



Lifecycle Facilities Management
Review of Eight Elementary Schools

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What is a FMG Facility Analysis?

- Determines the “status” of the facility at a given time.
- Measures the value of an aging asset relative to the cost of replacing that asset.
 - A component-by-component assessment of the District’s buildings, grounds, and equipment.
- Assists in long range budget planning and projections for District.
 - Prioritize District needs and resources.
 - Help Staff communicate facility needs to Administration and Board



Team Analysis and Evaluation:

- Inspect, evaluate, quantify, and document each component in each analysis area with both On Screen Take-off on as-built plans and visual inspections.
- Ascertain each component age, condition and expected service life.
- Determine component maintenance/replacement cycles.
- Complete the 20 year component maintenance/replacement matrix.



FLOORING 13			BASE 6			WALL FINISH 10			CEILING SYSTEM 8		
Item	Cost	Lifecycle	Item	Cost	Lifecycle	Item	Cost	Lifecycle	Item	Cost	Lifecycle
NONE	\$0.00	1	NONE	\$0.00	1	NONE	\$0.00	1	NONE	\$0.00	1
VCT	\$2.00	20	RUBBER	\$1.50	20	PAINT	\$0.65	10	SUSPENDED ACT	\$1.50	20
CARPET	\$1.89	10	CERAMIC TILE	\$5.50	20	FRP	\$8.00	20	GLUE ON ACT	\$1.50	20
SEALED CONCRETE	\$1.50	30	QUARRY TILE	\$1.50	20	HOMOSOTE	\$5.00	20	GYP PAINT	\$0.65	10
CERAMIC TILE	\$8.00	20				CERAMIC TILE	\$11.00	20	EXPOSED PAINT	\$0.65	10
QUARRY TILE	\$13.50	20				ACOUSTIC PANEL	\$5,000.00	20	SUSPENDE VINYL	\$2.25	20
GYM WOOD	\$5.50	10				WALLPAPER	\$5.75	10			
RUBBER ATHLETIC	\$14.00	20				EXPOSED MASONRY	\$0.90	10			
TERRAZZO	\$15.00	40									
EPOXY	\$15.00	30									
MARBLE	\$75.00	50									

Up to date unit costs....

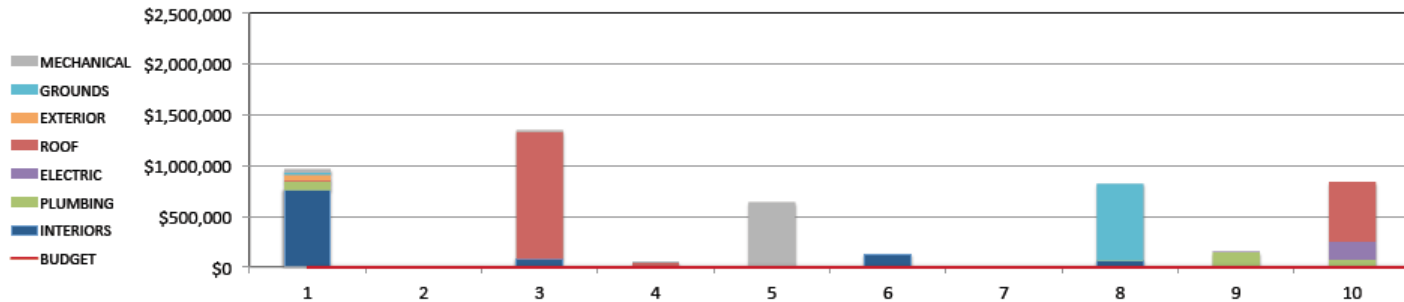
FACILITY CONDITION – Lifecycle Replacements only Individual Site



Pima Elementary

	SUMMARY	INTERIORS	PLUMBING	ELECTRIC	ROOF	EXTERIOR	GROUND	MECHANICAL	PREVENTATIVE MAINTENANCE		
SUMMARY	YEAR	1	2	3	4	5	6	7	8	9	10
	INTERIORS	\$754,874.00	\$0.00	\$82,558.50	\$0.00	\$336.86	\$121,610.75	\$0.00	\$60,325.31	\$5,445.84	\$10,876.59
	PLUMBING	\$87,200.00	\$0.00	\$0.00	\$1,830.32	\$0.00	\$0.00	\$0.00	\$4,919.50	\$139,851.42	\$61,063.39
	ELECTRIC	\$913.20	\$0.00	\$968.81	\$0.00	\$1,027.81	\$0.00	\$1,090.41	\$0.00	\$1,156.81	\$178,492.97
	ROOF	\$7,451.60	\$0.00	\$1,249,399.65	\$44,648.83	\$0.00	\$0.00	\$5,970.26	\$0.00	\$0.00	\$588,486.63
	EXTERIOR	\$55,144.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	GROUND	\$24,121.53	\$113.09	\$0.00	\$2,622.54	\$0.00	\$0.00	\$0.00	\$755,142.55	\$0.00	\$0.00
	MECHANICAL	\$36,050.00	\$0.00	\$14,205.45	\$0.00	\$634,794.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL	\$965,755.03	\$113.09	\$1,347,132.41	\$49,101.69	\$636,158.82	\$121,610.75	\$7,060.67	\$820,387.36	\$146,454.08	\$838,919.58
	5 YEAR TOTAL			\$2,998,261.04					\$1,934,432.43		

BUDGET: \$0



FACILITY CONDITION - Lifecycle Replacements only District Overview



Site	Square Footage	Yrs 1-5	Yrs 6-10	Total Site	Cost per SQFT
Hohokam	77,030	\$ 3,294,489	\$ 2,200,664	\$ 5,495,152	\$ 71.34
Hopi	61,832	\$ 2,085,958	\$ 727,221	\$ 2,813,178	\$ 45.50
Kiva	63,091	\$ 2,236,076	\$ 1,421,432	\$ 3,657,508	\$ 57.97
Navajo	78,106	\$ 2,470,602	\$ 2,195,848	\$ 4,666,450	\$ 59.75
68th Street Complex	65,556	\$ 1,717,434.00	\$ 1,381,037.00	\$ 3,098,471.00	\$ 47.26
Cherokee	77,379	\$ 2,105,263.000	\$ 3,197,015.00	\$ 5,302,278.00	\$ 68.52
Pima	70,107	\$ 2,998,261.000	\$ 1,934,432.00	\$ 4,932,693.00	\$ 70.36
Pueblo	73,095	\$ 2,601,918.000	\$ 1,085,740.00	\$ 3,687,658.00	\$ 50.45
Total	566,196	\$19,510,000	\$14,143,389	\$33,653,389	\$ 59.44

Key Findings:



Pima 70107 square feet Original Construction 1959-1971

- The school has almost all of its original finishes, except for some carpet and ceramic wall tile. The exception would be the music building addition, the library renovation, and the Administration addition.
- A large majority of the interior cabinetry, air conditioning (HVAC) equipment, and toilet fixtures are original.
- None of the door hardware meets current ADA Accessibility guidelines and we found several doors that were almost impossible to lock.

Pueblo 76261 square feet Original Construction 1971

- The school has almost all of its original finishes, except for some carpet tile (in about 8 classrooms) and ceramic wall tile.
- A large majority of the interior cabinetry, air conditioning (HVAC) equipment, toilet fixtures, and drinking fountains are original.
- The window glazing in Building A is “Plexiglas”.
- None of the door hardware meets current ADA Accessibility guidelines.
- Evidence throughout campus of roof leaks.



Key Findings:

Hopi

61832 square feet

Original Construction 1961 - 2001

- The school has almost all of its original finishes, except for some carpet and ceramic wall tile. The exception would be the gym and the administration building renovated areas.
- A large majority of the interior cabinetry, floor tile (VCT), and ceiling tile is original.
- None of the door hardware meets current ADA Accessibility guidelines.
- The last upgrades to the HVAC system were in 2002 with the exception of two newer condenser units, which were replaced in 2013.

Kiva

63091 square feet

Original Construction 1957 - 1971

- The school has almost all of its original finishes, except for some carpet and ceramic wall tile. The exception to this would be the newer band/music facility and the library renovation.
- A large majority of the interior cabinetry and toilet fixtures are original.
- The last major replacement of the classroom Carrier HVAC units was in the early 2000's.
- None of the door hardware meets current ADA Accessibility guidelines but a majority of the door hardware was upgraded in the early 2000's.
- Although upgraded during the SFB Deficiency process, the power and Internet connections do not appear adequate.



Key Findings:

Navajo

78016 square feet

Original Construction 1960-1971

- The school has almost all of its original finishes, except for some carpet and ceramic wall tile. The exception would be the newer gym building and the library renovation.
- A large majority of the interior cabinetry, air conditioning (HVAC) equipment, toilet fixtures, and drinking fountains are original.
- The window glazing is predominately “Plexiglas”.
- None of the door hardware meets current ADA Accessibility guidelines.

68th Street Campus

65556 square feet

Original Construction 1958-1971

- The school has almost all of its original finishes, except for some carpet and ceramic wall tile.
- A large majority of the interior cabinetry, air conditioning (HVAC) equipment, and toilet fixtures are original.
- The two-story building shows sign of water damage and the access to the second floor does not comply with modern building or accessibility codes.
- None of the door hardware meets current ADA Accessibility guidelines.



Key Findings:

Cherokee

80261 square feet

Original Construction 1966-1974

- The school has almost all of its original finishes, except for some carpet and ceramic wall tile.
- The “new” additions are beginning to show their age.
- A large majority of the interior cabinetry, air conditioning (HVAC) equipment, toilet fixtures, and drinking fountains are original.
- The campus shows signs of roof leaks and damage to interior finishes and the exterior concrete walls have unsightly non-structural cracks.
- None of the door hardware meets current ADA Accessibility guidelines.

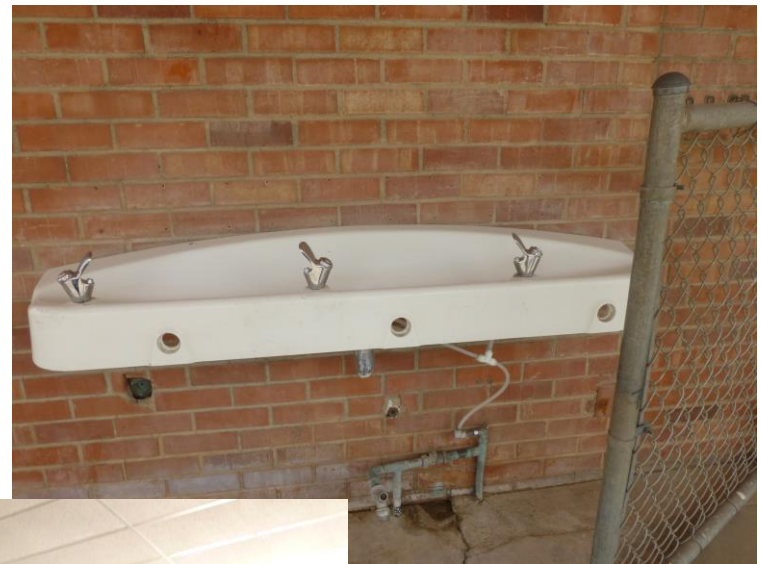
Hohokam

77030 square feet

Original Construction 1960, 1964, 1970

- The school has almost all of its original finishes, except for some carpet and ceramic wall tile.
- A large majority of the interior cabinetry, air conditioning (HVAC) equipment, toilet fixtures, and drinking fountains are original.
- The window glazing is predominately “Plexiglas”.
- None of the door hardware meets current ADA Accessibility guidelines.

Site Photos:



fmg 

FACILITY
MANAGEMENT
GROUP