed.

2. Structural System
   Combination of steel frame and masonry bearing with steel columns exposed in classroom pod construction. There is an area of structural concern and that occurs in the gymnasium. There are large developed step cracks in all walls both in the control joint locations and in other areas. It is recommended that a structural engineer do a thorough analysis in this portion of the building. This should be done as soon as possible to determine causes and possible solution.

3. Exterior Wall Systems
   All brick masonry veneer with concrete block back up. There are several areas where the masonry wall reinforcing is exposed on the outside of the building, having expanded and pushed out the mortar. These areas should be repaired. Additionally, it appears that the masonry weep holes around the building have been sealed with caulk or sealant. These weep holes need to be free and clear in order to work effectively and should be cleared of all caulking and sealant. Exterior windows are aluminum frame, non-insulated units in fair condition. Exterior steel doors are non-insulated units in fair to good condition.

   There is also a vertical metal panel exterior soffit system that runs the perimeter of the building. The underside of the main canopy is an exterior gypsum panel material.

4. Roof System – the roof is a polyurethane foamed (PUF) covered roof that is starting to degrade and break down, especially in the roof top unit curbs.

D. Secondary Systems

1. Ceiling System – the majority of the facility has a suspended acoustical tiles ceiling system that has areas where tiles have been replaced as partitions have changed locations. Areas such as the gym have exposed structures.

2. Floor Covering System – the classroom pod area have mostly carpeted floors along with vct and vinyl base in areas adjacent to casework and wet areas. In addition, some planning centers are vct flooring. The multipurpose room has vct and vinyl base that has very heavy foot traffic, but is in good condition. The stage is wood and also is in good condition. The main corridor past the office area is terrazzo with tile base and is in excellent shape. Group toilet areas have ceramic tile floors and tile base, that is aged but in good condition.

3. Interior Wall and Partition Systems – the majority of the classroom pod demising walls are hollow metal demountable wall panels that have been painted. Typical of schools designed in the same time period utilities are not run in these walls, but group in planning areas central to the pod layout. In some instance the demountable walls have

been relocated to adjust for changing program needs. Central spaces of the pods are typically cmu wall construction.

4. Specialties – The kitchen is a full service kitchen with original equipment. There were reported issues with dishwashing equipment and temperature requirements, but the facility has adjusted to work around the problem. In a renovation upgrade, equipment service life should be reviewed and upgraded as necessary to meet current codes. Toilet room partitions are original and in fair condition, many of which have been repaired and doors replaced with plywood panels to accommodate some sense of privacy. All fixtures are original do not meet current flow rates for plumbing fixtures.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The HVAC system is a packaged rooftop system with ductwork air distribution to each space. Rooftop unit age ranged from 1993 to 2003. Each rooftop unit serves more than one space resulting in temperature fluctuations. The systems are at their average service life. Replacement is recommended within the next 2 to 5 years. The gym unit compressors had failed and were being fixed during our site visit.

2. Plumbing System
   Overall, the plumbing systems were in fair condition. Plumbing fixtures do not meet ADA requirements. Waste piping in the kitchen was observed to connect directly to the fixtures. There is no grease interceptor. Kitchen staff stated that they do not prepare greasy food. Domestic water is generated by an electric storage type water heater.

3. Electrical Service and Distribution
   The electrical service is from Allegheny Power and is rated at 2000 Amps 480 Volt 3 Phase. The service board is an old Federal Pacific panel with a GE load break switch. This board is outdated and should be replaced.

   The panel boards throughout the building are a mixture of older Federal Pacific and newer GTE panels. The federal pacific panels should be replaced and the newer panels are in good condition.

   It was reported during the visit that this school experiences frequent power surge issues.

   A small propane generator was present and it is assumed that it serves only egress lighting and other limited loads.

4. Electrical Devices and Systems

The lighting in the building is a mixture of older fluorescent fixtures in fair condition and recently upgraded fluorescent T-8 lamp lighting. The newer lighting is in good condition. No evidence of automatic shut off was present.

Egress lighting was powered via the generator. This lighting should be regularly tested to maintain operation and should be tested for appropriate foot candle levels.

There is a 3 camera CCTV system present. It was functional and in good condition.

The intercom system is an older Dukane system. It is in good condition but should be considered for replacement due to age and difficulty in obtaining replacement parts.

The fire alarm system is and obsolete Spektronics zoned system and should be considered for replacement. Device placement is not up to current code standards.

The phone system is tied into the overall District system and is in good working condition.

The data networking is tied into the District servers at the DAO and there were no reported difficulties.

5. Conveying Systems
   None

6. Other Systems
   None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

PRIMARY SCHOOL					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	4	0.75	3.68%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	4	0.75	15.53%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	2	0.1	0.08%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					33.56%

VI. Recommendations

A. Immediate Recommendations

- Have a structural analysis completed of the Multi-purpose Room to determine the nature of the masonry wall cracking and follow recommendations for repair, if any.
- Remove sealant from masonry weep holes around the perimeter of the building.
- Perform roof assessment, including the development of a phased roof replacement approach to the entire building.
- Remove 2-3 inch lip at entrance to curb ramp at the front of the school and install truncated dome to meet ADA requirements.
- Perform ADA analysis, including review with local building officials and recommendations to cost effectively address ADA facility needs.
- Remove and rebuild areas of pavement failure in rear parking lot, mill and overlay with new asphalt.
- Cut-in and provide egress door from classroom that has no direct egress into exit corridor.

B. Short Term Recommendation (2-5 Years)

- Mill and overlay front parking lot / bus drop off with new asphalt.
- Provide ADA path to play soft play area.
- ADA access to the stage in the multi-purpose room.
- Replace knob hardware at entrance to classroom pods with ADA compliant hardware.
- Provide ADA toilet room renovations throughout the building.
- Replace plumbing fixtures related to ADA toilet room renovations.
- Begin phased replacement of packaged rooftop units.
- Repair exterior brick masonry joints where masonry reinforcing is exposed and has expanded.
- Replace outdated federal Pacific electrical service switchboard.
- Replace outdated Federal Pacific electrical panels.

C. Long Term Recommendation (5+ Years)

- Replace remaining plumbing fixtures.
- Complete phased replacement of packaged rooftop units.
- Replace paging and intercom system.
- Upgrade / replace food service equipment, including new dishwasher.
- Replace interior lighting with energy efficient lamps and ballasts.
- Install new code compliant fire alarm system.
- Replace exterior windows and doors with insulated units.

SCHOOL DIVISION ADMINISTRATIVE OFFICE BUILDING

I. Facility Description

The construction date of the facility is not known, but he single story masonry with brick veneer structure, was formerly a school. The facility now serves as the office locations for the school district. In addition, there are several modular structures on site that are presently used for storage. Although they were not part of the assessment, physical appearance, age and condition of the trailers makes them a potential liability. The integrity of the structures to keep out the elements should be questioned and if possible, they should be removed. Finally, we did an assessment on a modular structure that is located adjacent to the main facility that currently houses an alternative education program. This assessment is contained at the end of this report.

II. Facility Size

15,340 square feet on 14.5 acres (not including exterior modular structures)

III. Improvements / Renovations

Renovations to the interior were completed during the conversion from school to district administrative offices. The majority of the work was in office fit out and finishes such as paint and carpeting where required. The systems of the facility had some upgrades as noted below.

IV. Condition

A. Code and Safety

1. ADA / Accessibility – The facility is ADA accessible as the main entry is at grade level. The majority of the entrances also are at grade level. However, the interior door hardware is non-compliant as are the approaches and push-pull clearances at entries to various spaces. Toilet facilities are non compliant with current codes. Under a major renovation, these elements would have to be brought up to code.

2. Site – The site has accessible parking stalls with proper signage located near the main entrance. There are some concerns in the parking paving of uneven surfaces that may pose a tripping hazard.

3. Building - From a facility standpoint, the building is in good condition. There is concern over the integrity of the present roofing system and its lifespan. This is noted under the roofing section below.

B. Site Infrastructure

1. Site Work
   Timbers along rear of building – The timbers along the rear of the building have deteriorated to the point that in several areas the rebar used to hold them in place extends several inches above the rotten timbers. This poses a liability hazard and should be replaced.

2. Site Structures
   Several pieces of old playground equipment exist onsite and pose a potential hazard to children playing on them. In addition, the equipment should be removed due to its close proximity to the little league field that adjoins the site.

3. Site Utilities
   No recommendations

C. Primary Systems

1. Foundation and Substructure
   Foundation and substructure consists of concrete slab on grade with typical spread footings. There is some evidence of the concrete foundation wall spalling in several areas. At this time it did not appear to allow moisture penetration, but the foundation is undergoing changes during freeze/thaw cycles that may increase such spalling. The areas should be monitored for further deterioration and should be addressed in the short term.

2. Structural System
   The structural system is a combination of masonry load bearing and structural steel framing, with steel roof joists and metal roof decking. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems
   Exterior wall system consists of brick exterior veneer with concrete block interior walls. Overall, considering the age of the building, the wall system appears to be in relatively good condition; however there is some step cracking in the veneer at the front of the facility. The area should be re-pointed and monitored for further movement. This will prevent the penetration of moisture into the building envelope.

   Existing non-insulated exterior doors and windows are in fair condition and should be scheduled for replacement as part of any comprehensive or major renovation project.

4. Roof System
   The original built-roof system, in order to protect and extend its original lifespan, was covered with sprayed polyurethane foam during the past 10+ years. The foam is in various stages of deteriorating condition, exposing the building to water leakage. It is recommended that the roof be replaced as part of a phased roof replacement.

D. Secondary Systems

1. Ceiling System
   Existing ceiling systems are varied and include mainly acoustical tile ceilings, with a small amount of plaster and gypsum board ceiling in areas. Condition of the ceilings vary, and in some cases is in poor condition due to age, moisture penetration and water damage. Given the condition of the majority of the roof, the condition of the ceilings should be monitored, with any wet or damaged ceilings repaired or replaced

2. Floor Covering System
   Floor coverings include ceramic tile flooring, carpet, vinyl floor tile, vinyl asbestos tile and exposed concrete in certain areas. Overall, flooring is in good condition, with some areas in need of minor repair and / or replacement.

3. Interior Wall and Partition Systems
   Interior partition systems include concrete masonry block, painted brick, stud and drywall finish and stud and plaster finish. Partitions are mainly in good condition, with some finish upgrades needed. Some offices were set up with temporary partitions and utilities are not wired according to code. These items should be addressed and made as part of permanent construction.

4. Specialties
   The facility houses the districts main technology network and systems have been modified to accommodate cooling and electrical loading. Further upgrades to these systems may be required as the network technology evolves.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The building is heated by a two-pipe heating system. Heating hot water is generated by a pair of oil-fired boilers. They appeared to be fairly old. The installation date was unknown. Hot water is distributed to fintube radiation in each space.

   The building is air conditioned by split system which were installed in 2000 and appeared to be in good condition.

   The trailers are conditioned with electric baseboard and window style air conditioning units. The systems are in poor condition. No ventilation is provided. A musty odor was prevalent inside.

2. Plumbing System
   Overall, the plumbing systems appeared to be in fair condition. Fixtures are antiquated and appeared to be in fair to poor condition. Domestic hot water is generated by an electric storage type water heater which appeared to be in good condition. Installation date was 2002.

   Plumbing systems in the trailer are antiquated and in poor condition. We were informed that they are not used by the occupants.

3. Electrical Service
   The original function of this building was a school. The electrical service from Allegheny Power is 300 KVA at 208 Volts 3 Phase.

   The service panel and other panels are mostly older Square-D panels with little labeled space. Many of these circuits may not have significant use due to the revised function of the building.

4. Electrical Devices
   This building also houses the room for the District servers. The room is not adequately ventilated or conditioned for this function. Proper power conditioning for this sensitive equipment is also in question. This equipment was backed up by a small propane generator.

   The building lighting is mostly fluorescent T-12 fixtures in fair condition. There was no evidence of automatic shut-off for lighting in the building.

Egress lighting was limited to a few battery packs and appeared to be inadequate to serve as code compliant egress lighting.

5. Conveying Systems
   None

6. Other Systems
   None

F. Alternative Education Modular Building

Facility Description

The alternative education program is housed in a semi-permanent modular trailer. The facility has a vented concrete block foundation, metal siding and a low-pitched roof. The age of the facility is unknown, but at the time of the assessment, there were several noticeable items. First and foremost is the very noticeable odor within the facility. This is most likely in the form of unseen mold due to the various moisture related problem in the facility. There are also noticeable spongy like areas of the floor, suggesting moisture related problems within the floor structure. The only air exchanges in the facility are when windows are opened or the thru-wall air conditioning systems are operating. The plumbing facilities appeared adequate, but are non compliant. The building itself has an exterior ramp to meet ADA compliance that needs some modifications to the handrail system. Based on our assessment, we recommend that a new space be found to house this program, and that this facility be taken off-line form further use.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

SCHOOL DIVISION ADMINISTRATION OFFICES					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	4	0.75	3.68%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	3	0.5	0.30%
5	Interior Floors	7.6%	2	0.1	0.76%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	3	0.5	2.70%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	2	0.1	0.08%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					30.99%

VI. Recommendations

A. Immediate Recommendations

- Discontinue use of on-site modular storage buildings, remove and dispose of these facilities and restore site area to lawn.
- Discontinue use of modular building for alternative education, remove and dispose of this facility. Restore site area to lawn.
- Perform ADA analysis, including review with local building officials and recommendations to cost effectively address ADA facility needs.
- Remove wooden timbers form south side of the building, including the reinforcing steel bars that are protruding from the ground.
- Remove old playground equipment on sire to eliminate liability and potential hazard.

B. Short Term Recommendation (2-5 Years)

- Perform ADA building upgrades to include interior hardware and directional and room identification signage, as well as toilet room modifications.
- Replace original plumbing fixtures as part of ADA modifications.
- Replace PUF roofing system.
- Parge exposed, spalling foundation wall along the east side of the building.
- Repair and repoint stepped masonry joint cracking at the main entrance. Monitor for further movement.
- Provide adequate ventilation and air conditioning for technology Server room.

C. Long Term Recommendation (5+ Years)

- Replace oil-fired hot water boilers.
- Replace interior lighting with energy efficient lamps and ballasts.
- Install new code compliant fire alarm system.

WAVERLY YOWELL ELEMENTARY SCHOOL

I. Facility Description

The Waverly Yowell Elementary School was constructed in 1939. It is a multi-level building of concrete masonry construction with brick veneer. The facility was originally built as a high school. Co-located on the site in the former 'cafeteria' building is an Early Chilldhood after school program that is included in a separate report.

II. Facility Size

56,972 square feet on three floors located on 14.0 acres.

III. Improvements / Renovations

The existing facility was extensively renovated in 2000 and included replacement of existing windows, masonry restoration and interior finishes and HVAC, electrical and plumbing systems.

IV. Condition

A. Code and Safety

1. ADA / Accessibility
   The building is accessible from the lower level and use of the elevator allows movement to all levels and areas of the facility. The front entry is not accessible and that is where the main administrative offices are located. The facility is equipped with accessible toilets, compliant hardware and compliant drinking fountains.

2. Site
   Handicap Access at bus loop – Currently no handicap ramp exists at the bus loop (main entry). A ramp should be installed for ADA compliance.

3. Building
   Refer to mechanical section for alarm/sensors in the mechanical room where there is no refrigerant alarm.

B. Site Infrastructure

1. Site Work
   The exterior bleachers at the girls' softball field are very old and hazardous. They should be replaced.

2. Site Structures
   No current conditions / recommendations.

3. Site Utilities
   No current conditions / recommendations.

C. Primary Systems

1. Foundation and Substructure
   There were no visible issues with the foundation or substructure. It is assumed that the facility has typical spread footings and masonry walls. In the new additions, the foundation is typical spread footings with concrete block foundations. There is no evidence of any current issues regarding the foundation and substructure systems.

2. Structural System
   The structural system is a combination of masonry load bearing and structural steel framing, with steel roof joists and metal roof decking. There are currently no issues with the structural system of the building.

2. Exterior Wall Systems

   Brick veneer over masonry backup. There are several concrete sills of windows, that are cracked, or pieces missing where the reinforcing is exposed and the sill continues to deteriorate. These sills should be repaired immediately to protect the reinforcing, eliminate the penetration of water into the facility and remainder of the masonry wall.

   The exterior brick wall above the library arched windows has some masonry joints that are in need of repointing. This appears to be related to the issue at the roof edge, where water is running down the face of the building, and beginning to deteriorate the mortar joints and wood fascia.

3. Roof System

   The roof is a combination of asphalt shingles on insulated metal deck on the sloped roofs and insulated built up roofing on the flat areas. All areas are in good condition, however, there have been reported roof leaks on the asphalt roof above the gymnasium, affecting the wood flooring below. Facility maintenance is aware of the problem, but has not been able to isolate the leak at time of the assessment. In the courtyard above the library window there is noticeable brick staining and fascia damage due to water from the associated roof and gutter. This should be addressed immediately as the water penetration will affect the lintel of the window. The fascia should be inspected for potential rot and replaced or repaired.

D. Secondary Systems

1. Ceiling System

   All classroom spaces, corridors and public spaces have suspected acoustical ceiling systems in very good condition. Areas such as the gym have an exposed structure with painted tectum decking. Some toilet rooms have painted gypsum wall board. All ceilings are in good condition. There are some associated painted gypsum soffits as well and are in good condition.

2. Floor Covering System

   The original flooring in the facility was oak strip flooring hat was refinished and is in excellent condition. The corridors have VCT that is in excellent condition and the toilet rooms have poured epoxy flooring in excellent condition. There are a few flooring issues; the first is in the gymnasium where present roof leak has affected the floor finish. This floor should receive a new finish coat once the leak has been patched. There are also rubber flooring treads in the stair towers where some edges are lifting. These areas should be re-glued with approved materials. In the media center, the carpet is creeping creating a tripping hazard. The carpet should be evaluated for adhesion and if moisture is present in the floor below.

3. Interior Wall and Partition Systems
   Corridor walls have a tile wainscot in excellent condition with no apparent issues. The majority of the walls are masonry or gypsum wall board and are painted.

4. Specialties
   Interior built-in storage casework is in excellent condition. There were no reported issues with casework or specialties

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   The HVAC system was replaced in a renovation project approximately 10 years ago. The systems appeared to be in good condition. Occupants noted temperature fluctuations in some areas. We observed no refrigerant alarm or evacuation system in the mechanical room. The systems are within their average service life.

2. Plumbing System
   The plumbing systems were also replaced in the renovation project. The systems appeared to be in good condition

3. Electrical Service
   The service, distribution, and panels were all upgraded during a recent renovation project in 2000. These systems are in good condition. Some panel boards are full with little spare capacity

4. Electrical Devices
   The lighting was upgraded in 2000 and is in good condition. There was no dual level switching or automatic shut-off present.
   All major systems were upgraded during the recent renovation project and are in good condition with no reported issues.

5. Conveying Systems
   There is an elevator that is fully inspected and operational with no reported issues at this time.

6. Other Systems
   There have been numerous issues with lightning strike affecting audio visual equipment. The facility is grounded, but the strikes have affected numerous items and should be further evaluated and addressed in very near future.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

WAVERLY YOWELL ELEMENTARY SCHOOL					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	2	0.1	0.76%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	2	0.1	0.13%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					9.09%

VI. Recommendations – Waverly Yowell Elementary School

A. Immediate Recommendations

- Replace the bleachers at the girls' softball field.
- Repair damaged exterior concrete window sills.
- Perform roof assessment to identify source of roof leaks in gymnasium and repair roof as required.
- Add refrigerant alarm and ventilation system in mechanical room.
- Inspect and identify source of roof related damage occurring to exterior brick wall and wood fascia above the library arched windows. Correct the problem, repoint brick as required and repair or replace wood fascia.
- Re-glue stair treads that are lifting in stair towers to eliminate tripping hazard.
- Re-stretch or replace carpet in the Library to eliminate tripping hazard. Evaluate presence of moisture in substrate and address accordingly.

B. Short Term Recommendation (2-5 Years)

- Evaluate current building grounding system to determine adequacy and whether the facility could benefit from the installation of a new UL listed Lightning Protection system, including estimate of system cost.

C. Long Term Recommendation (5+ Years)

- No recommendations

WILLIAM WETSEL MIDDLE SCHOOL

I. Facility Description

The William Wetsel Middle School is located at the intersection of Route 29 and Mountaineer Lane, adjacent to the Madison County High Schools at the south end of the Town of Madison, Virginia. The Middle School, originally constructed in 1970, shares a 37.2 acre site with the adjacent Madison County High School. The school was partially renovated in 1991. Main access to the school is off of route 29 onto Mountaineer Lane, a state road which connects route 29 and Fairgrounds Road, directly adjacent to and on the North side of the school facilities. Staff and visitors parking on this side of the facility must cross Mountaineer Road to access the building. Bus drop off for students occurs on the south side of the building, behind the high school, causing a very long walk for middle school students for loading and unloading. This is particularly difficult in inclement weather, and forces the students to walk through the high school to access the middle school, still having to travel outside ultimately to cross between the buildings.

Several stand alone modular classrooms are located adjacent to the southwest corner of the middle school. The shared site includes an athletic track and field, football stadium, with overlapping baseball field, an athletic fieldhouse and a multi-purpose athletic facility used for storage, wrestling and baseball practice. Additional athletic fields are located across Fairgrounds Road on the Hoover Ridge Property, adjacent to the Madison Primary School.

II. Facility Size

79,000 square feet

III. Improvements / Renovations

Partial building renovation occurred in 1991. Interior lighting replacement with energy efficient lamps and ballasts has occurred in classrooms and the cafeteria and library.

IV. Condition

A. Code and Safety

1. ADA/Accessibility

a. Site

Bleachers at football field: The bleachers for the football field on both the home and visitor side do not meet current accessibility codes and are very old and hazardous and should be replaced.

Bleachers at track: The bleachers for the track do not meet current accessibility codes and are very old and hazardous and should be replaced.

Site circulation: The design of the site dictates that at the front of the building, students, staff and visitors must cross Mountaineer Lane, a state road, in order to access the main entrance. The road is not heavily traveled, but nonetheless, is open to the public and is a state road, causing safety concerns. It is recommended that options be developed to re-route the road, or otherwise consider contacting VADOT to discuss de-commissioning of the state road due to the existing circumstances.

Accessible Parking: Handicapped accessible parking spaces do not meet ADA requirements. Properly striped and signed spaces should be provided.

b. Building

Accessible Restrooms: Student toilet rooms do not meet ADA requirements. Existing facilities should be evaluated for cost-effective solution to provide for accessible facilities on each level of the building.

Room Identification Signage: Interior room identification signage does not meet current ADA requirements and should be replaced with ADA compliant signage.

Door Hardware: Existing door hardware does not meet current ADA requirements and should be replaced with ADA compliant hardware.

B. Site Infrastructure

1. Site Work

Athletic Running Track: The slope at the west end of the track is failing and should be repaired. The fence in this area is already leaning and it is possible a portion of the track may soon be undermined.

Site Erosion: A large amount of water is draining from the asphalt area on the south side of the building, at the main student entrance set of steps, causing flooding and an erosion problem. The area should be re-graded and covered with an erosion resistant material.

2. Site Structures

No current conditions / recommendations.

3. Site Utilities

No current conditions / recommendations.

C. Primary Systems

1. Foundation and Substructure

   Foundation and substructure consists of concrete slab on grade with typical spread footings. There is no evidence of any current issues regarding the foundation and substructure systems.

2. Structural System

   The structural system is a combination of masonry load bearing and structural steel framing, with steel roof joists and metal roof decking. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems

   Exterior wall system consists of brick exterior veneer with concrete block interior walls. Overall, considering the age of the building, the wall system appears to be in relatively good condition; however there are several areas, mainly on the south side of the building, where the masonry wall reinforcement has expanded and kicked out the mortar, exposing the open joints to weather. This is likely caused by water infiltrating the cavity causing the condition of the masonry in this area to deteriorate. The cause of the water infiltration will need to be determined and remediated prior to rep airing the exterior brick wall. A more thorough investigation is recommended.

   Exterior doors and windows are original, non-insulated units and should be replaced as part of any comprehensive or major renovation project.

4. Roof System

   The original built-roof system, in order to protect and extend its original lifespan, was covered with sprayed polyurethane foam during the past 10+ years. The foam is in

various stages of deteriorating condition, exposing the building to water leakage. It is recommended that the roof be replaced as part of a phased roof replacement.

D. Secondary Systems

1. Ceiling System
   Existing ceiling systems are varied and include mainly acoustical tile ceilings, with a small amount of plaster and gypsum board ceiling in areas. Condition of the ceilings vary, and in some cases is in poor condition due to age, moisture penetration and water damage. Given the condition of the majority of the roof, the condition of the ceilings should be monitored, with any wet or damaged ceilings repaired or replaced.

2. Floor Covering System
   Floor coverings include ceramic tile flooring, carpet, vinyl floor tile, wood strip flooring, and exposed concrete in certain areas. Overall, flooring is in fair to good condition, with some areas in need of repair and / or replacement.

3. Interior Wall and Partition Systems
   Interior partition systems include concrete masonry block, painted brick, stud and drywall finish and stud and plaster finish. Partitions are mainly in good condition, with some finish upgrades needed.

4. Specialties
   Interior built-in storage casework is in fair condition. There is no recommendation at this time, however in the event the building is renovated, the need for built-in casework should be confirmed programmatically, and if needed, should be replaced. It is recommended that future school improvements eliminate as much built-in fixtures and equipment as possible in order to provide more flexibility of space.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
   Overall, the HVAC system is in poor condition. It is beyond its average service life. The central plant is located in the high school building and is in good condition. System replacement is recommended within the next 2 years.

2. Plumbing System
   Overall, the plumbing systems are in poor condition. The domestic water distribution systems are in poor condition. Plumbing fixtures throughout the building are in poor condition. The grease interceptor is in poor condition. There are no solids interceptor in the art sinks. The solenoid valves in the gas piping in the science areas and the acid waste piping are in poor condition. The above conditions should be replaced within the next 2 to 5 years. We also recommend video scoping the waste piping to determine its condition. Emergency overflow drains or scuppers do not exist on areas of the building with parapets. If an upgrade were to occur, they would have to be added to meet

current Code requirements. It is good design practice to store domestic hot water at facilities such as this at 140 degrees F. The storage should be adjusted to this and a mixing valve added to the domestic hot water system.

3. Electrical Service and Distribution
   The school service and power distribution is mostly a mixture of older original panels and switch boards that require replacement and upgraded panels and service entrance boards that were replaced in 1991.

4. Electrical Devices
   The lighting is a mixture of some newer fluorescent fixtures and older style fixtures. The older lighting should be replaced to more efficient fixtures. No automatic shut off was evident.

   The fire alarm system and device placement is older and does not meet current codes.

   The existing intercom/clock/program systems are old and require replacement. The teachers currently have no way of contacting the office.

   Data networking is continually being upgraded and no issues were currently observed.

5. Conveying Systems
   There presently no conveying systems in the building.

6. Other Systems
   No recommendations at this time.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

WILLIAM WETSEL MIDDLE SCHOOL					
No.	**Componenet / System**	**Percent of total**	**Rating (1 - 5)**	**Rating %**	**Adj %**
1	Roofing	4.9%	4	0.75	3.68%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	3	0.5	0.30%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	3	0.5	2.70%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	5	1	20.70%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	4	0.75	4.13%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	4	0.75	1.88%
					48.93%

VI. Recommendations

A. Immediate Recommendations

- Replace bleachers at football field.
- Provide properly striped and signed ADA compliant parking spaces.
- Investigate exterior masonry wall condition on the south side of the building to determine cause and extent of damage and develop recommendations for repair.
- Perform roof assessment, including the development of a phased roof replacement approach to the entire building.

B. Short Term Recommendations (2-5 Years)

- Implement ADA toilet room renovations in order to provide ADA compliant toilet room facilities on each level of the building.
- Install interior, ADA compliant directional and room identification signage.
- Replace existing door hardware with ADA compliant hardware.
- Replace bleachers at the athletic track.
- Repair slope at the west end of the track and re-set fence.
- Repair exterior wall condition on the south side of the building.
- Re-grade area on the south side of the building, at the main student entrance in order to address flooding and erosion problems.
- Begin phased roof replacement program.
- Replace HVAC system and rework the existing power distribution to accommodate the HVAC system upgrade.
- Repalce older electrical distribution panels.
- Complete the replacement of the remaining outdated and inefficient light fixtures.
- Begin phased replacement of plumbing fixtures.
- Replace indoor grease interceptor for kitchen with an outdoor concrete vault type.
- Replace the solenoid valves and acid waste piping in the science areas.

C. Long Term Recommendations (5+ Years)

- Re-route Mountaineer Lane or otherwise contact VADOT to discuss de-commissioning of the state road due to the existing safety concerns.
- Complete phased roof replacement program.
- Replace the fire alarm system.
- Complete phased replacement of plumbing fixtures.
- Add domestic hot water circulation system including recirculation piping and pump to existing 80 gallon hot water heater and replace the domestic water piping.
- Install solids interceptor in the art room sinks.
- Replace the existing intercom and paging systems.
- Replace outdated clock system.

FACILITY ASSESSMENTS

Survey of Existing Facilities

Each of the County facilities was surveyed in order to document existing conditions and develop short and long term recommendations, designed to serve as a basis for developing and implementing an ongoing Capital Improvement Program (CIP). Following the Summary of County Owned Facilities below are the Facility Assessments for each of the County-owned facilities.

I. County Buildings and Facilities

MADISON COUNTY, VIRGINIA

CAPITAL FACILITIES INVENTORY

Date: September, 2010

COUNTY BUILDINGS AND FACILITIES

Type of Facility	Department / Users	Location	Facility Age	Site Size	Building Size
Old ABC Building	County Administration	568 South Main Street		.9 acres	3,300 SF
Animal Shelter	Facilities & Maintenance	4590 Shelby Road, P.O. Box 923, Madison 22727		.6 acres	3,440 SF
Historic Arcade	Public Museum	124 North Main Street, Madison	1820	.5 acres	unk
Clore House	Unoccupied Facility	Hoover Ridge			unk
County Administrative Offices	County Administration	414 N. Main Street, Madison		4.1 acres *	5,200 SF
County Health Department	Public Facility	410 North Main Street, P.O. Box 67, Madison		4.1 acres*	5,600 SF
Circuit Courthouse	County Administration	6 South Main Street	1829-1830	1.6 acres	11,213 SF
EMS Offices	Emergency Services	1449 North Main Street, PO Box 705			unk
Estes House	County Administration	6 South Main Street			3,600 SF
Criglersville House	Unoccupied Facility	Criglersville ES Site			~1,400 SF
Criglersville Elementary School	Unoccupied Facility	914 Old Blue Ridge Tpike, Madison		4.9 acres	17,800 SF
Criglersville Voting Building	Public Use / County Storage	Criglersville ES Site			unk
Kemper House Museum	Public Museum	414 N. Main Street, Madison	1852-1857	.29 acres (4.1*)	4,600 SF
Literacy/Rapidan Better Housing	Public Facility	302 Thrift Road, PO Box 705, Madison			~1,400 SF
Red Barn	Facilities & Maintenance	Hoover Ridge			
Social Services Building	Public Facility	101 South Main Street, PO Box 176 Madison		1.2 acres	6,940 SF
Sheriff's Offices/E911 Dispatch	Emergency Services	115 Church Street, PO Box 705 Madison		1.3 acres	7,600 SF
Thrift Road Offices	County Administration	302 Thrift Road, PO Box 705, Madison			3,060 SF
Transfer Station/recycling	Facilities & Maintenance	4592 Shelby Road, Madison		241.8 acres	unk
War Memorial Building	County Admin. / Public Use	2 Main Street Madison	1932-1936	.4 acres	8,980 SF

FACILITY ASSESSMENTS

II. School Facilities

MADISON COUNTY, VIRGINIA
CAPITAL FACILITIES INVENTORY
Date: September, 2010
SCHOOL FACILITIES

Type of Facility	Department / Users	Location	Facility Age	Site Size	Building Size
Madison Primary School	MCSD	158 Primary School Drive	1976	30 acres	unk
Waverly Yowell Elementary	MCSD	1809 North Main Street	1938	14 acres	56,972 SF
Willaim Wetsel Middle	MCSD	186 Mountaineer Lane	1970	37.2 acres **(1)**	77,630 SF
Madison County High	MCSD	68 Mountaineer Lane	1958	37.2 acres	83,000 SF
District Administrative Offices	MCSD	60 School Board Court		14.5 acres	15,340 SF
Early Childhood Center	MCSD owned building	1809 North Main Street			unk

NOTES:

(1) Site shared with High School

FACILITY ASSESSMENTS

III. Parks, Parking Lots and Miscellaneous Facilities

MADISON COUNTY, VIRGINIA
CAPITAL FACILITIES INVENTORY
Date: September, 2010

PARKS & PARKING LOTS

Type of Facility	Department / Users	Location	Facility Age	Site Size	Building Size
Recreation at American Legion		Adjacent to 302 Thrift Road			
Roller Skating Rink					
Pavilion					
Hoover Ridge Ball Fields	Facilities & Maintenance	Primary School Drive		182 acres	
Beasley Park		24 South Main Street			
School Board Fields - E1, E2		60 School Board Court			
Middle River Property				6 acres	
War Memorial Bldg. Lots		4 South Main Street			
Upper Lot					
Lower Lot (pervious)					
Sheriff's Office Lots		115 South Church Street			
County Admin/Health Services Building Lots		414 N. Main Street, Madison			
Gravel Area (west of Estes)		Behind Courthouse and west of Estes			
Estes House Parking Lot		Behind Courthouse			
Washington Circle (Courthouse)		Adjacent to courthouse 24 south main			
American Legion Lot		Adjacent to 302 Thrift Road			
Roller rink paved lot		Adjacent to 302 Thrift Road			

FACILITY COST INDEX

Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

Facility Condition Index (FCI) Summary

- Facility Condition Index is a calculation based on the rated condition and replacement cost of a system or major building component. The table below displays the cost of a system relative to the other systems in a facility. For example, the replacement cost of roofing is approximately 4.9% of the total replacement cost of a facility.

FACILITY CONDITION INDEX (FCI) SUMMARY

Facility Condition Index is a calculation based on replacement cost of a system. The table below displays the cost of a system relative to the other systems in a facility.

No.	Componenet / System	Percent of total
1	Roofing	4.9%
2	Exterior Walls	5.4%
3	Exterior Windows	2.4%
4	Exterior - Doors	0.6%
5	Interior Floors	7.6%
6	Interior Walls	4.0%
7	Interior Ceilings	5.4%
8	Interior - Other	3.3%
9	HVAC	20.7%
10	Electrical Lighting	10.0%
11	Electrical Distrib.	1.3%
12	Electrical Other	0.5%
13	Plumbing	5.5%
14	Fire / Life Safety	2.3%
15	Specialties	0.8%
16	Structural	19.3%
17	Technology	3.5%
18	Accessibility	2.5%

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

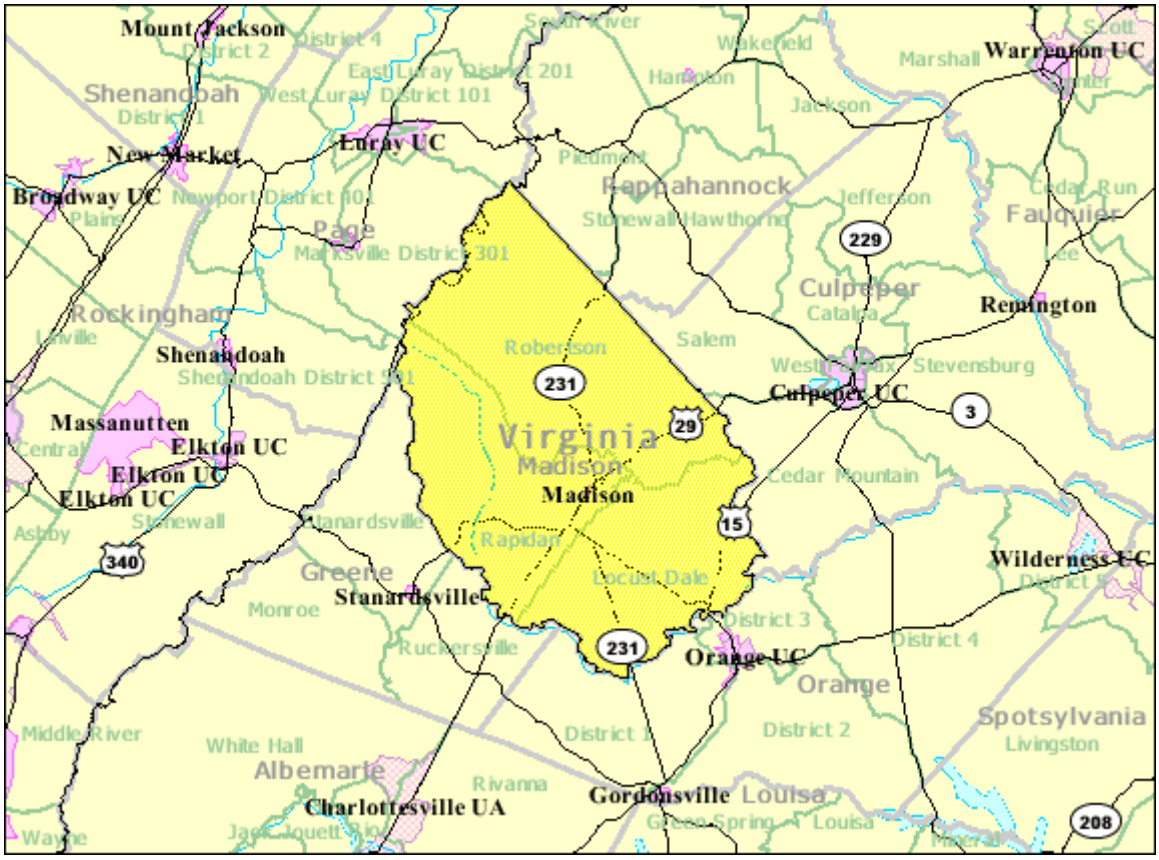
FACILITY COST INDEX

Summary of Facility Cost Index Ratings

Facility	FCI
ABC Building	26.08
Animal Shelter	2.18
Arcade Building	18.92
Clore House	20.29
County Administration Building	18.20
County Health Department	2.84
County Courthouse	0.00
Criglersville ES	76.48
Criglersville House	37.75
Criglersville Voting / Storage Building	42.20
EMS Building	35.05
Kemper House Museum	18.24
Literacy Council / Rapidan Housing Facility	60.83
MCDS Bus Transportation Building	26.73
Social Services Building	31.80
Sherriff's Building / E911	6.00
Thrift Road Offices	32.93
Transfer Station	n/a
War Memorial Building	36.23
Primary School	33.56
Waverly Yowell ES	9.09
Wetsel Middle School	48.93
Madison County High School	54.28
School Division Administration Offices	30.99

Table 1

Madison County Map



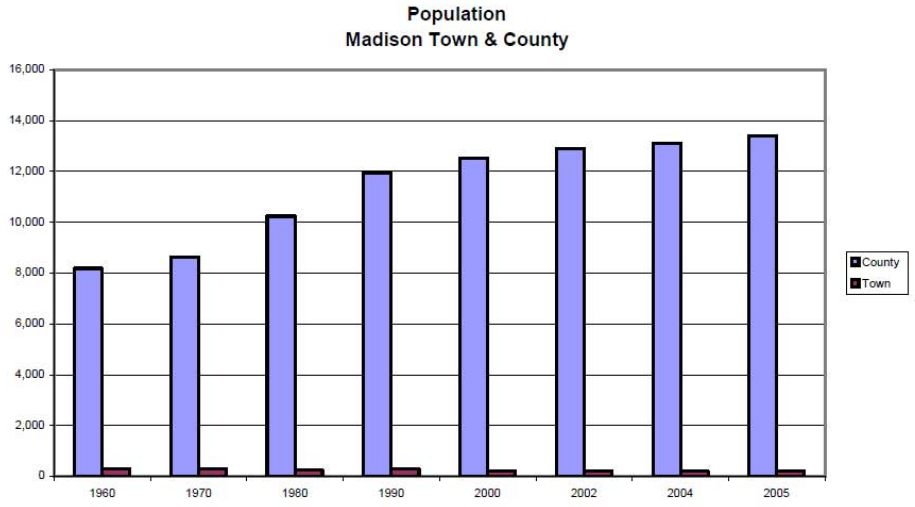
POPULATION

Historical Trends

The population of Madison County in 2005 was 13,398, according to the U.S. Census Bureau estimate. This figure represents a growth rate of 7% since 2000. Historically, between 1920 and 1960, Madison County's population declined, falling from 9,595 in 1920 to 8,187. In the 1960's, the County witnessed a 5.5% growth in population. The 1970 to 1980 growth rate was 18.5%, over three times what had occurred during the previous ten years. Between 1980 and 1990, the County's population grew 16.8%, a slightly lesser rate than in the previous decade. The County's increase of 9.7% between 1990 and 2005 shows a slowing of growth compared to the population explosion of the 1970's and early 1980's. This growth was considerably less than the average for Planning District 9, which had an overall average annual growth rate of 15.6% from 1990 to 2000.

While the County population has been increasing at a slow pace, the Town of Madison had a 31.6% decrease in population between 1990 and 2000. In 2000, the population of the Town was 210. A 2005 U.S. Bureau of the Census estimate indicated a Town population of 213, a 1.4% increase since 2000. (See Tables 5 and 6)

Table 5



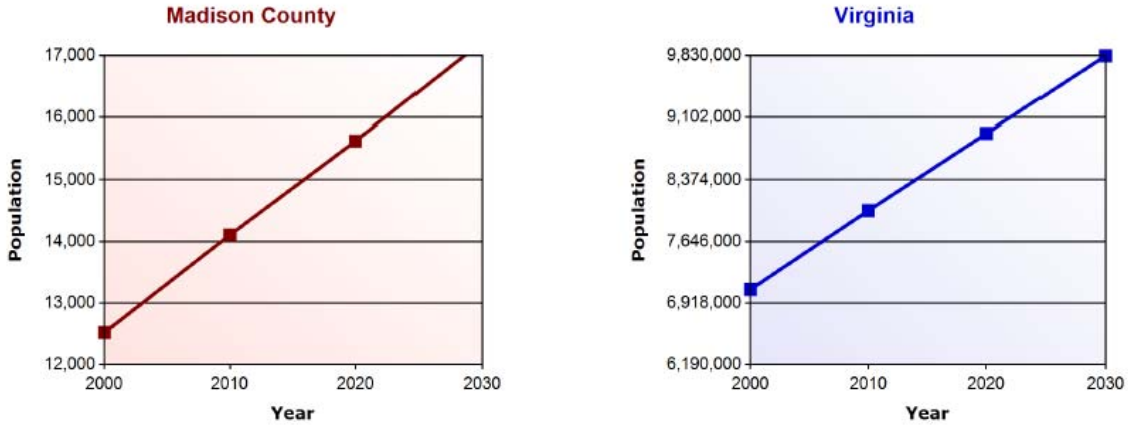
Source: U.S. Bureau of the Census, Population Division, 2000 Census of Population and Housing.

Table 2

Madison County Population

Historical Data & 10 Year Projections

Population Change



	Madison County	(% change)	Virginia	(% change)
1990	11,949		6,187,358	
2000	12,520	4.78 %	7,078,515	14.40 %
2010	14,105	12.66 %	8,010,239	13.16 %
2020	15,624	10.77 %	8,917,396	11.32 %
2030	17,222	10.23 %	9,825,019	10.18 %

Source: U.S. Census Bureau, Virginia Employment Commission.

Since 2000, the population in Madison County has increased 37.55 %, which is consistent with an increase in the population in the State of Virginia of 38.8% over the same time period. Madison County Population is projected to increase an average of 11.22% over the projection period through 2030.

Table 3

Madison County Population
Historical Data & 10 Year Projections

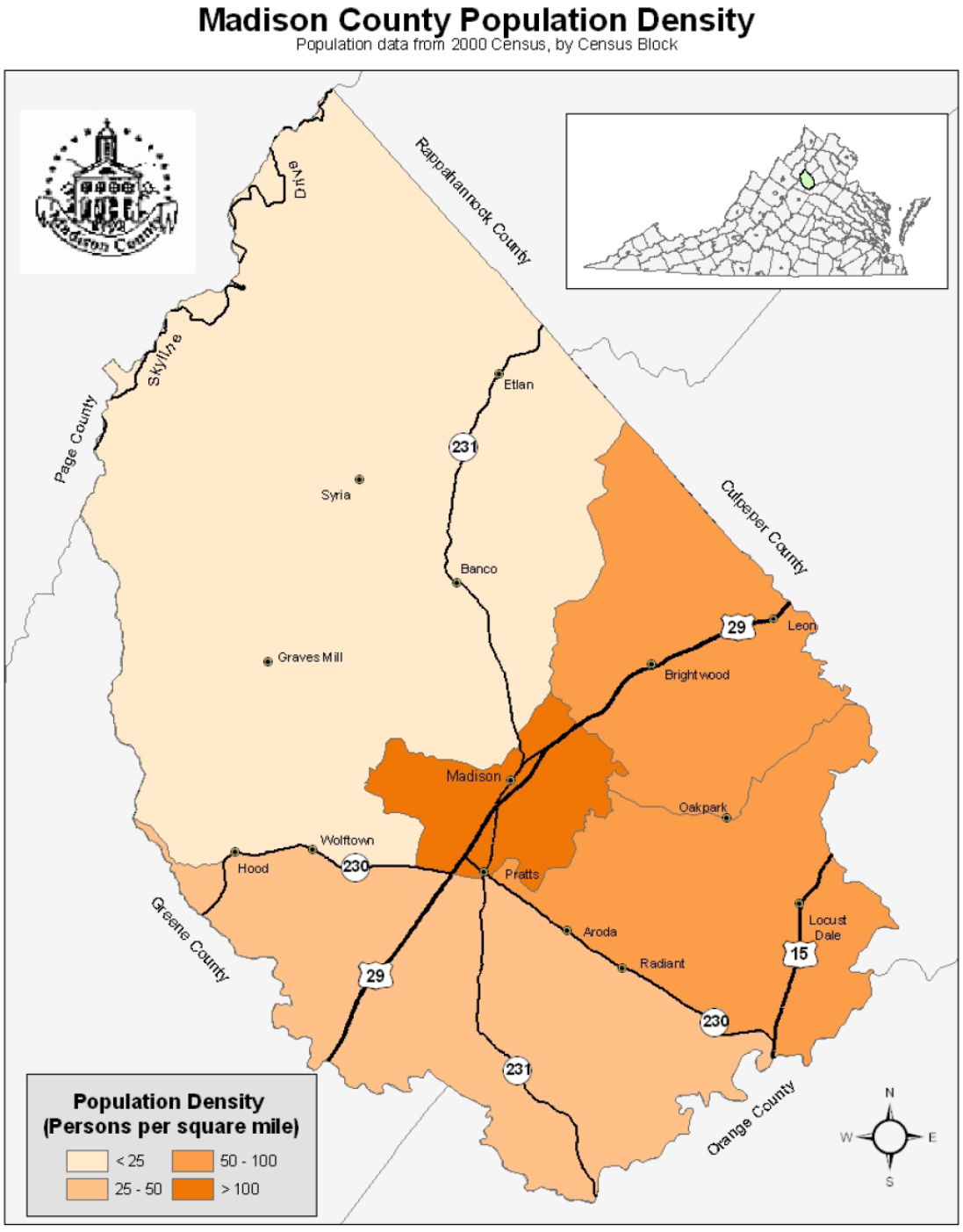
Population Projections by Age and Gender

	2010		2020		2030	
	Female	Male	Female	Male	Female	Male
Under 5 years	362	382	421	441	443	466
5 to 9 years	351	384	411	464	459	513
10 to 14 years	424	357	392	433	478	519
15 to 19 years	416	370	348	352	422	448
20 to 24 years	452	426	405	323	391	412
25 to 29 years	459	525	435	392	371	373
30 to 34 years	381	378	504	475	451	357
35 to 39 years	372	377	547	593	517	452
40 to 44 years	446	436	451	433	599	542
45 to 49 years	615	586	462	460	663	710
50 to 54 years	667	616	569	553	566	534
55 to 59 years	530	505	697	650	530	521
60 to 64 years	484	418	680	601	604	555
65 to 69 years	370	352	535	466	714	620
70 to 74 years	308	257	460	355	652	526
75 to 79 years	210	199	315	256	458	345
80 to 84 years	193	153	224	155	332	220
85 years and over	207	137	221	145	265	194
	7,247	6,858	8,077	7,547	8,915	8,307
	14,105		15,624		17,222	

Source: Virginia Employment Commission.

In 2000, the population between the age of 5 and 19 was 1,316, or 10.5% of the population in Madison County. In 2032 the projected population in the age 5 to 19 category is 2,839 or 16.48% of the projected population. The projections, as a percentage of overall population, indicate an increase in the school age population of 5.98%.

Table 4


Madison County Population Density
Population data from 2000 Census, by Census Block
Rappahannock County
Page County
Skyline
Culpeper County
Greene County
Orange County
Etlan
Syria
Banco
Graves Mill
Leon
Brightwood
Madison
Oakpark
Wolftown
Hood
Pratts
Aroda
Radiant
Locust Dale
231
29
230
15
Population Density
(Persons per square mile)
< 25
25 - 50
50 - 100
> 100
N
W
E
S

MADISON COUNTY, VIRGINIA
DRAFT CAPITAL IMPROVEMENT PLAN
1/1/2011

CAPITAL IMPROVEMENT			SUB-C0MMITTEE RECOMMENDATIONS				NOTES	CAPITAL FUND PROJECTED COSTS					
NO.	LOCATION	PROPOSED PROJECT	Department Priority	Committee Priority	Total Priority Ranking	Projected Cost	Notes	2012	2013	2014	2015	2016	2017+
27	School Division Administration Offices	Discontinue use and dispose off -site of alternative education and storage trailers	45	10	55	$ 5,000.00		$ 5,000.00	$ -	$ -	$ -	$ -	$ -
28	SchoolDivision Administration Offices	Replace interior lighting	27	4	31	$ 60,000.00		$ -	$ -	$ -	$ -	$ -	$ 60,000.00
29	School Division Administration Offices	New fire alarm system	19	4	23	$ 20,000.00		$ -	$ -	$ -	$ -	$ -	$ 20,000.00
30	School Division Administration Offices	ADA compliance upgrades	14	4	18	$ 25,000.00		$ 5,000.00	$ -	$ 10,000.00	$ 10,000.00	$ -	$ -
31	School Division Administration Offices	Replace boilers	24	5	29	$ 50,000.00		$ -	$ -	$ -	$ -	$ -	$ 50,000.00
	Sub-total					**$ 160,000.00**	**$130,000 of cost is in long term recommendations**	**$ 10,000.00**	**$ -**	**$ 10,000.00**	**$ 10,000.00**	**$ -**	**$ 130,000.00**
32	Waverly Yowell ES	Gym roof repairs	45	10	55	$ 45,000.00		$ 45,000.00	$ -	$ -	$ -	$ -	$ -
33	Waverly Yowell ES	Electrical system surge protection	39	6	45	$ 52,500.00		$ -	$ -	$ 52,500.00	$ -	$ -	$ -
34	Waverly Yowell ES	Exterior masonry restoration and repair	26	6	32	$ 15,000.00		$ 15,000.00	$ -	$ -	$ -	$ -	$ -
35	Waverly Yowell ES (Early Childhood Building)	Fire alarm system upgrade /replace egress lighting	19	4	23	$ 22,500.00		$ -	$ 22,500.00	$ -	$ -	$ -	$ -
36	Waverly Yowell ES	ADA upgrades to Early Childhood Building	14	4	18	$ 7,500.00		$ -	$ 7,500.00	$ -	$ -	$ -	$ -
	Sub-total					**$ 142,500.00**		**$ 60,000.00**	**$ 30,000.00**	**$ 52,500.00**	**$ -**	**$ -**	**$ -**
37	School Division	New HS stadium bleachers. Bleachers at track, and bleachers at girls softball field	42	9	51	$ 350,000.00		$ 350,000.00	$ -	$ -	$ -	$ -	$ -
38	School Division	Keyless entry and video at main entrances at all schools	27	7	34	$ 75,000.00		$ 75,000.00	$ -	$ -	$ -	$ -	$ -
	Sub-total					**$ 425,000.00**		**$ 425,000.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
39	ABC Building	Renovated ABC building to provide usable County office space	30	7	37	$ 59,400.00		$ 59,400.00		$ -	$ -	$ -	$ -
40	ABC Building	Replace existing PUF roofing system	34	3	37	$ 31,350.00		$ -	$ 7,500.00	$ -	$ -	$ -	$ 23,850.00
	Sub-total					**$ 90,750.00**	**$23,850 of cost is in long term recommendations**	**$ 59,400.00**	**$ 7,500.00**	**$ -**	**$ -**	**$ -**	**$ 23,850.00**
41	E-911	Replace existing PUF roofing system	37	10	47	$ 10,000.00		$ 10,000.00	$ -	$ -	$ -	$ -	$ -
42	E-911	Phased-in replacement of Emergency Communications System with digital technology	28	10	38	$ 650,000.00		$ 216,666.67	$ 216,666.67	$ 216,666.67	$ -	$ -	$ -
	Sub-total					**$ 660,000.00**		**$ 226,666.67**	**$ 216,666.67**	**$ 216,666.67**	**$ -**	**$ -**	**$ -**
45	County Administration Building	Reorganize and renovate interior to obtain additional office space and more efficient organization of County Functions	30	7	37	$ 55,587.00		$ -	$ 55,587.00	$ -	$ -	$ -	$ -
46	County Administration Building	Replace fire alarm system and upgrade interior lighting	27	4	31	$ 48,500.00		$ -	$ -	$ -	$ -	$ -	$ 48,500.00
47	County Administration Building	Replace existing PUF roofing system	27	3	30	$ 25,000.00		$ -	$ -	$ 25,000.00	$ -	$ -	$ -
48	County Administration Building	Replace metal roofing	24	2	26	$ 60,000.00		$ -	$ -	$ -	$ -	$ -	$ 60,000.00
	Sub-total					**$ 189,087.00**	**$108,500 of cost is in long term recommendations**	**$ -**	**$ 55,587.00**	**$ 25,000.00**	**$ -**	**$ -**	**$ 108,500.00**
43	Thrift Road Offices	Discontinue use of Literacy Council and Rapidan Better Housing facility	34	10	44	$ 10,000.00		$ -	$ -	$ 10,000.00	$ -	$ -	$ -
44	Criglersville House	Renovate house and perform exterior maintenance to make property habitable. Upgrade or replace sewer and water infrastructure	32	7	39	$ 35,000.00		$ -	$ 35,000.00	$ -	$ -	$ -	$ -
49	Sheriff Dept	Replace law enforcement vehicles on a two year cycle, as needed, using lease-purchase financing	24	6	30	$ 682,850.00		$ 94,000.00	$ 168,425.00	$ 168,000.00	$ 168,425.00	$ 84,000.00	$ -
50	Hoover Ridge	Continue improvements of recreational facilities including electric and water lines for potable water, road grading and gravel, additional parking improvements, concession stand areas and fencing	22	7	29	$ 100,000.00		$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ -
51	Criglersvile School	Identify future disposition of the facility				$ -	Cost and priority to be determined in the future	$ -	$ -	$ -	$ -	$ -	$ -
	Total Cost of Requested Projects					**$ 15,567,232.00**	**$1,902,350 of cost is in long term recommendations**	**$ 1,177,566.67**	**$ 7,663,178.67**	**$ 2,950,461.67**	**$ 1,117,175.00**	**$ 756,500.00**	**$ 1,902,350.00**
												$ 13,664,882.00	**$ 1,902,350.00**

Recommended projects beneath $20,000 Capital Improvement minimum

MADISON COUNTY, VIRGINIA

DRAFT CAPITAL IMPROVEMENT PLAN
1/1/2011

CAPITAL IMPROVEMENT			SUB-C0MMITTEE RECOMMENDATIONS				NOTES	CAPITAL FUND PROJECTED COSTS					
NO.	LOCATION	PROPOSED PROJECT	Department Priority	Committee Priority	Total Priority Ranking	Projected Cost	Notes	2012	2013	2014	2015	2016	2017+
1	Madison County High School	HVAC System replacement and associated electrical power upgrades	45	10	55	$ 2,100,000.00		$ -	$ 2,100,000.00	$ -	$ -	$ -	
2	Madison County High School	Expand cafeteria into adjacent stage	45	10	55	$ 39,545.00		$ -		$ 39,545.00	$ -	$ -	
3	Madison County High School	Replace exterior windows and doors	45	10	55	$ 300,000.00		$ -	$ 150,000.00	$ 150,000.00	$ -	$ -	
4	Madison County High School	Science room renovations and upgrades	42	10	52	$ 175,000.00		$ 5,000.00	$ 170,000.00	$ -	$ -	$ -	
5	Madison County High School	Interior lighting replacement and replacement of public address and fire alarm systems	42	10	52	$ 390,000.00	$150,000 in long term recommendations	$ 120,000.00	$ 120,000.00	$ -	$ -	$ -	$ 150,000.00
6	Madison County High School	Renovate existing auditorium	40	10	50	$ 350,000.00		$ -	$ -	$ -	$ 350,000.00	$ -	
7	Madison County High School	New auditorium	40	9	49	$ 3,500,000.00		$ -	$ 1,750,000.00	$ 1,750,000.00	$ -	$ -	
8	Madison County High School	Convert library	40	9	49	$ 285,000.00	Convert to other educational use	$ -	$ -	$ -	$ -	$ 285,000.00	
9	Madison County High School	ADA toilet room upgrades and replacement of hot water heater	39	8	47	$ 55,000.00		$ -	$ -	$ -	$ 55,000.00	$ -	
10	Madison County High School	Roof replacement	39	8	47	$ 655,000.00	$210,000 in long term recommendations	$ 25,000.00	$ 105,000.00	$ 105,000.00	$ 105,000.00	$ 105,000.00	$ 210,000.00
11	Madison County High School	Replace kitchen grease interceptor	30	5	35	$ 15,000.00		$ -	$ -	$ -	$ 15,000.00	$ -	
12	Madison County High School	Mill and overlay existing parking lots	24	3	27	$ 250,000.00		$ -	$ 62,500.00	$ 62,500.00	$ 62,500.00	$ 62,500.00	
	Sub-total					**$ 8,114,545.00**	**$360,000 of cost is in long term recommendations**	**$ 150,000.00**	**$ 4,457,500.00**	**$ 2,107,045.00**	**$ 587,500.00**	**$ 452,500.00**	**$ 360,000.00**
13	William Wetsel Middle School	Replace HVAC system, associated power upgrades and complete interior lighting upgrades	45	10	55	$ 2,340,000.00		$ -	$ 2,340,000.00	$ -	$ -	$ -	$0.00
14	William Wetsel Middle School	Interior ADA toilet room upgrades, including plumbing fixture replacement	39	8	47	$ 40,000.00		$ -	$ -	$ -	$ 40,000.00	$ -	$0.00
15	William Wetsel Middle School	Roof replacement	34	5	39	$ 750,000.00	$245,000 in long term recommendations	$ 25,000.00	$ 120,000.00	$ 120,000.00	$ 120,000.00	$ 120,000.00	$ 245,000.00
16	William Wetsel Middle School	Replace grease interceptor for Kitchen	30	5	35	$ 15,000.00		$ -	$ -	$ -	$ 15,000.00	$ -	$ -
17	William Wetsel Middle School	Re-grade for erosion and standing water issue	30	5	35	$ 5,000.00		$ 5,000.00	$ -	$ -	$ -	$ -	$ -
18	William Wetsel Middle School	Replace public address and fire alarm systems	24	7	31	$ 150,000.00	$150,000 in long term recommendations	$ -	$ -	$ -	$ -	$ -	$ 150,000.00
19	William Wetsel Middle School	ADA compliance upgrades	14	4	18	$ 20,000.00		$ -	$ -	$ -	$ 20,000.00	$ -	$0.00
	Sub-total					**$ 3,320,000.00**	**$395,000 of cost is in long term recommendations**	**$ 30,000.00**	**$ 2,460,000.00**	**$ 120,000.00**	**$ 195,000.00**	**$ 120,000.00**	**$ 395,000.00**
20	Madison Primary School	Multi-purpose room wall repair	45	10	55	$ 12,500.00		$ 12,500.00	$ -	$ -	$ -	$ -	$ -
21	Madison Primary School	Roof replacement	39	8	47	$ 475,000.00	$225,000 in long term recommendations	$ 25,000.00	$ 112,500.00	$ 56,250.00	$ 56,250.00	$ -	$ 225,000.00
22	Madison Primary School	Rear parking lot pavement replacement	34	8	42	$ 50,000.00		$ 50,000.00	$ -	$ -	$ -	$ -	$ -
23	Madison Primary School	HVAC system replacement / electrical system upgrades	30	5	35	$ 960,000.00	$640,000 in long term recommendations	$ -	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 640,000.00
24	Madison Primary School	Mill and overlay front parking lot / bus drop-off	22	3	25	$ 75,000.00		$ 10,000.00	$ -	$ 65,000.00	$ -	$ -	$ -
25	Madison Primary School	New fire alarm system	19	4	23	$ 20,000.00	$20,000 in long term recommendations	$ -	$ -	$ -	$ -	$ -	$ 20,000.00
26	Madison Primary School	ADA compliance upgrades, including plumbing fixture replacement	14	4	18	$ 45,000.00		$ 5,000.00	$ 20,000.00	$ 20,000.00	$ -	$ -	$ -
	Sub-total					**$ 1,637,500.00**	**$885,000 of cost is in long term recommendations**	**$ 102,500.00**	**$ 212,500.00**	**$ 221,250.00**	**$ 136,250.00**	**$ 80,000.00**	**$ 885,000.00**

Recommended projects beneath $20,000 Capital Improvement minimum

ANTICIPATED LIFESPAN OF BUILDING COMPONENTS

COMPONENTS

Site Work
Landscaping ---------- 10-50 years
Building walkways ---------- 20-30 years
Water lines ---------- 30-50 years
Fire lines ---------- 30-50 years
Water supply system ---------- 30 years
Sewer lines ---------- 30-50 years
Sewage disposal system --------- 15 years
Site electrical ---------- 50 years
Storm drainage ---------- 20-30 years
Perimeter fencing ---------- 15-20 years
Parking and bus loop ---------- 20 years
Play and athletic fields ---------- 30 years
Playground equipment ---------- 15 years

Foundation
Basic ---------- 50+ years
Special (fill, piling) ---------- 50+ years

Substructure
Slab on grade ---------- 50+ years

Superstructure
Floor ---------- 50 years
Roof (steel) ---------- 50 years
Roof (wood) ---------- 30 years

Exterior Closure
Exterior wall (masonry) ---------- 50+ years
Exterior wall (wood/EIFS) -------- 5-30 years
Exterior trim ---------- 20-30 years
Exterior soffits ---------- 20-30 years
Windows/frames ---------- 20-30 years
Doors/frames ---------- 20 years

Roofing
Roof structure ---------- 50+ years
Built-up roofing ---------- 20-30 years
Shingle roofing ---------- 25-30 years
Metal roofing ---------- 30 - 40years
Single ply roofing ---------- 10-20 years
Roof insulation (batt) ---------- 50 years
Roof insulation (rigid) ---------- 20-30 years
Roof drains ---------- 20-30 years
Skylights ---------- 20-30 years

Interior walls (paint) ---------- *7-10 years*
Interior walls (structure) ---------- 30 years
Vinyl wall covering ---------- 15 years
Interior doors ---------- 30 years
Interior door hardware ---------- 15-20 years
Terrazzo flooring ---------- 50+ years

Interior Construction
Wood flooring ---------- 30-50 years
Resilient flooring ---------- 15-20 years
Ceramic tile ---------- 50+ years
Carpet ---------- 10-15 years
Ceiling (plaster, wallboard) ------- 50+ years
Acoustical ceiling tile ---------- 20-25 years

Specialties
Casework ---------- 20-25 years
Chalkboards ---------- 20-25 years
Toilet accessories ---------- 15-20 years
Lockers ---------- 20 years
Kitchen equipment ---------- 20 years
Fire extinguishers ---------- 15-20 years
Window treatment ---------- 15-20 years
Stage systems ---------- 15-20 years
Auditorium seating ---------- 25-30 years
Moveable partitions ---------- 25-30 years

HVAC

Heating Plant
Steam systems ---------- 30-40 years
Boilers (cast iron, steel) ---------- 40-50 years
Burners ---------- 20 years
Safety relief valves ---------- 30 years
Expansion tanks ---------- 40 years
Gas/propane fuel system --------- 40 years
Oil fuel systems ---------- 40 years
Stacks/breeching ---------- 50+ years
Fuel oil pumps ---------- 30 years
Water recirc. Pumps ---------- 30 years
Auto. Temp controls ---------- 25-30 years
Pneumatic air compressors ------ 15 years
Refrigerant dryers ---------- 10-15 years
Louvers ---------- 40 years
Dampers ---------- 20 years
Fin tube radiation ---------- 35 years
Cast iron radiators ---------- 50+ years
Unit ventilators ---------- 25-30 years

ANTICIPATED LIFESPAN OF BUILDING COMPONENTS

COMPONENTS

Cooling
Central a/c system ---------- 30 years
Window a/c units ---------- 5-15 years

Air Distribution/ Exhaust
Ductwork, diffusers, grilles ------- 40-50 years
Ceiling fans ---------- 20-25 years

PLUMBING

Sanitary
Cast iron piping ---------- 35 years
PVC piping ---------- 50+ years
Sewage ejector pumps ---------- 50+ years
Neutralization basins ---------- 50+ years

Storm water
Storm water piping ---------- 50+ years
Downspouts ---------- 30 years
Gutters ---------- 50+ years
Sump pumps ---------- 30 years

Domestic Cold Water
HVAC make-up water ---------- 50+ years
Galvanized water piping ---------- 30 years
Copper water piping ---------- 50+ years
Backflow prevention ---------- 20-25 years
Constant pressure pumps -------- 30 years
Hydro pneumatic tanks ---------- 30 years

Domestic Hot Water
Gas-fired storage ---------- 10-15 years
Electric-fired storage ---------- 10-15 years
Steam fired storage ---------- 25-30 years
Water to water source ---------- 50+ years
Expansion loops ---------- 50+ years
Temperature mixing valves ------ 15-20 years
Recirculation pumps ---------- 15-20 years

Insulation
Hot and cold piping ---------- 50+ years
Equipment ---------- 50+ years

Natural Gas System
Natural or low pressure ---------- 50+ years
Meter or pressure regulator ------ 50+ years

Fire Protection
Standpipes (wet/dry) ---------- 50+ years
Sprinklers ---------- 50+ years

Plumbing Fixtures
Toilets, urinals ---------- 25-50 years
Service sinks, mop receptors ---- 40-50 years
Water coolers ---------- 10-20 years

ELECTRICAL

Power and Distribution
Power supply ---------- 30-35 years
Service ---------- 30-35 years
Distribution panels ---------- 25-30 years
Transformers ---------- 20 years
Wiring ---------- 30-35 years
Receptacles ---------- 30-35 years

Lighting
Security lighting ---------- 20-25 years
Parking areas ---------- 20-25 years
Interior Fixtures ---------- 20-26 years

Life-safety Systems ---------- 20-25 years
Battery pack ---------- 10-15 years
Exit signs ---------- 20-25 years
Egress lighting ---------- 20-25 years

Fire Alarm System
Main panel ---------- 20-25 years
Remote annunciator ---------- 20-25 years
Detection system ---------- 20-25 years

Communications
Public address system ---------- 20 years
Speakers/call buttons ---------- 20-25 years
Clocks/bells ---------- 20-25 years
Telephone system ---------- 20 years
Television system ---------- 35-40 years
Technology wiring ---------- 15-20 years
Security alarm ---------- 15-20 years

MADISON COUNTY, VIRGINIA CIP-1

CAPITAL FACILITIES INVENTORY

Date:

PARKS & PARKING LOTS

Type of Facility	Department / Users	Location	Facility Age	Site Size	Building Size	Condition	Target Date: Replacement / Renovation

MADISON COUNTY, VIRGINIA

CIP-1

CAPITAL FACILITIES INVENTORY

Date:

COUNTY BUILDINGS AND FACILITIES

Type of Facility	Department / Users	Location	Facility Age	Site Size	Building Size	Condition	Target Date: Replacement / Renovation

MADISON COUNTY, VIRGINIA CIP-1

CAPITAL FACILITIES INVENTORY

Date:

SCHOOL FACILITIES

Type of Facility	Department / Users	Location	Facility Age	Site Size	Building Size	Condition	Target Date: Replacement / Renovation

NOTES:

(1) Site shared with High School

MADISON COUNTY, VIRGINIA
CAPITAL IMPROVEMENT REQUEST

CIP-2

Requesting Agency / Department: _____ Date Prepared: _____

Contact Person _____ Phone Number: _____

1. Project Title

_____

3. Departmental Priority Number

_____

4. Location

_____

2. Purpose of Improvement Request (Check One)

- ☐ New Request
- ☐ Previously Requested But Not Approved
- ☐ Delete Item Already in Current CIP
- ☐ Modify Item Already in Adopted CIP

5. Improvement Description:

6. Improvement Justification:

7. Impact if Not Approved:

8. Estimated Cost:

Item	Fiscal Year 2011	Fiscal Year 2012	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Total
Professional Fees						
Legal Fees						
Land Acquisition						
Site Preparation						
Construction						
Landscaping						
Furniture & Equipment						
Other (Specify)						
Total						

8. Future Estimated Recurring Costs:

a. Annual Operating Cost _____

b. Annual Maintenance Cost _____

c. Other Non-Capital Cost _____

MADISON COUNTY, VIRGINIA CIP-2A

CAPITAL IMPROVEMENT REQUEST - COMPREHENSIVE / MAJOR PROJECT

Requesting Agency / Department: _____ Date Prepared: _____

Contact Person _____ Phone Number: _____

1. Project Title

_____

3. Departmental Priority Number

_____

4. Location

_____

2. Purpose of Improvement Request (Check One)

☐ New Request

☐ Previously Requested But Not Approved

☐ Delete Item Already in Current CIP

☐ Modify Item Already in Adopted CIP

5. Description:

6. Justification:

7. Impact if Not Approved:

8. Estimated Cost:

Item	Fiscal Year 2011	Fiscal Year 2012	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Total
Professional Fees						
Legal Fees						
Land Acquisition						
Site Preparation						
Construction						
Landscaping						
Furniture & Equipment						
Other (Specify)						
Total						

8. Future Estimated Recurring Costs:

a. Annual Operating Cost _____

b. Annual Maintenance Cost _____

c. Other Non-Capital Cost _____

MADISON COUNTY, VIRGINIA CIP-3
CAPITAL IMPROVEMENT RATING SHEET - DEPARTMENT

Major Considerations		Score Range	
A. Priority Classification			
1. Mandatory	☐	10	
2. Maintenance	☐	7	
3. Improve efficiency	☐	5	
4. New Service	☐	2	
			_____
B. Priority Ranking			
1. Urgent	☐	10	
2. Necessary	☐	7	
3. Desirable	☐	5	
4. Deferrable	☐	2	
			_____
C. Improvement Expected useful Life			
1. 20+	☐	10	
2. 10-19	☐	5	
3. 5-9	☐	2	
			_____
D. Effect on Operating & Maintenance Costs			
1. Reduce	☐	10	
2. No Change	☐	5	
3. Increase	☐	2	
			_____
E. Effect on County Revenue			
1. Increase	☐	10	
2. Unchanged	☐	5	
3. Decrease	☐	2	
			_____
E. Availability of State / Federal Grant Money (If no, score 0)			
1. Yes	☐	5	
			_____

TOTAL SCORE 0

MADISON COUNTY, VIRGINIA CIP-4

CAPITAL IMPROVEMENT RATING SHEET - COMMITTEE

Priority Level	Point Value
PRIORITY LEVEL I - URGENT (Year One)	
I -1 Life-Safety and Legal Compliance a. Hazardous life safety building or site conditions that jeopardize people, programs, equipment; unless corrected will cause suspension of facilities use	10
b. Repairs, renovations, and improvements required for immediate compliance with local, state and federal agencies	
I -2 Damage or Deterioration to Facilities a. Repairs, renovations, and improvements to facilities that unless corrected will lead to a loss of a facility	9
b. Prevents an emergency or condition dangerous to the public health, safety or welfare	
I -3 Cost-effective Measures a. Repairs, renovations, and improvements required to prevent serious facilities deterioration and significantly higher labor costs if not immediately corrected	8
b. Energy conservation to reduce consumption with a rapid return on investment	
Two)	
II -1 Mission Support a. Actions required to support functional activities	7
II -2 Delayed Priority I a. Repairs and renovations less compelling than Priority I	6
b. Prevents an emergency or condition dangerous to the public health, safety or welfare	
II -3 Deferred Maintenance a. Deferral of repairs or renovations that will lead to major damage to a facility and loss of use, hamper program activities, or affect economies of operation	5
PRIORITY LEVEL III - DESIRABLE (Year Three through Five)	
III -1 Project Completion a. Building or site improvements uncompleted because of inadequate funding or other reasons. Improvements are necessary for proper functioning, economic maintenance, and suitable appearance of new construction.	4
III -2 Delayed Deferred Maintenance a. Repairs, renovations, and improvements that can be postponed without detriment to present services	3
III -3 Anticipating Actions a. Actions carries out in anticipation of longer range development including land acquisition, infrastructure elements, and advance planning for capital projects	2
III -4 Reduction in Scope a. Modify scope to a smaller scale or consolidate with other project	1

MADISON COUNTY, VIRGINIA

CIP-5

SUMMARY OF REQUESTED PROJECT RANKINGS

						RECOMMENDED		
No.	**PROJECT DESCRIPTION**	**PROJECT CATEGORY**	**Department Priority**	**Committee Priority**	**Total Priority Ranking**	**YES**	**NO**	**Cost**
						☐	☐	
						☐	☐	
						☐	☐	
						☐	☐	
						☐	☐	
						☐	☐	
						☐	☐	
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						☐	☐	
						☐	☐	
						☐	☐	
						☐	☐	
						☐	☐	
	Total Cost of Requested Projects							

MADISON COUNTY, VIRGINIA CIP-6
CAPITAL PROJECT REQUEST FOR EQUIPMENT PURCHASE OR MAJOR RENTAL

Requesting Agency / Department: _____ Date Prepared: _____

Contact Person: _____ Phone Number: _____

1. Project Title

_____

2. Form of Acquisition

☐ Purchase ☐ Rental

3. Number of Units Requested

_____

4. Cost

	Per Unit	Total
Purchase price or annual rental	$	$
Installation / other costs	$	$
Trade-in or other discount	$	$
Net purchase cost or annual rental	$	$

5. Purpose of Expenditure (check appropriate)

☐ Scheduled replacement
☐ Present equipment obsolete
☐ Replace worn-out equipment
☐ Reduce personnel time
☐ Expanded service
☐ New operation
☐ Increased safety
☐ Improve procedures, records, etc.

Comments about this request:

_____

_____

6. Number of similar items in Inventory _____

7. Estimate use of requested item(s)

_____ Weeks per year

_____ Approx months (if seasonal)

For the weeks used, estimate:

_____ Average days per week

_____ Average hours per day used

_____ Estimated useful life in years

8. Replaced item(s)

Item	Make	Age	Maint. cost	Prior Year's Breakdowns	Prior Year's Rental Cost
A.					
B.					
C.					
D.					
E.					

9. Recommended Disposition of Replacement Item(s)

☐ Possible use by other agencies ☐ Trade-in ☐ Sale ☐ Other

Comments: _____

10. Submitting Authority

Submitted by _____ Date _____

Position _____

11. Reserved

MADISON COUNTY, VIRGINIA
CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Project Title: _____ Project Number: _____

Project Status

New Project ☐
Modify Existing ☐
Existing Project ☐

Recommended Year(s) _____

Estimated Useful Life (In Years) _____

Project Priority Classification: ☐ Mandatory ☐ Maintenance ☐ Improve Efficiency ☐ New Service
Project Priority Ranking: ☐ Urgent ☐ Necessary ☐ Desirable ☐ Deferrable

Project Rating: _____ Project Cost: _____

PROJECT DESCRIPTION	PROJECT LOCATION

PROPOSED FUNDING SOURCES

Funding Type	2011	2012	2013	2014	2015	Total
General Fund (Capital Improvement)						
Federal / State / Local Grants						
Bonds						
Levy						
Assessment						
Other: _____						
Total						

Cost Category	2011	2012	2013	2014	2015	Total
Professional Fees						
Legal Fees						
Land Acquisition						
Site Preparation						
Construction						
Landscaping						
Furniture & Equipment						
Other: _____						
Total						

CONTACT PERSON _____ DEPARTMENT _____

PHONE NUMBER _____

E-MAIL ADDRESS _____

MADISON COUNTY, VIRGINIA

2012 APPROVED CAPITAL IMPROVEMENT PLAN SUMMARY

	DESCRIPTION	ADDITIONAL INFORMATION	Budgeted Expenditures	Funding Source				
				General Fund	GO Bonds	Federal or State Grant	Other	Description for Other
	TOTAL ADOPTED COUNTY PROJECTS							

MADISON COUNTY, VIRGINIA

2013 APPROVED CAPITAL IMPROVEMENT PLAN SUMMARY

	DESCRIPTION	ADDITIONAL INFORMATION	Budgeted Expenditures	Funding Source				
				General Fund	GO Bonds	Federal or State Grant	Other	Description for Other
	TOTAL ADOPTED COUNTY PROJECTS							

MADISON COUNTY, VIRGINIA

2014 APPROVED CAPITAL IMPROVEMENT PLAN SUMMARY

	DESCRIPTION	ADDITIONAL INFORMATION	Budgeted Expenditures	Funding Source				
				General Fund	GO Bonds	Federal or State Grant	Other	Description for Other
	TOTAL ADOPTED COUNTY PROJECTS							

MADISON COUNTY, VIRGINIA

2015 APPROVED CAPITAL IMPROVEMENT PLAN SUMMARY

	DESCRIPTION	ADDITIONAL INFORMATION	Budgeted Expenditures	Funding Source				
				General Fund	GO Bonds	Federal or State Grant	Other	Description for Other
	TOTAL ADOPTED COUNTY PROJECTS							

MADISON COUNTY, VIRGINIA

2016 APPROVED CAPITAL IMPROVEMENT PLAN SUMMARY

	DESCRIPTION	ADDITIONAL INFORMATION	Budgeted Expenditures	Funding Source				
				General Fund	GO Bonds	Federal or State Grant	Other	Description for Other
	TOTAL ADOPTED COUNTY PROJECTS							

MADISON COUNTY, VIRGINIA
2012-2016 ADOPTED CAPITAL IMPROVEMENT PLAN SUMMARY
SUMMARY OF ADOPTED PROJECTS

No.	Project	TOTAL PROJECT COST	COMMITTED FUNDING	2011	2012	2013	2014	2015	2011-15 TOTAL
	PUBLIC SCHOOL FACILITIES								
1.									
2.									
3.									
4.									
5.									
	Sub-Total								

MADISON COUNTY, VIRGINIA
2012-2016 ADOPTED CAPITAL IMPROVEMENT PLAN SUMMARY
SUMMARY OF ADOPTED PROJECTS

No.	Project	TOTAL PROJECT COST	COMMITTED FUNDING	2011	2012	2013	2014	2015	2011-15 TOTAL
	PARKS & RECREATION								
1.									
2.									
3.									
4.									
5.									
	Sub-Total								

MADISON COUNTY, VIRGINIA
2012-2016 ADOPTED CAPITAL IMPROVEMENT PLAN SUMMARY
SUMMARY OF ADOPTED PROJECTS

No.	Project	TOTAL PROJECT COST	COMMITTED FUNDING	2011	2012	2013	2014	2015	2011-15 TOTAL
	TECHNOLOGY								
1.									
2.									
3.									
4.									
5.									
	Sub-Total								

MADISON COUNTY, VIRGINIA
2012-2016 ADOPTED CAPITAL IMPROVEMENT PLAN SUMMARY
SUMMARY OF ADOPTED PROJECTS

No.	Project	TOTAL PROJECT COST	COMMITTED FUNDING	2011	2012	2013	2014	2015	2011-15 TOTAL
	VEHICLE AND CAPITAL EQUIPMENT								
1.									
2.									
3.									
4.									
5.									
	Sub-Total								

MADISON COUNTY, VIRGINIA
2012-2016 ADOPTED CAPITAL IMPROVEMENT PLAN SUMMARY
SUMMARY OF ADOPTED PROJECTS

No.	Project	TOTAL PROJECT COST	COMMITTED FUNDING	2012	2013	2014	2015	2016	2012-16 TOTAL
	COUNTY BUILDINGS AND FACILITIES								
1.									
2.									
3.									
4.									
5.									
	Sub-Total								

MADISON COUNTY, VIRGINIA

SUMMARY OF PROJECTS REQUESTED BUT NOT FUNDED

No.	DESCRIPTION	ADDITIONAL INFORMATION	Date Requested	Department Priority	Committee Priority	Total Priority Ranking	Cost	Reason Not Approved
	TOTAL COST OF PROJECTS REQUESTED BUT NOT FUNDED							