

Effingham County Public Works

Facilities Condition Assessment

Cover Page

Prepared for:
Effingham County
Department of Facilities

Prepared by;
Pond & Company



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**Effingham County Public Works
Facilities Condition Assessment
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Executive Summary

Project Scope

The scope is to provide condition assessments and provide a report for Effingham County

- The data will be used as a resource for developing CIP funding requests.
- The assessments will provide:
 - o A general condition assessment
 - o Inventory of major components of each facility.
 - o Standard Facility Priority Classifications.
 - o FCI and FCNI for each facility. Reference Exhibit D for definitions of terms.
 - o Priority List for each facility that will be tied to FCI and FCNI projected cost.
- Assessments shall be based on visual observations and related collected data.
- The assessments will include review of the site and building features and will be tailored to each facility.
- Areas to be specifically outlined in the report are to include (but not limited to based off individual facilities) are:
 - o Building Envelope (materials, window systems, other exterior openings)
 - o Parking Lots (Pavement, Curbs/Gutter and Striping)
 - o Roofs (visual observations only)
 - o Mechanical Building Systems
 - o Electrical – Distribution, Lighting Systems
 - o Security Systems
 - o Plumbing Systems
 - o Interior Finishes – Floor, Interior Paint, Ceilings

Condition Age

Using RS Means and FCI / FCNI / Condition Assessment, a life cycle recommendation is established as part of the information gathering and reporting. In general to be established as part of normal life expectancy and current condition of facility items.

Items that are part of routine maintenance of facility are noted if in disrepair but are not part of the life cycle analysis. This list of items not included in cost analysis part of assessment includes all Equipment, Furniture, Work Stations, Equipment (IT), Systems related to emergency management system, and moveable items related to function of the building.

Summary of Findings

In general items can be grouped into deferred maintenance, end of use/life due to standard wear and tear, or items damaged prior to end of life expectancy.

Finishes are noted where its is noted that they need to be repaired.

- Floor finishes are all high traffic and show signs of wear and tear. Carpet and tile have a shorter life cycle in this type of high traffic environment.
- Exterior materials are to be regularly serviced, cleaned and maintained to help aid in life expectancy.
- Age of buildings does factor into condition and some of the older buildings will require more maintenance over time.

EXHIBIT A - EFFINGHAM FACILITY LIST

Facility Statistics - Administration, Support & Stations

[Last Revised 2020.12.15](#)

Facility	Current Address	City	Pond Visit Dates	Opening Dates	Relocated Dates	Effingham Building #	Sq Ft Notes provided by Effingham County
Building #01	119 Annex Office 768 GA Highway 19	Springfield GA					
Building #02	119 Annex Gym 808 GA Highway 19	Springfield GA					
Building #03	119 Annex Gym Office 808 GA Highway 19	Springfield GA					
Building #04	DFCS 204 Franklin Street	Springfield GA					
Building #05	Historic Courthouse Roof 700 N Pine Street	Springfield GA					Roof Only.
Building #06	Development Services 904 N Pine Street	Springfield GA					
Building #07	Early Street House 204 Early St	Springfield GA					
Building #08	Old Jail Museum	Springfield GA					
Building #09	Central School 434 Wallace Dr	Springfield GA					
Building #10	MACC 181 Recycle Way	Springfield GA					
Building #11	Fire Training	Springfield GA					
Building #12	Elections 384 Highway 119 S	Springfield GA					
Building #13	Animal Shelter 307 Highway 19						
Building #14	Probation Office 902 N Pine St	Springfield GA					
Building #15	Senior Center 128 Stillwell Road	Springfield GA					
Building #16	Clyo Community Center	Springfield GA					

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EXHIBIT B - FCI / FCNI / FCA STANDARDS	
FACILITY CONDITION INDEX (FCI) AND FACILITY CONDITION NEEDS INDEX (FCNI)	
FCI & FCNI - Good (<0.05)	FCI = (Projected Major Repairs + Maintenance + Other Expenses) / Current Replacement Value of the Facility
FCI & FCNI - Fair (0.06 to 0.10)	FCNI = Projected Major Repairs / Current Replacement Value of the Facility
FCI & FCNI - Poor (>0.10)	
PRIORITY CLASSIFICATIONS	
Priority 1 - POOR	System is well past useful life and has critical defects affecting function and ability to meet standards. Issues are beyond repair and warrant detailed review. <i>(Anticipated Lifespan of less than 1 year)</i>
Priority 2 - MARGINAL	System has exceeded its useful life, defects are critical and/or widespread, no longer meets needs or current standards, and requires partial replacement at a minimum. Currently do not appear to be any safety issues. <i>(Anticipated Lifespan of 1-3 years)</i>
Priority 3 - ADEQUATE	Repairs are needed, some deterioration exists, and maintenance needs are significant. The system meets requirements and is still within its useful life. <i>(Anticipated Lifespan of 3-5 years)</i>
Priority 4 - GOOD	Minor wear and tear; system may be slightly outdated but still meets needs of facility with routine maintenance and is expected to meet useful life. <i>(Condition concurrent with age of material/item and no immediate action required)</i>
Priority 5 - EXCELLENT	New system, no visible defects or damage. Meets facility needs and expected to reach or exceed useful life. <i>(Condition new or nearly new, no immediate action required)</i>

EXHIBIT C - EFFINGHAM COUNTY PRIORITY LIST

Facility	Current Address	Building Priority	FCI	FCNI	Projected Major Repairs
Building #01	119 Annex Office 768 GA Highway 19	3.16	0.31	0.30	\$ 1,001,128.32
Building #02	119 Annex Gym 808 GA Highway 19	3.45	0.23	0.22	\$ 539,827.00
Building #03	119 Annex Gym Office 808 GA Highway 19	3.45	0.19	0.18	\$ 197,418.00
Building #04	DFCS 204 Franklin Street	3.35	0.33	0.32	\$ 643,050.62
Building #05	Historic Courthouse Roof 700 N Pine Street	3.38	0.52	0.51	\$ 19,525.00
Building #06	Development Services 904 N Pine Street	3.50	0.28	0.27	\$ 96,046.24
Building #07	Early Street House 204 Early St	3.56	0.25	0.24	\$ 81,286.88
Building #08	Old Jail Museum	3.38	0.20	0.19	\$ 153,750.24
Building #09	Central School 434 Wallace Dr	2.02	0.39	0.38	\$ 4,248,133.60
Building #10	MACC 181 Recycle Way	4.09	0.03	0.02	\$ 51,521.95
Building #11	Fire Training	3.57	0.22	0.21	\$ 122,418.00
Building #12	Elections 384 Highway 119 S	3.73	0.16	0.15	\$ 169,926.04
Building #13	Animal Shelter 307 Highway 19	3.32	0.31	0.30	\$ 325,408.66
Building #14	Probation Office 902 N Pine St	2.91	0.60	0.59	\$ 200,447.16
Building #15	Senior Center 128 Stillwell Road	3.71	0.15	0.14	\$ 183,695.34
Building #16	Clyo Community Center	2.90	0.39	0.38	\$ 380,173.64

NOTES: 1. Reference is RS Means - 2021 3rd Quarter costs - Online Edition
 2. Maintenance Percentage Value is based on Industry Standards
 3. Square Foot and Linear Foot for cost data estimations are based off information provided and surveyed.

EXHIBIT D - GLOSSARY OF TERMS

FCI	Facility Condition Index - Metric for determining the condition of facilities by taking into account projected major repairs and replacements, maintenance, expenses and the current replacement value.
FCNI	Facility Condition Needs Index - Metric for determining the condition of facilities by taking into account projected major repairs and the current replacement value only.
RS MEANS Costs	A cost estimation tool used as an industry standard to estimate costs of repairs, replacement and construction that includes accommodations for materials, labor and contractor markups.
Priority Ranking	A facility condition assessment measurement based off language referenced in standard Facility Condition Assessments.

EXHIBIT E - EFFINGHAM PROJECTED COST (YEAR - BY - YEAR)

Facility	Current Address	Projected Major Repairs FCI/FCNI	YEAR 1 (2022)	YEAR 2 (2023)	YEAR 3 (2024)	YEAR 4 (2025)	YEAR 5 (2026)	Projected Major Repairs Over 5 Years	Replacement Costs	Major Renovation	Notes
Building #01	119 Annex Office 768 GA Highway 19	\$ 1,001,128.32	\$ 20,776.00	\$ 74,752.20	\$ 410,679.72	\$ 200,008.00	\$ 439,373.00	\$ 1,145,588.92	\$ 3,344,862.40	\$ 1,619,548.00	
Building #02	119 Annex Gym 808 GA Highway 19	\$ 539,827.00	\$ 6,360.00	\$ 177,617.68	\$ 415,380.00	\$ -	\$ -	\$ 599,357.68	\$ 2,449,471.20	\$ 1,249,176.00	
Building #03	119 Annex Gym Office 808 GA Highway 19	\$ 197,418.00	\$ 4,770.00	\$ 13,857.17	\$ 170,093.28	\$ 3,134.90	\$ 30,219.80	\$ 222,075.15	\$ 1,091,543.20	\$ 496,156.00	
Building #04	DFCS 204 Franklin Street	\$ 643,050.62	\$ -	\$ 15,752.68	\$ 646,910.45	\$ -	\$ 60,180.00	\$ 722,843.13	\$ 2,012,058.40	\$ 496,156.00	
Building #05	Historic Courthouse Roof 700 N Pine Street	\$ 19,525.00	\$ -	\$ -	\$ -	\$ 22,453.75	\$ -	\$ 22,453.75	\$ 38,500.00		Note 7
Building #06	Development Services 904 N Pine Street	\$ 96,046.24	\$ -	\$ 8,213.15	\$ 12,100.48	\$ 64,706.18	\$ 25,300.38	\$ 110,320.19	\$ 350,722.90	\$ 180,614.00	
Building #07	Early Street House 204 Early St	\$ 81,286.88	\$ 14,901.48	\$ 14,118.81	\$ 28,238.03	\$ 20,894.71	\$ 12,854.92	\$ 91,007.95	\$ 341,207.90	\$ 175,714.00	
Building #08	Old Jail Museum	\$ 153,750.24	\$ 11,590.04	\$ -	\$ 74,856.03	\$ 74,849.48	\$ 12,854.92	\$ 174,150.46	\$ 810,480.00	\$ 405,240.00	
Building #09	Central School 434 Wallace Dr	\$ 4,248,133.60	\$ 3,655,527.02	\$ 198,437.99	\$ -	\$ 710,090.50	\$ -	\$ 4,564,055.51	\$ 11,224,479.20	\$ 5,813,948.00	
Building #10	MACC 181 Recycle Way	\$ 51,521.95	\$ -	\$ 26,472.78	\$ -	\$ 31,320.25	\$ -	\$ 57,793.03	\$ 2,099,240.00	\$ 935,116.00	
Building #11	Fire Training	\$ 122,418.00	\$ -	\$ -	\$ -	\$ 140,780.70	\$ -	\$ 140,780.70	\$ 594,000.00	\$ 315,000.00	
Building #12	Elections 384 Highway 119 S	\$ 169,926.04	\$ -	\$ -	\$ -	\$ 183,339.95	\$ 12,390.00	\$ 195,729.95	\$ 1,118,172.00	\$ 531,900.00	
Building #13	Animal Shelter 307 Highway 19	\$ 325,408.66	\$ 3,180.00	\$ 110,253.50	\$ -	\$ 189,826.66	\$ 66,306.56	\$ 369,566.72	\$ 1,082,413.20	\$ 429,075.00	
Building #14	Probation Office 902 N Pine St	\$ 200,447.16	\$ 13,874.93	\$ 68,654.74	\$ -	\$ 143,027.34	\$ -	\$ 225,557.01	\$ 339,222.40	\$ 164,248.00	
Building #15	Senior Center 128 Stillwell Road	\$ 183,695.34	\$ -	\$ 33,428.16	\$ -	\$ 110,861.58	\$ 66,818.60	\$ 211,108.34	\$ 489,975.00	\$ 1,326,327.20	
Building #16	Clyo Community Center	\$ 380,173.64	\$ -	\$ 152,464.10	\$ 50,016.96	\$ 224,986.37	\$ -	\$ 427,467.43	\$ 991,478.40	\$ 489,975.00	
YEAR TOTALS		\$ 8,413,756.69	\$ 3,730,979.48	\$ 894,022.96	\$ 1,808,274.96	\$ 2,120,280.35	\$ 726,298.18	\$ 9,279,855.92	\$ 28,377,826.20	\$ 14,628,193.20	
<p>NOTES: 1. Reference is RS Means - 2021 Edition 2. Maintenance Percentage Value is based on Industry Standards - No value provided by Effingham 3. Year 1 = All Priority 1 items // Year 2 and 3 = All Priority 2 items // Years 4 and 5 = All Priority 3 items 4. Maintenance Percentage Value is based on Industry Standards - No value provided by Effingham 5. Replacement costs on full building square footage replacement. At current costs only, no escalation incorporated. 6. Major renovation assumes full interior demolition and re-model. At current costs only, no escalation incorporated. 7. Roof scope only, no major renovation for this line as that is only scope for this building. 8. Square Foot and Linear Foot for cost data estimations are based off information provided and surveyed.</p>											

EXHIBIT F - COST REFERENCE PAGE


Reference	Price Per Square Foot (PSF) - Full Building	Price Per Square Foot (PSF) - Interior Remodel	Cost Escalation	
Gymnasium	\$ 164.00	\$ 92.00	Overall Escalation per year	3.00%
Office - One Story (Square Foot)	\$ 184.00	\$ 98.00		
Pre Engineered Metal Building	\$ 124.00	\$ 75.00	YEAR 1 (2022)	6.00%
CMU Framed Building	\$ 172.00	\$ 75.00	YEAR 2 (2023)	9.00%
Auxiliary Structure	\$ 120.00	\$ 70.00	YEAR 3 (2024)	12.00%
			YEAR 4 (2025)	15.00%
			YEAR 5 (2026)	18.00%
			<i>*Escalation continuous and based off today's costs</i>	
			Cost Contingency	10.00%
			Standard Maintech Costs (% of CRV)	1.00%
			GENERAL NOTES:	
			1. All numbers in BLUE are ones that can be updated	
			2. All numbers in BLACK are ones that are formulas.	
			3. Overall Escalation multiplies out a % per year each year.	
			REFERENCE	
			RS Means Online	
			Dated: 3rd Quarter 2021	
REPAIR ITEMS	Price Per Square Foot (PSF)	Price Per Square Yard (PSY)	Price Linear Foot (PLF)	Whole System Cost
Civil				
Civil - Asphalt	\$ 15.00			
Civil - Concrete	\$ 15.00	\$ 61.64		
Civil - Site Sidewalk	\$ 7.50			
Civil - Site Curb			\$ 20.00	
Stormwater (MSF)	\$ 74.88			
Fencing			\$ 50.00	
Landscaping	\$ 55.00			
Structural				
Structural - Interior Concrete Slab	\$ 18.97			
Structural Repair	\$ 54.47			
Exterior				
Door / Window Sealing	\$ 2.26			
Metal Doors - Per Door				\$ 657.22
Storefront Windows - Per Window				\$ 1,619.13
Roof - All portions of the system	\$ 7.81			
Interior				
Interior - Wood Walls / Panel	\$ 7.58			
Interior - CMU/Brick	\$ 20.31			
Interior - Millwork			\$ 255.00	
Floor Finish - Carpet	\$ 3.00			
Floor Finish - Concrete Sealing	\$ 2.42			
Floor Finish - VCT	\$ 3.50			
Floor Finish - Tile	\$ 15.27			
Floor Finish - Epoxy	\$ 9.90			
ACT Ceiling	\$ 5.50			
Gypsum Ceiling	\$ 5.50			
Systems				
HVAC - Split System	\$ 24.50			\$ 7,238.37
HVAC - Package Unit	\$ 24.50			\$ 2,652.30
Lighting Exterior	\$ 24.50			
Lighting Interior	\$ 5.79			
Fire Alarm System - Whole System				\$ 7,372.53
Electrical Distribution (Outlets/System)	\$ 4.50			
Generator				\$ 43,256.00
Ductwork	\$ 8.27			
Plumbing Fixtures	\$ 11.38			
Hot Water Heater				\$ 3,923.00
Structural Fee			\$ 7,535.00	\$ 15,000.00

Unique ID	Pond #	Effingham Bldg #	FACILITY	Study Notes	Address	Location
100	5a	901	Historic Courthouse	Programming / Space Only FCA Roof	901 N Pine	Springfield
103	4	204D	DFCS		204 Franklin St	Springfield
104	14	902	Probation Office (former)		902 N. Pine St.	Springfield
105	6	904	Development Services / P&Z / Building Inspector's office		904 N. Pine St.	Springfield
106	7	204E	Early St. House	Full Reno	204 Early St.	Springfield
107	5b	700	Judicial Complex	Programming / Space Only	700 N Pine St.	Springfield
110	R1	802	2021 Admin. Bldg. North (under Const.)	<i>Not part of study, however will need in master plan for facilities</i>	802 S. Laurel St.	Springfield
111	R2	804	2021 Admin. Bldg. South (under Const.)	<i>N building and S building. N is not taken over yet.</i>	804 S. Laurel St.	Springfield
120	13	307	Animal Shelter		307 Hwy 119	Springfield
126	12	284	Elections / UGA EXT.		284 Hwy 119 S	Springfield
127	1	768	119 Annex Office		768 GA Hwy 19	Springfield
400	2 and 3	808	119 Annex / Recreation	Two Buildings - Gym and Offices	808 GA Hwy 19	
140	9	434	Central School		434 Wallace Dr.	Springfield
501	15	128	Senior Center		128 Stillwell Road	
505	16	545	Clyo Community Center		454 Fair Street	Clyo
500	8	1002	Old Jail Museum			
218	10	181	MACC		181 Recycle Way	
217	11	241	Fire Training			

INCLUDED FACILITIES - FCA + Programming - Need Drawings

INCLUDED FACILITIES - Programming Only - Need Drawings

FOR INFORMATION ONLY - Used as Programming Portion Reference

FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County 119 Annex Office	1 / 768	768 GA Highway 19, Effingham GA	n/a	n/a
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
16516	3.16	0.31	0.30	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Former school building that has been subdivided to multiple suites for use with the county. Renovations of building have happened multiple times with different levels of finish updates.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	In general finish condition of building is in need of updating and repair. The structure of the building does not have any observed major deficiencies. The roofing, flashing, caulking and all finishes are at replacement level.	Recommend full interior renovation of building for all new finishes, fixtures and walls. Due to age of building recommend testing for lead based paint and asbestos prior to any major renovation.	
SITE	3.63	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building. All trees near the soffit and roof to be trimmed.	
Utilities.	4	Standard Utility services	Continued maintenance recommended.	
Hydrants	n/a		Continued maintenance recommended.	
BUILDING	2.50	<i>Section Score</i>		
Frame	4	CMU load bearing exterior wall. Built up pilaster columns holding a wood roof structure.	No major deficiencies noted.	
Veneer	3.5	CMU load bearing exterior wall is also the veneer.	Recommend touch up all exterior masonry joints, clean and patch all areas in need of repair.	
Roof	2	Roof is a gravel ballasted roof asphalt roof over the main area. Some areas of entry roofs are shingles on a medium/low slope assembly.	All roofing is at or near replacement. Major areas of deficiencies were noted where roof finish was damaged and in need of repair. Recommend replacement of all roofing.	Photo

Category	Priority	Commentary	Action	Picture
Roof Flashing	1	Roof flashing over wood soffit and trim. All flashings are damaged or missing.	All flashing areas to be corrected. Roof soffits are wood and have major damage. All damaged areas to be replaced and new finish material installed.	Photo
Windows	2	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	Photo
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	Photo
Floor (Structure)	4	Concrete slab on grade.	No major deficiencies noted.	
Floor Finish (Conc)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	1	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Other)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	Photo
Interior Partitions	3	Interior walls were load bearing CMU or wood framed partitions. Wood partitions had a mix of gypsum board and wood paneling.	Recommend remove all wood panel walls and replace with abuse resistant gypsum board at all high traffic areas. Interior CMU walls recommend to	
Doors (Interior)	4	Interior doors were wood panel doors.	Recommend all new doors when any renovation is completed. All doors that are damaged should be replaced with new solid core wood doors for durability.	
Ceiling	2	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	Photo
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	Photo
MECHANICAL	3.00	<i>Section Score</i>		

Category	Priority	Commentary	Action	Picture
Packaged Thru Wall Unit	4	Majority of units are in place and functioning. Some units score 1 and 2. Majority are 3.	Recommend upgrading systems at time of renovation. Repair or replace non-properly functioning units.	Photo
Split System	4	Systems serving corridors/common areas and office areas.	Recommend regular maintenance. Condensate drains terminate close to building resulting in water puddling near rear side door. Recommend modifying to alleviate puddling.	
Ductless split system	5	New system, recently installed.	No recommendations.	
Rooftop Unit	2	Unit was off via disconnect. Operation could not be verified.	Verify if equipment is operational. If not, recommend system replacement.	
Electric Wall Heater	2	Units appear to be abandoned in place.	If desired, recommend removal of units during renovation.	
Exhaust Fan	1	Several exhaust fans are not operational. Others are in need of repair.	This is a code issue. Recommend replacement of the non-functioning exhaust fans.	
ELECTRICAL	3.00	<i>Section Score</i>		
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Electrical Distribution	3	Multiple 200 A panels; Recessed and surface mounted receptacles.	Recommend replacement at time of renovation	
Electrical Service	3	Overhead to building; 208V/3PH		
PLUMBING	3.86	<i>Section Score</i>		
Drinking Fountain	4	Drinking fountains are in place.	Recommend new fixtures at time of renovation.	
Water Heaters	4	Point of use water heaters serving restroom sinks.	Recommend new units at time of renovation.	
Gas Rough in	n/a			
Mop Sink	4		Recommend new sinks at time of renovation.	
Kitchen Sinks	4	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	3	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation. Pipe insulation for exposed piping under wall mounted sinks missing. Recommend install.	

Category	Priority	Commentary	Action	Picture
Toilets	4	Standard fixtures.	Recommend new sinks at time of renovation. Toilets in Girls restroom were slow flushing.	
Urinal	4	Standard fixtures.	Recommend new urinals at time of renovation.	
Shower	n/a			
FIRE PROTECTION		Section Score		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE		Section Score		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

PRIORITIES

- | | | |
|---|---|---|
| 1 | Currently Critical (Immediate - Year 1) | Immediate action is required to avoid or correct serious issue(s). |
| 2 | Potentially Critical (Year 2) | Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year. |
| 3 | Necessary / Not yet Critical (Years 3-5) | Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs. |
| 4 | Recommended (Years 6-10) | Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10. |
| 5 | Inventory of Systems Working As Desired (Years 11-50) | No repair or replacement action is necessary. |
| 6 | Does Not Meet Current Codes but is "Grandfathered" | |

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County 119 Annex Office	1 / 768	768 GA Highway 19, Effingham GA		
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building. All trees near the soffit and roof to be trimmed.	
Veneer	3.5	CMU load bearing exterior wall is also the veneer.	Recommend touch up all exterior masonry joints, clean and patch all areas in need of repair.	
Roof	2	Roof is a gravel ballasted roof asphalt roof over the main area. Some areas of entry roofs are shingles on a medium/low slope assembly.	All roofing is at or near replacement. Major areas of deficiencies were noted where roof finish was damaged and in need of repair. Recommend replacement of all roofing.	
Roof Flashing	1	Roof flashing over wood soffit and trim. All flashings are damaged or missing.	All flashing areas to be corrected. Roof soffits are wood and have major damage. All damaged areas to be replaced and new finish material installed.	
Windows	2	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	
Floor Finish (Conc)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	1	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Other)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	

Interior Partitions	3	Interior walls were load bearing CMU or wood framed partitions. Wood partitions had a mix of gypsum board and wood paneling.	Recommend remove all wood panel walls and replace with abuse resistant gypsum board at all high traffic areas. Interior CMU walls recommend to	
Ceiling	2	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	
Packaged Thru Wall Unit	3	Majority of units are in place and functioning. Some units score 1 and 2. Majority are 3.	Recommend upgrading systems at time of renovation. Repair or replace non-properly functioning units.	
Split System	3	Systems serving corridors/common areas and office areas.	Recommend regular maintenance. Condensate drains terminate close to building resulting in water puddling near rear side door. Recommend modifying to alleviate puddling.	
Rooftop Unit	2	Unit was off via disconnect. Operation could not be verified.	Verify if equipment is operational. If not, recommend system replacement.	
Electric Wall Heater	2	Units appear to be abandoned in place.	If desired, recommend removal of units during renovation.	
Exhaust Fan	1	Several exhaust fans are not operational. Others are in need of repair.	This is a code issue. Recommend replacement of the non-functioning exhaust fans.	
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Electrical Distribution	3	Multiple 200 A panels; Recessed and surface mounted receptacles.	Recommend replacement at time of renovation	
Electrical Service	3	Overhead to building; 208V/3PH		
Bathroom Sinks	3	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation. Pipe insulation for exposed piping under wall mounted sinks missing. Recommend install.	
END OF REPORT				

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County 119 Annex Office	1 / 768	768 GA Highway 19, Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Mechanical Unit 1		Unavailable	Nordyne Single Package Heat Pump - Thru Wall; R-22	
Mechanical Unit 2		125L930802189-02; Bard WH361-A10	Bard Single Package Heat Pump - Thru Wall; R-22; 208V/1PH	
Mechanical Unit 3		125L930802188-02; Bard WH361-A10	Bard Single Package Heat Pump - Thru Wall; R-22; 208V/1PH	
Mechanical Unit 4		Unavailable	Bard Single Package Heat Pump - Thru Wall; R-22	
Mechanical Unit 5		125L930802187-02; Bard WH361-A10	Bard Single Package Heat Pump - Thru Wall; R-22; 208V/1PH; Serial Number not fully accessible.	
Mechanical Unit 6		127H940849257-02; Bard WH421-800	Bard Single Package Heat Pump - Thru Wall; R-22; 208V/3PH; Serial Number not fully accessible.	
Mechanical Unit 7		Unavailable	Nordyne Single Package Heat Pump - Thru Wall; R-22	
Mechanical Unit 8		Unavailable	Nordyne Single Package Heat Pump - Thru Wall; R-22	
Mechanical Unit 9		Unavailable	Nordyne Single Package Heat Pump - Thru Wall; R-22	
Mechanical Unit 10		Unavailable	Nordyne Single Package Heat Pump - Thru Wall; R-22	
Ductless Split System - DSS		0319V21322; Carrier 40MAQB36B--331	Manufactured: 01/2019	
Ductless Split System - DCU		4818V10194; Carrier 38MAQB36R--3	Manufactured: 11/2018; 208V/1PH	
Split System 1 - HP		1297E22699; Carrier 38YCB060500	Manufactured: 03/1997; 208V/3PH; R-22	
Split System 1 - AHU		3808A81943; Carrier FC4DNF060	Manufactured: 09/2008; 3/4 HP; 208V/1PH; R-22	
Split System 2 - HP		18195Y8W4F; Trane 4TWA4048A3000AA	Manufactured: 05/2018; 208V/1PH; R-410A	

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Split System 2 - AHU		18225YEE3V; Trane TEM4A0C48S41SBA	Manufactured: 06/2018; 3/4 HP; 208V/1PH; R-410A	
Split System 3 - HP		0004408151; Goodman CPKE42-1B	Manufactured: 04/2000; 208V/1PH; R-22	
Split System 3 - AHU		0002506067; Goodman A42-10	Manufactured: 02/2000; 1/2 HP; 208V/1PH; R-22	
Rooftop Unit		618100357L; Trane WSC048A3R0A0000	R-22	
Exhaust Fan - Girls		Unavailable	Ceiling mounted; appears to be functioning	
Exhaust Fan - Boys		Unavailable	Ceiling mounted; does not appear to be functioning.	
Exhaust Fan - Women		Unavailable	Ceiling mounted	
Exhaust Fan - Men		Unavailable	Ceiling mounted; fan was rattling and noisy. Recommend service.	
Exhaust Fan - Room 10		Unavailable	Ceiling mounted fan; does not appear to be functioning.	
ELECTRICAL				
Electrical Distribution		Multiple 200 A panels; Recessed and surface mounted receptacles.		
Electrical Service		Overhead to building; 208V/3PH	Overhead to building; 208V/3PH	
Backup Generator		n/a		
PLUMBING				
Water Heaters		MJ96-0083960-100; A.O. SMITH ELC-2-100	120V/1PH; 1.5KW; 12.5A; 2.5 Gallon	
Water Heaters		MJ97-0064371-100; A.O. SMITH ELC-2-100	120V/1PH; 1.5KW; 12.5A; 2.5 Gallon	
Water Heaters		83708180022487738004996; Bosch ES 2.5-1M WIR	120V/1PH; 1.44KW; 12A; 2.7 Gallon	
FIRE PROTECTION				
Fire Alarm				
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year		3.00%	
Effingham County 119 Annex Office		1 / 768			Cost		Escalated Cost	
SECTION	P/SF or P/LF	SF / LF	TOTAL					
Building (Square Feet)	\$184.00	16,526	\$3,040,784.00	YEAR 1 (2022)	6.00%	\$ 19,600.00	\$ 20,776.00	
			\$0.00	YEAR 2 (2023)	9.00%	\$ 68,580.00	\$ 74,752.20	
Building Renovation (Square Feet)	\$98.00	16,526	\$1,619,548.00	YEAR 3 (2024)	12.00%	\$ 366,678.32	\$ 410,679.72	
			\$0.00	YEAR 4 (2025)	15.00%	\$ 173,920.00	\$ 200,008.00	
			\$0.00	YEAR 5 (2026)	18.00%	\$ 372,350.00	\$ 439,373.00	
Contingency	10%		\$304,078.40	TOTAL		\$ 1,001,128.32	\$ 1,145,588.92	
			\$3,344,862.40					
FCI			0.31	Notes				
Projected Major Repairs & Replacements	\$ 1,001,128.32	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 33,448.62	Standard Maintenance Costs (Percentage of CRV)		1%				
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 3,344,862.40							
FCNI			0.30					
Projected Major Repairs & Replacements	\$ 1,001,128.32							
CRV	\$3,344,862.40							
ROJECTED MAJOR REPAIRS per FACILIT	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Paving	3	5,000	\$ 15.00	\$ 75,000.00	5			
Sidewalks	3	400	\$ 7.50	\$ 3,000.00	5			
Landscaping	3	400	\$ 55.00	\$ 22,000.00	5			
Veneer	3.5	5,000	\$ 54.47	\$ 272,350.00	5			
Roof	2	16,500	\$ 7.81	\$ 128,865.00	3			
Windows	2	20	\$ 1,619.00	\$ 32,380.00	3			
Envelope / Sealants	2	500	\$ 2.26	\$ 1,130.00	3			
Doors (Exterior)	2	6	\$ 657.22	\$ 3,943.32	3			
Floor Finish (Conc)	3	1,000	\$ 2.42	\$ 2,420.00	4			
Floor Finish (Carpet)	1	6,000	\$ 3.00	\$ 18,000.00	1			
Floor Finish (Other)	2	8,000	\$ 3.50	\$ 28,000.00	2			
Interior Partitions	3	1,000	\$ 7.58	\$ 7,580.00	2			
Ceiling	2	6,000	\$ 5.50	\$ 33,000.00	2			
Millwork	2	400	\$ 255.00	\$ 102,000.00	3			
Packaged Thru Wall Unit	3	1,000	\$ 24.50	\$ 24,500.00	4			
Split System	3	6,000	\$ 24.50	\$ 147,000.00	4			
Exhaust Fan	1	8	\$ 200.00	\$ 1,600.00	1			
Lighting (Interior)	3	6,000	\$ 5.79	\$ 34,740.00	3			
Lighting (Exterior)	3	1,000	\$ 24.50	\$ 24,500.00	3			
Electrical Distribution	3	8,000	\$ 4.50	\$ 36,000.00	3			
Bathroom Sinks	3	8	\$ 390.00	\$ 3,120.00	3			
			TOTAL	\$ 1,001,128.32				

NOTES:

- Reference is RS Means - 2021 Edition
- Maintenance Percentage Value is based on Industry Standards -
- Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.



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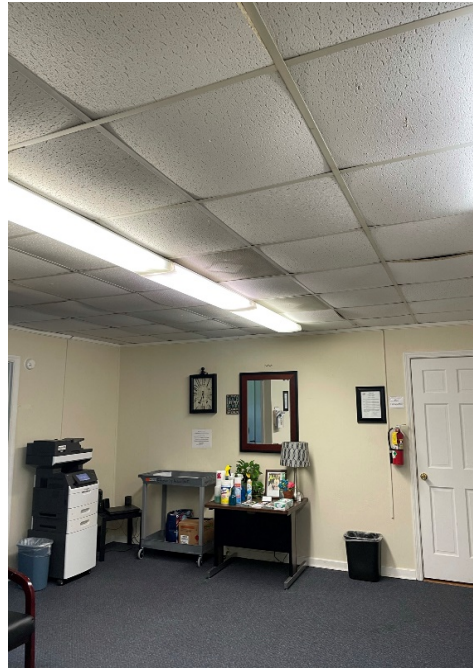
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FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County 119 Annex Recreation	2 / 808	808 GA Highway 19, Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
13,578	3.45	0.23	0.22	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			Gymnasium facility.	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3.5	<i>Section Score</i>		
Overall	3.5	Pre-Engineered Metal Building gymnasium. In general finish condition of building is in need of updating and repair. The structure of the building does not have any observed major deficiencies. The roofing, flashing, caulking and all finishes are at replacement level.	The gym is in functional shape but all finishes are in need up updating.	
SITE	3.63	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	Photo
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Utilities.	4	Standard services	Continued maintenance recommended.	
Hydrants	n/a			
BUILDING	2.87	<i>Section Score</i>		
Frame	4	Pre Engineered insulated metal building frame.		
Veneer	3	Exterior is pre-engineered metal panel	Noted damage in places. Recommend new insulated metal panel.	
Roof	3	Roof is metal building roof. No access to roof at time of visit.	Due to age of building recommend continued maintenance of roof and monitor for leaks. Any major leaks to be repaired and roof replaced.	Photo
Roof Flashing	4	Standard pre-engineered roofing accessories.		
Windows	n/a			
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	

Category	Priority	Commentary	Action	Picture
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds. All exterior doors that were padlocked recommend removing locks for egress purposes.	
Roll Up Doors	4	Concrete slab on grade.	No major deficiencies noted.	
Floor (Structure)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	1	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (VCT)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	Photo
Floor Finish (Other)	4	Gymnasium floor is sport flooring.	Recommend continued maintenance.	
Interior Partitions	3	Mix of wood framed walls and CMU partitions.	Recommend new finishes on all walls.	
Doors (Interior)	4	Mix of metal and wood doors.	Recommend replacement of all doors at time of renovations.	
Ceiling	2	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	Photo
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	
MECHANICAL	3.80	<i>Section Score</i>		
Mechanical Unit 1 - RTU-1	4	Unit was running but no condensate was being discharged from drain.	Recommend service inspection.	Photo
Mechanical Unit 2 - RTU-2	4	Flex duct connection at unit showing wear.	Recommend service inspection.	
Exhaust Fan	4	Exterior duct caps/flappers were missing or damaged.	Recommend replacement at time of renovation	
Ceiling Fans	4		Recommend replacement at time of renovation	
Air distribution	3	Several open ended and non-terminating duct connections located above stage area.	Recommend termination of open ended ducts to appropriate air distribution device. Recommend mezzanine area have exhaust provided.	

Category	Priority	Commentary	Action	Picture
ELECTRICAL	3.50	<i>Section Score</i>		
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Wall mounted fixtures (non-LED) at entry doors.	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	4	Multiple 200 A panels; Recessed and surface mounted receptacles.	Recommend replacement at time of renovation	
Electrical Service	4	Overhead to building; 240V/3PH; 400 A Service		
PLUMBING	3.88	<i>Section Score</i>		
Drinking Fountain	4	Drinking fountains are in place.	Recommend new fixtures at time of renovation.	
Water Heaters	3	Water heaters appear to be in good condition. Mezzanine water heater appeared to be non-functioning.	Recommend replacement of non functioning water heater.	
Gas Rough in	n/a			
Mop Sink	4		Recommend new sinks at time of renovation.	
Kitchen Sinks	4	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	4	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation.	Photo
Toilets	4		Recommend new sinks at time of renovation.	
Urinal	4		Recommend new sinks at time of renovation.	
Shower	n/a			
Hose Bibs	4			
FIRE PROTECTION		<i>Section Score</i>		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE	3	<i>Section Score</i>		
Elevator	n/a			
Stairs	3	Wooden stairs to storage mezzanine.	Recommend new metal stair system with emergency egress	
END OF REPORT				

Category	Priority	Commentary	Action	Picture
PRIORITIES				
	1	Currently Critical (Immediate - Year 1)	Immediate action is required to avoid or correct serious issue(s).	
	2	Potentially Critical (Year 2)	Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.	
	3	Necessary / Not yet Critical (Years 3-5)	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.	
	4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.	
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County 119 Annex Recreation	2 / 808	808 GA Highway 19, Effingham GA		
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Veneer	3	Exterior is pre-engineered metal panel	Noted damage in places. Recommend new insulated metal panel.	
Roof	3	Roof is metal building roof. No access to roof at time of visit.	Due to age of building recommend continued maintenance of roof and monitor for leaks. Any major leaks to be repaired and roof replaced.	
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds. All exterior doors that were padlocked recommend removing locks for egress purposes.	
Floor (Structure)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	1	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (VCT)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Ceiling	2	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	

Air distribution	3	Several open ended and non-terminating duct connections located above stage area.	Recommend termination of open ended ducts to appropriate air distribution device. Recommend mezzanine area have exhaust provided.	
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Wall mounted fixtures (non-LED) at entry doors.	Recommend lighting upgrades at time of renovation.	
Water Heaters	3	Water heaters appear to be in good condition. Mezzanine water heater appeared to be non-functioning.	Recommend replacement of non functioning water heater.	
END OF REPORT				

FCA INVENTORY				
BUILDING NAME	NUMBER	ADDRESS		
Effingham County 119 Annex Recreation	2 / 808	808 GA Highway 19, Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Mechanical Unit 1 - RTU-1		114610392D; Trane WCH180E300AB	Packaged Heat Pump on grade. Manufactured 11/2011; 208-230 V/3 PH; Unit was running but no condensate was being discharged from drain. Smoke detectors located in ductwork.	
Mechanical Unit 2 - RTU-2		114610374D; Trane WCH180E300AB	Packaged Heat Pump on grade. Manufactured 11/2011; 208-230 V/3 PH. Smoke detectors located in ductwork.	
Exhaust Fan		Unavailable, located in Women, Men, & Storage	Ceiling mounted fans; Interlocked with light switch. Exterior duct caps/flappers were missing or damaged.	
Ceiling Fans		Unavailable, located in Gym Mezzanine "Workout Area"	Fans interlocked with wall switch.	
Air distribution		n/a	Combination of concealed and exposed ductwork. Several open ended and non-terminating duct connections located above stage area.	
ELECTRICAL				
Electrical Distribution		Multiple 200 A panels; Recessed and surface mounted receptacles.		
Electrical Service		Overhead to building; 240V/3PH; 400 A Service		
Backup Generator		n/a		
PLUMBING				
Water Heaters - Kitchen		0846T432042; Whirlpool/Craftmaster Water Heater E2F40LD045V	38-Gallon tank water heater; 240 V/ 1 PH; 4.5 KW.	
Water Heaters - Mezzanine		C01312994; Reliance Water Heater 63020RS	30-Gallon tank water heater; 240 V/ 1 PH; 4.5 KW. Did not appear operational.	
Washing Machine Box - Mezzanine		Unavailable	WM Box is plumbed. No connection to vent system observed. No washing machine currently connected.	

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escallation per year		3.00%	
Effingham County 119 Annex Recreation		2 / 808						
SECTION	P/SF or P/LF	SF / LF	TOTAL			Cost	Escalated Cost	
Building (Square Feet)	\$164.00	13,578	\$2,226,792.00	YEAR 1 (2022)	6.00%	\$ 6,000.00	\$	6,360.00
			\$0.00	YEAR 2 (2023)	9.00%	\$ 162,952.00	\$	177,617.68
Building Renovation (Square Feet)	\$92.00	13,578	\$1,249,176.00	YEAR 3 (2024)	12.00%	\$ 370,875.00	\$	415,380.00
			\$0.00	YEAR 4 (2025)	15.00%	\$ -	\$	-
			\$0.00	YEAR 5 (2026)	18.00%	\$ -	\$	-
Contingency	10%		\$222,679.20	TOTAL		\$ 539,827.00	\$	599,357.68
			\$2,449,471.20					
FCI 0.23				Notes				
Projected Major Repairs & Replacements	\$ 539,827.00	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 24,494.71	Standard Maintenance Costs (Percentage of CRV)		1%				
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 2,449,471.20							
FCNI 0.22								
Projected Major Repairs & Replacements	\$ 539,827.00							
CRV	\$2,449,471.20							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Paving	3	5000	\$ 15.00	\$ 75,000.00	3			
Sidewalks	3	100	\$ 7.50	\$ 750.00	3			
Landscaping	3	100	\$ 55.00	\$ 5,500.00	3			
Veneer	3	2000	\$ 54.47	\$ 108,940.00	3			
Roof	3	11000	\$ 7.81	\$ 85,910.00	3			
Envelope / Sealants	2	100	\$ 2.26	\$ 226.00	2			
Doors (Exterior) - Sealing	2	100	\$ 2.26	\$ 226.00	2			
Floor (Structure)	3	2000	\$ 2.42	\$ 4,840.00	3			
Floor Finish (Carpet)	1	2000	\$ 3.00	\$ 6,000.00	1			
Floor Finish (VCT)	2	3000	\$ 3.50	\$ 10,500.00	2			
Ceiling	2	5000	\$ 5.50	\$ 27,500.00	2			
Millwork	2	200	\$ 255.00	\$ 51,000.00	2			
Air distribution	3	3000	\$ 24.50	\$ 73,500.00	2			
Lighting (Interior)	3	10000	\$ 5.79	\$ 57,900.00	3			
Lighting (Exterior)	3	1000	\$ 24.50	\$ 24,500.00	3			
Water Heaters	3	1	\$ 7,535.00	\$ 7,535.00	3			
			TOTAL	\$ 539,827.00				

NOTES:

- Reference is RS Means - 2020 Edition
- Maintenance Percentage Value is based on Industry Standards
- Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.



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FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County 119 Annex Office	3 / 768	768 GA Highway 19, Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
5,393	3.45	0.19	0.18	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Former school complex building that has been updated to be auxiliary building for Parks and Recreation Department.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	In general finish condition of building is in need of updating and repair. The structure of the building does not have any observed major deficiencies. The roofing, flashing, caulking and all finishes are at replacement level.	Recommend full interior renovation of building for all new finishes, fixtures and walls.	
SITE	3.67	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Utilities.	4			
Hydrants	4			
BUILDING	2.67	<i>Section Score</i>		
Frame	4	Pre Engineered insulated metal building frame.		
Veneer	3	Exterior is pre-engineered metal panel	Noted damage in places. Recommend new insulated metal panel.	
Roof	3	Roof is metal building roof. No access to roof at time of visit.	Due to age of building recommend continued maintenance of roof and monitor for leaks. Any major leaks to be repaired and roof replaced.	
Roof Flashing	3	Roof flashing is typical for metal building.	Flashing to be replaced at time of replacing roof.	
Windows	2	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	Photo

Category	Priority	Commentary	Action	Picture
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	
Floor (Structure)	4	Concrete slab on grade.	No major deficiencies noted.	
Floor Finish (Conc)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	1	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Other)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Interior Partitions	3	Interior walls were load bearing CMU or wood framed partitions. Wood partitions had a mix of gypsum board and wood paneling.	Recommend remove all wood panel walls and replace with abuse resistant gypsum board at all high traffic areas. Interior CMU walls recommend to	Photo
Doors (Interior)	4	Interior doors were mix of metal and wood panel doors.	Recommend all new doors when any renovation is completed. All doors that are damaged should be replaced with new solid core wood doors for durability.	
Ceiling	2	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	
MECHANICAL	3.86	<i>Section Score</i>		
Split System 1 - HP	4	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance.	Photo
Split System 1 - AHU	4	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance.	
Split System 2 - HP	4	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance.	
Split System 2 - AHU	4	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance. Recommend HVAC be installed at existing IT room.	

Category	Priority	Commentary	Action	Picture
Exhaust Fans	3		Recommend install exhaust fan at janitors closet where mop sink is located.	
Exhaust Fan - Men	4	Fan installed and appears operational.	Recommend replacement at time of renovation	
Exhaust Fan - Women	4	Fan installed and appears operational.	Recommend replacement at time of renovation.	
ELECTRICAL	3.50	<i>Section Score</i>		
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation. Possible improper wiring of lighting in Multi-Purpose Room. The back half of the lights will not turn off.	Photo
Lighting (Exterior)	3	Wall mounted fixtures (non-LED) at entry doors.	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	4	200 A panel; Recessed mounted receptacles.	Recommend replacement at time of renovation	
Electrical Service	4	Underground to building; 240 V/3PH; 200 A Service		
PLUMBING	4.00	<i>Section Score</i>		
Drinking Fountain	4	Drinking fountains are in place.	Recommend new fixtures at time of renovation.	
Water Heaters	4		Recommend replacement at time of renovation	
Gas Rough in	n/a			
Mop Sink	4		Recommend new sinks at time of renovation.	
Kitchen Sinks	4	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	4	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation.	
Toilets	4		Recommend new sinks at time of renovation.	
Urinal	4		Recommend new sinks at time of renovation.	
Shower	n/a			
Hose Bibs	4			
FIRE PROTECTION		<i>Section Score</i>		
Fire Alarm	n/a			
Fire Protection	n/a			

Category	Priority	Commentary	Action	Picture
CONVEYANCE		Section Score		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

PRIORITIES

- | | | |
|---|---|---|
| 1 | Currently Critical (Immediate - Year 1) | Immediate action is required to avoid or correct serious issue(s). |
| 2 | Potentially Critical (Year 2) | Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year. |
| 3 | Necessary / Not yet Critical (Years 3-5) | Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs. |
| 4 | Recommended (Years 6-10) | Normal wear and tear has occurred, but no action is required. These systems should be retested annually and will need to be replaced in years 6-10. |
| 5 | Inventory of Systems Working As Desired (Years 11-50) | No repair or replacement action is necessary. |
| 6 | Does Not Meet Current Codes but is "Grandfathered" | |

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County 119 Annex Office	3 / 768	768 GA Highway 19, Effingham GA		
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Veneer	3	Exterior is pre-engineered metal panel	Noted damage in places. Recommend new insulated metal panel.	
Roof	3	Roof is metal building roof. No access to roof at time of visit.	Due to age of building recommend continued maintenance of roof and monitor for leaks. Any major leaks to be repaired and roof replaced.	
Roof Flashing	3	Roof flashing is typical for metal building.	Flashing to be replaced at time of replacing roof.	
Windows	2	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	
Floor Finish (Conc)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	1	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Other)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Interior Partitions	3	Interior walls were load bearing CMU or wood framed partitions. Wood partitions had a mix of gypsum board and wood paneling.	Recommend remove all wood panel walls and replace with abuse resistant gypsum board at all high traffic areas. Interior CMU walls recommend to	
Ceiling	2	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	

Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	
Exhaust Fans	3		Recommend install exhaust fan at janitors closet where mop sink is located.	
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation. Possible improper wiring of lighting in Multi-Purpose Room. The back half of the lights will not turn off.	
Lighting (Exterior)	3	Wall mounted fixtures (non-LED) at entry doors.	Recommend lighting upgrades at time of renovation.	
END OF REPORT				

FCA INVENTORY				
BUILDING NAME	NUMBER	ADDRESS		
Effingham County 119 Annex Office	3 / 768	768 GA Highway 19, Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 1 - HP		5017E16413; Carrier 25HCE460A500	Manufactured: 12/2017; 208-230 V/ 3 PH; R-410a	
Split System 1 - AHU		1018F15188; Carrier FB4CNP061	Manufactured: 03/2018; 3/4 HP; 208-230 V/1 PH; R-410a	
Split System 2 - HP		21192X6Y5F; Trane 4TWA4060A3000AB	Manufactured: 05/2021; 208-230 V/ 3 PH; R-410a	
Split System 2 - AHU		20402WTW3V; Trane TEM4A0C60S51SBA	Manufactured: 09/2020; 3/4 HP; 208-230 V/ 1 PH; R-410a	
Exhaust Fan - Men		Unavailable	Ceiling mounted fan; Interlocked with light switch.	
Exhaust Fan - Women		Unavailable	Ceiling mounted fan; Interlocked with light switch.	
ELECTRICAL				
Electrical Distribution		200 A panel; Recessed mounted receptacles.		
Electrical Service		Underground to building; 240 V/3PH; 200 A Service		
Backup Generator		n/a		
PLUMBING				
Water Heaters		0301103156; Whirlpool/Craftmaster Water Heater E1F40LD045V	38-Gallon tank water heater; 240 V/ 1 PH; 4.5 KW.	
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escallation per year		3.00%	
Effingham County 119 Annex Office		3 / 768						
SECTION	P/SF or P/LF	SF / LF	TOTAL		Cost	Escalated Cost		
Building (Square Feet)	\$184.00	5,393	\$992,312.00		YEAR 1 (2022)	6.00%	\$ 4,500.00	\$ 4,770.00
			\$0.00		YEAR 2 (2023)	9.00%	\$ 12,713.00	\$ 13,857.17
Building Renovation (Square Feet)	\$92.00	5393	\$496,156.00		YEAR 3 (2024)	12.00%	\$ 151,869.00	\$ 170,093.28
			\$0.00		YEAR 4 (2025)	15.00%	\$ 2,726.00	\$ 3,134.90
			\$0.00		YEAR 5 (2026)	18.00%	\$ 25,610.00	\$ 30,219.80
Contingency	10%		\$99,231.20		TOTAL		\$ 197,418.00	\$ 222,075.15
			\$1,091,543.20					
FCI			0.19	Notes				
Projected Major Repairs & Replacements	\$ 197,418.00	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 10,915.43	Standard Maintenance Costs (Percentage of CRV)		1%				
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 1,091,543.20							
FCNI			0.18					
Projected Major Repairs & Replacements	\$ 197,418.00							
CRV	\$ 1,091,543.20							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Paving	3	3000	\$ 15.00	\$ 45,000.00	3			
Sidewalks	3	50	\$ 7.50	\$ 375.00	3			
Landscaping	3	100	\$ 55.00	\$ 5,500.00	3			
Veneer	3	200	\$ 54.47	\$ 10,894.00	3			
Roof	3	5000	\$ 7.81	\$ 39,050.00	3			
Windows	2	5	\$ 657.00	\$ 3,285.00	2			
Envelope / Sealants	2	200	\$ 2.26	\$ 452.00	2			
Doors (Exterior)	2	100	\$ 2.26	\$ 226.00	2			
Floor Finish (Conc)	3	500	\$ 2.42	\$ 1,210.00	4			
Floor Finish (Carpet)	1	1500	\$ 3.00	\$ 4,500.00	1			
Floor Finish (Other)	2	2500	\$ 3.50	\$ 8,750.00	2			
Interior Partitions	3	200	\$ 7.58	\$ 1,516.00	4			
Ceiling	2	4500	\$ 5.50	\$ 24,750.00	3			
Millwork	2	100	\$ 255.00	\$ 25,500.00	3			
Exhaust Fans	3	4	\$ 200.00	\$ 800.00	3			
Lighting (Interior)	3	4000	\$ 5.79	\$ 23,160.00	5			
Lighting (Exterior)	3	100	\$ 24.50	\$ 2,450.00	5			
			TOTAL	\$ 197,418.00				

- NOTES:
1. Reference is RS Means - 2020 Edition
 2. Maintenance Percentage Value is based on Industry Standards
 3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.



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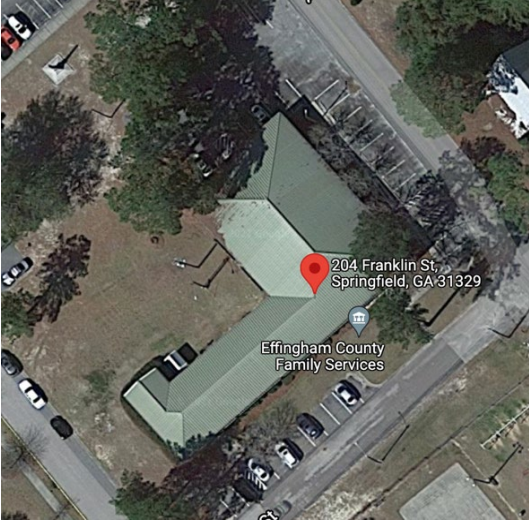
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FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County DFCS	4 / 204D	Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
9,941	3.35	0.33	0.32	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>DFCS office building located within the judicial complex.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	In general finish condition of building is in need of updating and repair. The structure of the building does not have any observed major deficiencies. The roofing, flashing, caulking and all finishes are at replacement level.	Recommend full interior renovation of building for all new finishes, fixtures and walls.	
SITE	3.63	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep tied into existing systems and judicial complex drainage.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	Photo
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Utilities.	4	Standard Services		
Hydrants	n/a			
BUILDING	3.17	<i>Section Score</i>		
Frame	4	Load bearing wall structure with brick veneer. The original building has an additional roof over existing structure.	No major deficiencies noted.	
Veneer	4	Brick veneer.	Recommend cleaning all veneer.	Photo
Roof	4	Roof is metal building roof installed over top of original low sloped roof system. Retrofit system bears on original wall structure.	Due to age of building recommend continued maintenance of roof and monitor for leaks. Any major leaks to be repaired and roof replaced.	Photo
Roof Flashing	3	Metal roof flashings are standard.	All flashing areas to be corrected. Roof soffits are not continuous and recommend sealing all openings.	

Category	Priority	Commentary	Action	Picture
Windows	3	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	3	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	
Floor (Structure)	4	Concrete slab on grade.	No major deficiencies noted.	
Floor Finish (Concrete)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	3	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Other)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Interior Partitions	3	Interior walls were load bearing CMU or wood framed partitions. Wood partitions had a mix of gypsum board and wood paneling.	Recommend remove all wood panel walls and replace with abuse resistant gypsum board at all high traffic areas. Interior CMU walls recommend to	Photo
Doors (Interior)	3	Interior doors were mix of metal and wood panel doors.	Recommend all new doors when any renovation is completed. All doors that are damaged should be replaced with new solid core wood doors for durability.	
Ceiling	3	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	Photo
Millwork	3.5	Millwork was limited to places of transaction areas and break rooms.	All millwork recommended to be replaced at time of renovation.	Photo
MECHANICAL	3.00	<i>Section Score</i>		
Split Systems	3	Combination of older R-22 systems and newer R-410a systems. Several unit located on original roof, under metal roof.	Recommend replacement of units during renovation.	Photo
Ductless split system	3	Unit age is nearing normal life expectancy.	Recommend replacement of units during renovation.	

Category	Priority	Commentary	Action	Picture
Exhaust Fan	3	Ceiling & roof mounted exhaust fans.	Recommend replacement of units during renovation.	
ELECTRICAL	3.50	<i>Section Score</i>		
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	Photo
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	4	Various panels; Recessed and surface mounted receptacles.		
Electrical Service	4	Underground to building; 120/240/208 V/3 PH		
PLUMBING	3.13	<i>Section Score</i>		
Drinking Fountain	4	Drinking fountains are in place.	Recommend new fixtures at time of renovation.	
Water Heaters	4			
Gas Rough in	n/a			
Mop Sink	3		Recommend new sinks at time of renovation.	
Kitchen Sinks	3	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	3	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation.	
Toilets	3		Recommend new sinks at time of renovation.	
Urinal	3		Recommend new sinks at time of renovation.	
Shower	n/a			
Hose Bibs	2			
FIRE PROTECTION	4	<i>Section Score</i>		
Fire Alarm	4	Simplex Fire Alarm System	Recommend regular maintenance and upgrade of system at time of renovation.	
Fire Protection	n/a			
CONVEYANCE		<i>Section Score</i>		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

Category	Priority	Commentary	Action	Picture
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PRIORITIES

1	Currently Critical (Immediate - Year 1)		Immediate action is required to avoid or correct serious issue(s).	
2	Potentially Critical (Year 2)		Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.	
3	Necessary / Not yet Critical (Years 3-5)		Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.	
4	Recommended (Years 6-10)		Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.	
5	Inventory of Systems Working As Desired (Years 11-50)		No repair or replacement action is necessary.	
6	Does Not Meet Current Codes but is "Grandfathered"			

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County DFCS	4 / 204D	Effingham GA		
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep tied into existing systems and judicial complex drainage.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Roof Flashing	3	Metal roof flashings are standard.	All flashing areas to be corrected. Roof soffits are not continous and recommend sealing all openings.	
Windows	3	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	3	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	
Floor Finish (Concrete)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	3	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Other)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Interior Partitions	3	Interior walls were load bearing CMU or wood framed partitions. Wood partitions had a mix of gypsum board and wood paneling.	Recommend remove all wood panel walls and replace with abuse resistant gypsum board at all high traffic areas. Interior CMU walls recommend to	
Doors (Interior)	3	Interior doors were mix of metal and wood panel doors.	Recommend all new doors when any renovation is completed. All doors that are damaged should be replaced with new solid core wood doors for durability.	
Ceiling	3	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	

Millwork	3.5	Millwork was limited to places of transaction areas and break rooms.	All millwork recommended to be replaced at time of renovation.	
HVAC	3	All Equipment		
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Plumbing	3	All Fixtures		
END OF REPORT				

FCA INVENTORY				
BUILDING NAME	NUMBER	ADDRESS		
Effingham County DFCS	4 / 204D	Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 2 - AHU-1		18402007BA; Trane TWE09043AAA00A	Manufactured 10/2018; 1.5 HP, 208-230 V / 3 PH; R-410a	
Split System 3 - CU		P4034LE1F; Trane TWP048C300A0	Manufactured 09/1999; 200-300 V / 3 PH; R-22	
Split System 2 - CU-1		18321642YA; Trane TWA09043AAA00AR	Manufactured 08/2018; 208-230 V / 60HZ/ 3PH; R-410a	
Split System 4 - CU		P425TG9AH; Trane TWA090A300BC	Manufactured 10/1999; 208-230 V / 3PH; R-22	
Ductless Split System - DHP		4000662; Mitsubishi MUZ-HE15NA	Manufactured 2004; 208-230 V / 3 PH; R-410a	
Ductless Split System - DSS		4001093; Mitsubishi MSZ-ME15NA	Manufactured 2004; 208-230 V / 1PH; R-410a	
Split System 5 - CU		1209499362; Goodman GSH100903BA	Manufactured 09/2012; 1 HP, 208-230 V / 3PH; R-22	
Split System 1 - HP				
Split System 1 - FCU				
Split System 6 - CU		1817E07124; Carrier 25HCE442A300	Manufactured 05/2017; 208-230 V / 1 PH; R-410a	
Split System 7 - CU		19144M3P2F; Trane 4TWR4060G1000AA	Manufactured 04/2019; 208-230 V / 1PH; R-410a	
Split System 2 - AHU-3		Unavailable; Trane TWE1-----		
Split System 2 - AHU-6		2117A88911; Carrier FB4CNP042	Manufactured 5/2017; 1/2 HP, 208-230 V / 1 PH; R-410a	
Mechanical Unit 2				
Mechanical Unit 3				
Mechanical Unit 4				
Exhaust Fan		1005655731, Fantech Model 5DDD085A	Manufactured 10/2020; 1/25 HP, 120 V / 1 PH	
Exhaust Fan		Unavailable		
Exhaust Fan		Unavailable		

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Exhaust Fan		Unavailable		
Exhaust Fan		Unavailable; Penn DRY 11CM		
ELECTRICAL				
Electrical Distribution		Various panels; Recessed and surface mounted receptacles.		
Electrical Service		Underground to building; 240/208 V/1 PH; 200 A Service		
		Underground to building; 120/240 V/1 PH; 100 A Service, F60917309, No. BE151996		
		Underground to building; 220/240 V/1PH; 175 A Service, F85170118, No BE151997		
		Underground to building; 120/240 V/3 PH; 300 A Service, F60917365		
Backup Generator		n/a		
PLUMBING				
Water Heater - 1		MG98-0010377-100; A.O. Smith Model ELC-2-100	2.5-Gallon tank electric water heater; 120 V/ 1 PH; 1.5 KW; Manufactured in 06/1998.	
Water Heater - 2		F74787159; State Electric Water Heater Model # SRT842DV,	42-Gallon tank electric water heater; 240 V/ PH; 4.5 KW;	
Water Heaters				
FIRE PROTECTION				
Fire Alarm		Extinguishers, Fire Alarm Pull Stations, Strobe lighting throughout		
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year 3.00%		
Effingham County DFCS		4 / 204D			Cost		Escalated Cost
SECTION	P/SF or P/LF	SF / LF	TOTAL				
Building (Square Feet)	\$184.00	9,941	\$1,829,144.00	YEAR 1 (2022)	6.00%	\$ -	\$ -
			\$0.00	YEAR 2 (2023)	9.00%	\$ 14,452.00	\$ 15,752.68
Building Renovation (Square Feet)	\$98.00	9,941	\$974,218.00	YEAR 3 (2024)	12.00%	\$ 577,598.62	\$ 646,910.45
			\$0.00	YEAR 4 (2025)	15.00%	\$ -	\$ -
			\$0.00	YEAR 5 (2026)	18.00%	\$ 51,000.00	\$ 60,180.00
Contingency	10%		\$182,914.40	TOTAL		\$ 643,050.62	\$ 722,843.13
			\$2,012,058.40				
FCI			0.33	Notes			
Projected Major Repairs & Replacements	\$ 643,050.62	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3			
Maintenance	\$ 20,120.58	Standard Maintenance Costs (Percentage of CRV)		1%			
Other Expenses	\$ -	N/A For this Facility					
CRV	\$ 2,012,058.40						
FCNI			0.32				
Projected Major Repairs & Replacements	\$ 643,050.62						
CRV	\$2,012,058.40						
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR		
Paving	3	4000	\$ 15.00	\$ 60,000.00	3		
Sidewalks	3	200	\$ 7.50	\$ 1,500.00	3		
Landscaping	3	300	\$ 55.00	\$ 16,500.00	3		
Roof Flashing	3	3000	\$ 7.81	\$ 23,430.00	3		
Windows	3	10	\$ 1,619.13	\$ 16,191.30	3		
Envelope / Sealants	3	2000	\$ 2.26	\$ 4,520.00	3		
Doors (Exterior)	2	200	\$ 2.26	\$ 452.00	2		
Floor Finish (Concrete)	3	1000	\$ 2.42	\$ 2,420.00	3		
Floor Finish (Carpet)	3	4000	\$ 3.00	\$ 12,000.00	3		
Floor Finish (Other)	2	4000	\$ 3.50	\$ 14,000.00	2		
Interior Partitions	3	300	\$ 7.58	\$ 2,274.00	3		
Doors (Interior)	3	6	\$ 657.22	\$ 3,943.32	3		
Ceiling	3	8000	\$ 5.50	\$ 44,000.00	3		
Millwork	3.5	200	\$ 255.00	\$ 51,000.00	4		
HVAC	3	9500	\$ 24.50	\$ 232,750.00	3		
Lighting (Interior)	3	9500	\$ 5.79	\$ 55,005.00	3		
Lighting (Exterior)	3	1000	\$ 24.50	\$ 24,500.00	3		
Plumbing	3	9500	\$ 8.27	\$ 78,565.00	3		
				\$ -			
			TOTAL	\$ 643,050.62			

NOTES:

1. Reference is RS Means - 2020 Edition
2. Maintenance Percentage Value is based on Industry Standards
3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.
























FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham Historic Courthouse - Roof	5a / 901	Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
3,500	3.38	0.52	0.51	
STATION IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Assessment of this facility is limited to roof FCA only. The roof portion surveyed is approximated based off drawings provided.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3.5	<i>Section Score</i>		
Overall	3.5	Assessment is limited to roof FCA only.	Recommend continued maintenance and repair of flashing at all penetrations, see below.	
BUILDING	3.25	<i>Section Score</i>		
Roof	3.5	TPO roof system over insulation. Roof original to renovated from facility from observation.	Recommend all flashings be maintained and or repaired. Noted areas where flashing sealants were not in optimal condition.	Photo
Roof Flashing	3	Typical flashing details at all penetrations.	Recommend all penetrations be monitored for proper sealing. Recommend all curb cuts be inspected to ensure insulation present for conditioned air.	
END OF REPORT				

PRIORITIES

- | | | |
|---|---|---|
| 1 | Currently Critical (Immediate - Year 1) | Immediate action is required to avoid or correct serious issue(s). |
| 2 | Potentially Critical (Year 2) | Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year. |
| 3 | Necessary / Not yet Critical (Years 3-5) | Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs. |
| 4 | Recommended (Years 6-10) | Normal wear and tear has occurred, but no action is required. These systems should be retested annually and will need to be replaced in years 6-10. |
| 5 | Inventory of Systems Working As Desired (Years 11-50) | No repair or replacement action is necessary. |
| 6 | Does Not Meet Current Codes but is "Grandfathered" | |

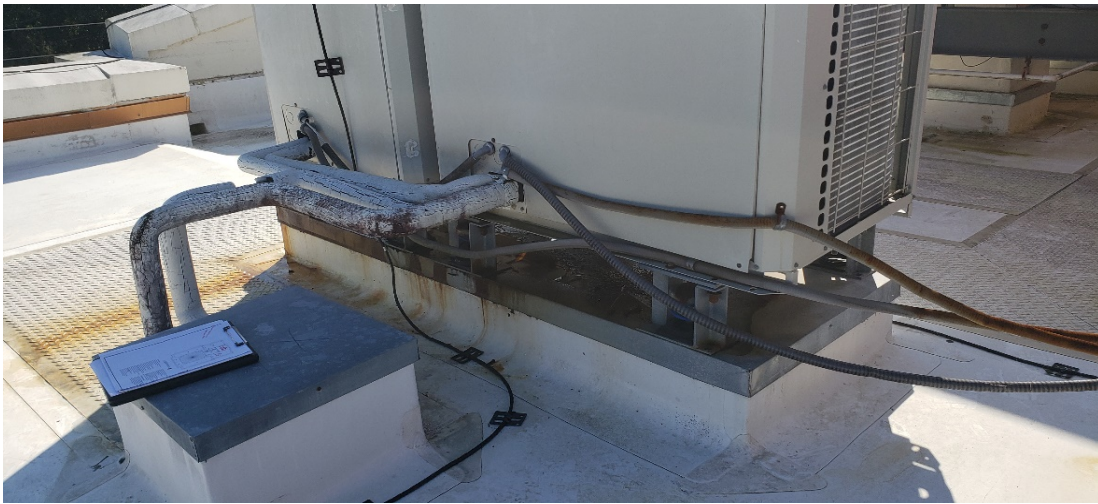
FCA PRIORITIES


BUILDING NAME	NUMBER	ADDRESS		
Effingham Historic Courthouse - Roof	5a / 901	Effingham GA		
Roof	3.5	TPO roof system over insulation. Roof original to renovated from facility from observation.	Recommend all flashings be maintained and or repaired. Noted areas where flashing sealants were not in optimal condition.	
Roof Flashing	3	Typical flashing details at all penetrations.	Recommend all penetrations be monitored for proper sealing. Recommend all curb cuts be inspected to ensure insulation present for conditioned air.	
END OF REPORT				

COSTS CALCULATIONS					Overall Escallation per year		3.00%	
Effingham Historic Courthouse - Roof		5a / 901						
SECTION	P/SF or P/LF	SF / LF	TOTAL		Cost	Escalated Cost		
Building (Square Feet)	\$10.00	3,500	\$35,000.00		YEAR 1 (2022)	6.00%	\$ -	\$ -
Site Asphalt (Square Feet)			\$0.00		YEAR 2 (2023)	9.00%	\$ -	\$ -
Site Concrete (Square Yard)			\$0.00		YEAR 3 (2024)	12.00%	\$ -	\$ -
Site Sidewalk (Square Feet)			\$0.00		YEAR 4 (2025)	15.00%	\$ 19,525.00	\$ 22,453.75
Site Curb (Linear Foot)			\$0.00		YEAR 5 (2026)	18.00%	\$ -	\$ -
Contingency	10%		\$3,500.00		TOTAL		\$ 19,525.00	\$ 22,453.75
FCI			0.52		\$38,500.00			
Projected Major Repairs & Replacements					Notes			
	\$	19,525.00	n/a	Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$	385.00	Standard Maintenance Costs (Percentage of CRV)	1%				
Other Expenses	\$	-	N/A For this Facility					
CRV	\$	38,500.00						
FCNI			0.51					
Projected Major Repairs & Replacements								
CRV	\$	38,500.00						
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Roof Repair	3.5	2500	\$ 7.81	\$ 19,525.00	4			
				\$ -				
				\$ -				
TOTAL				\$ 19,525.00				

- NOTES:
1. Reference is RS Means - 2020 Edition
 2. Maintenance Percentage Value is based on Industry Standards
 3. Square Foot and Linear Foot for cost data estimations are based off information provided. For





FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Development Services	6 / 105	904 N Pine Street, Springfield GA 31329	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
1,843	3.50	0.28	0.27	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Single story former residential house being utilized as office space for Effingham County</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	In general finish condition of building is in need of updating and repair. The structure of the building does not have any observed major deficiencies.	Recommend full interior renovation of building for all new finishes, fixtures and walls. Building is a residential construction and modifications should be limited to non structural items.	
SITE	3.88	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Gravel entry way off main road.	Continued maintenance recommended.	
Paving	4	No paving on site.		
Sidewalks	3	Concrete side walks stop short of road. Ramps at the front area are concrete.	Areas noted of cracking. Recommend repair all cracked and damaged areas. Recommend ramps and porch have new code compliant railings installed.	
Landscaping	4	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Utilities.	4			
Hydrants	n/a			
BUILDING	3.35	<i>Section Score</i>		
Frame	4	Residential construction. Wood framed building and roof.		
Veneer	3.5	Vinyl Siding residential material.	Typical vinyl siding maintenance required. Recommend cleaning and replacing any damaged areas.	
Roof	3	Traditional shingle residential roof.		
Roof Flashing	3	All flashing is per typical asphalt shingle construction.		
Windows	3	Typical double hung residential windows.		
Envelope / Sealants	3	All openings have sealants.		
Doors (Exterior)	3	Wood style residential doors.	Recommend re-seal all exterior doors.	
Floor (Structure)	4	Wood framed joists over crawl space.		

Category	Priority	Commentary	Action	Picture
Floor Finish (Concrete)	n/a			
Floor Finish (Carpet)	3	Roll carpeting in the building.	All carpet recommended to be replaced.	
Floor Finish (Other)	n/a			
Interior Partitions	4	Interior wood partitions from standard residential layout.	Recommend patch and repair as necessary during any renovation.	
Doors (Interior)	4	Standard interior wood doors.		
Ceiling	3	Standard interior gypsum board ceiling.	Recommend repair all areas that have been patched and water damaged.	
Millwork	3	Minor millwork at restroom and breakroom/kitchen.	Recommend new counters at both areas and touch up/repair of millwork.	
MECHANICAL	3.20	<i>Section Score</i>		
Split System 1 - HP	3	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Split System 1 - FCU	3	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Split System 2 - HP	3	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Split System 2 - FCU	3	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Exhaust Fan	4		Recommend continued regular maintenance.	
ELECTRICAL	3.50	<i>Section Score</i>		
Lighting (Interior)	3	Surface mounted light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	4	200 A panel; Recessed and surface mounted receptacles.		
Electrical Service	4	Overhead to building; 208V/3PH		
PLUMBING	3.60	<i>Section Score</i>		
Drinking Fountain	n/a			

Category	Priority	Commentary	Action	Picture
Water Heaters	2	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Gas Rough in	n/a			
Mop Sink	n/a			
Kitchen Sinks	4	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	4	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation.	
Toilets	4	Residential style toilet.	Recommend new fixture at time of renovation.	
Urinal	n/a			
Shower	n/a			
Hose Bibs	4	Standard hose bibs at exterior.		
FIRE PROTECTION		Section Score		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE	4	Section Score		
Elevator	n/a			
Stairs	4	Standard residential entry stairs.	Recommend new handrail at stairs.	
END OF REPORT				

PRIORITIES

- | | | |
|---|--|---|
| 1 | Currently Critical (Immediate - Year 1) | Immediate action is required to avoid or correct serious issue(s). |
| 2 | Potentially Critical (Year 2) | Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year. |
| 3 | Necessary / Not yet Critical (Years 3-5) | Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs. |

Category	Priority	Commentary	Action	Picture
	4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.	
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Development Services	6 / 105	904 N Pine Street, Springfield GA 31329		
Sidewalks	3	Concrete side walks stop short of road. Ramps at the front area are concrete.	Areas noted of cracking. Recommend repair all cracked and damaged areas. Recommend ramps and porch have new code compliant railings installed.	
Veneer	3.5	Vinyl Siding residential material.	Typical vinyl siding maintenance required. Recommend cleaning and replacing any damaged areas.	
Roof	3	Traditional shingle residential roof.		
Roof Flashing	3	All flashing is per typical asphalt shingle construction.		
Windows	3	Typical double hung residential windows.		
Envelope / Sealants	3	All openings have sealants.		
Doors (Exterior)	3	Wood style residential doors.	Recommend re-seal all exterior doors.	
Floor Finish (Carpet)	3	Roll carpeting in the building.	All carpet recommended to be replaced.	
Ceiling	3	Standard interior gypsum board ceiling.	Recommend repair all areas that have been patched and water damaged.	
Millwork	3	Minor millwork at restroom and breakroom/kitchen.	Recommend new counters at both areas and touch up/repair of millwork.	
Split System 1 - HP	3	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Split System 1 - FCU	3	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Split System 2 - HP	3	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Split System 2 - FCU	3	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
Lighting (Interior)	3	Surface mounted light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	

Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Water Heaters	2	Unit appears to be working, however it nearing the normal life expectancy for this type of equipment	Recommend preparing for equipment replacement	
END OF REPORT				

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Development Services	6 / 105	904 N Pine Street, Springfield GA 31329		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 1 - HP		2010E03298; Carrier 213BNA018-A	Manufactured: 2010; 208-230 V/1 PH; R-410a.	
Split System 1 - FCU		2010A73832; Carrier FB4CNF018	Manufactured: 05/2010; 1/3 HP; 208-230 V/1 PH; R-410a. 5 KW Heat at 240 V.	
Split System 2 - HP		8282LF91F; Trane 4TWR3036A1000AA	Manufactured: 07/2008; 208-230 V/1 PH; R-410a.	
Split System 2 - FCU		828249D1V; Trane 4TEC3F36B1000AA	Manufactured: 07/2008; 1/3 HP; 208-230 V/1 PH; R-410a. Standing water observed in the condensate pan.	
Exhaust Fan		Unavailable, located in Restrooms	Ceiling mounted fans; Interlocked with light switch. Exterior duct caps/flappers were missing or damaged. No exhaust fan present in the Janitor's closet.	
ELECTRICAL				
Electrical Distribution		200 A panel; Recessed and surface mounted receptacles.		
Electrical Service		Overhead to building; 208V/3PH		
Backup Generator		n/a		
PLUMBING				
Water Heaters		RO M1076 56182; Rheem Water Heater 666HS-40D	40-Gallon tank electric water heater; 240 V/ 1 PH; 4.5 KW; Manufactured in 03/1976.	
Water Heaters		n/a		
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escallation per year		3.00%	
Effingham County Development Services		6 / 105						
SECTION	P/SF or P/LF	SF / LF	TOTAL			Cost	Escalated Cost	
Building (Square Feet)	\$173.00	1,843	\$318,839.00	YEAR 1 (2022)	6.00%	\$ -	\$ -	\$ -
			\$0.00	YEAR 2 (2023)	9.00%	\$ 7,535.00	\$ 8,213.15	\$ 8,213.15
Building Renovation (Square Feet)	\$98.00	1843	\$180,614.00	YEAR 3 (2024)	12.00%	\$ 10,804.00	\$ 12,100.48	\$ 12,100.48
			\$0.00	YEAR 4 (2025)	15.00%	\$ 56,266.24	\$ 64,706.18	\$ 64,706.18
			\$0.00	YEAR 5 (2026)	18.00%	\$ 21,441.00	\$ 25,300.38	\$ 25,300.38
Contingency	10%		\$31,883.90	TOTAL		\$ 96,046.24	\$ 110,320.19	\$ 110,320.19
			\$350,722.90					
FCI		0.28	Notes					
Projected Major Repairs & Replacements	\$ 96,046.24	n/a	Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3					
Maintenance	\$ 3,507.23	Standard Maintenance Costs (Percentage of CRV)	1%					
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 350,722.90							
FCNI		0.27						
Projected Major Repairs & Replacements	\$ 96,046.24							
CRV	\$ 350,722.90							
PROJECTED MAJOR REPAIRS per FACILIT	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Sidewalks	3	40	\$ 7.50	\$ 300.00	4			
Veneer	3.5	300	\$ 54.47	\$ 16,341.00	5			
Roof	3	1850	\$ 7.81	\$ 14,448.50	4			
Windows	3	8	\$ 1,619.00	\$ 12,952.00	4			
Envelope / Sealants	3	250	\$ 2.26	\$ 565.00	3			
Doors (Exterior) - Sealing	3	150	\$ 2.26	\$ 339.00	3			
Floor Finish (Carpet)	3	1200	\$ 3.00	\$ 3,600.00	4			
Ceiling	3	1800	\$ 5.50	\$ 9,900.00	3			
Millwork	3	20	\$ 255.00	\$ 5,100.00	5			
Split Systems (2)	3	2	\$ 7,238.37	\$ 14,476.74	4			
Lighting (Interior)	3	1600	\$ 5.79	\$ 9,264.00	4			
Lighting (Exterior)	3	50	\$ 24.50	\$ 1,225.00	4			
Water Heaters	2	1	\$ 7,535.00	\$ 7,535.00	2			
Recommended Design Fee				\$ -				
				\$ -				
			TOTAL	\$ 96,046.24				

NOTES:

- Reference is RS Means - 2020 Edition
- Maintenance Percentage Value is based on Industry Standards
- Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.












FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Early Street	7 / 204E	204 Early Street, Springfield GA 31329	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
1,793	3.56	0.25	0.24	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Single story former residential house being utilized as office space for Effingham County</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	In general finish condition of building is in need of updating and repair. The structure of the building does not have any observed major deficiencies.	Recommend full interior renovation of building for all new finishes, fixtures and walls. Building is a residential construction and modifications should be limited to non structural items.	
SITE	3.88	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Gravel entry way to site.	Continued maintenance recommended.	
Paving	4	No paving on site.		
Sidewalks	3	Concrete side walks stop short of road.	Areas noted of cracking. Recommend repair all cracked and damaged areas.	
Landscaping	4	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Utilities.	4			
Hydrants	n/a			
BUILDING	3.04	<i>Section Score</i>		
Frame	4	Residential construction. Wood framed building and roof.		
Veneer	3.5	Vinyl Siding residential material.	Typical vinyl siding maintenance required. Recommend cleaning and replacing any damaged areas.	
Roof	1	Traditional shingle residential roof.	Roof is beyond repair and has no further life remaining in the material. Recommend full replacement.	
Roof Flashing	1	All flashing is per typical asphalt shingle construction.	Noted major areas of damage and missing trim/flashing at roof eave. Recommend replace all damaged areas.	
Windows	2	Typical double hung residential windows.	Noted major damage and rot at multiple locations. Recommend replace all exterior windows.	
Envelope / Sealants	3	All openings have sealants.		

Category	Priority	Commentary	Action	Picture
Doors (Exterior)	3	Wood style residential doors.	Recommend re-seal all exterior doros.	
Floor (Structure)	4	Wood framed joists over crawl space.		
Floor Finish (Concrete)	n/a			
Floor Finish (Carpet)	3	Roll carpeting in the buidling.	All carpet recommended to be replaced.	
Floor Finish (Other)	4	Hardoowd floors	Recommend repair any damaged areas.	Photo
Interior Partitions	4	Interior wood partitions from standard residential layout.	Recommend patch and repair as necessary during any renovaiton.	
Doors (Interior)	4	Standard interior wood doors.		
Ceiling	3	Standard interior gypsum board ceiling.	Recommend repair all areas that have been patched and water damaged.	
Millwork	3	Minor millwork at restroom and breakroom/kitchen.	Recommend new counters at both areas and touch up/repair of millwork.	
MECHANICAL	3.67	<i>Section Score</i>		
Mechanical Unit 1	3	Packaged heat pump on grade functioning but nearing the end of expected life.	Recommend upgrading system at time of renovation.	Photo
Exhaust Fan	4		Recommend upgrading system at time of renovation.	
Air Distribution	4		Recommend upgrading system at time of renovation.	
ELECTRICAL	3.50	<i>Section Score</i>		
Lighting (Interior)	3	Combination of surface mount and ceiling mount residential grade light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	Photo
Lighting (Exterior)	3	Wall mounted residential grade light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	4	200 A panel; Recessed mounted receptacles.	Recommend upgrading system at time of renovation.	
Electrical Service	4	Overhead to building; 240/208 V/1 PH; 200 A Service	Recommend upgrading system at time of renovation.	
PLUMBING	3.83	<i>Section Score</i>		
Drinking Fountain	n/a			
Water Heaters	3	Electric water heater.	Recommend new fixture at time of renovation.	Photo
Gas Rough in	4	3/4" Gas Service to building.	Not currently in use. Assumed to be to fireplace(s). Recommend capping service line.	

Category	Priority	Commentary	Action	Picture
Mop Sink	n/a			
Kitchen Sinks	4	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	4	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation.	
Toilets	4	Residential style toilet.	Recommend new fixture at time of renovation.	
Urinal	n/a			
Shower	n/a			
Hose Bibs	4	Standard hose bibs at exterior.		
FIRE PROTECTION		Section Score		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE	4	Section Score		
Elevator	n/a			
Stairs	4	Standard residential entry stairs.		
END OF REPORT				

PRIORITIES

- | | | |
|---|---|---|
| 1 | Currently Critical (Immediate - Year 1) | Immediate action is required to avoid or correct serious issue(s). |
| 2 | Potentially Critical (Year 2) | Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year. |
| 3 | Necessary / Not yet Critical (Years 3-5) | Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs. |
| 4 | Recommended (Years 6-10) | Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10. |
| 5 | Inventory of Systems Working As Desired (Years 11-50) | No repair or replacement action is necessary. |

Category	Priority	Commentary	Action	Picture
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Early Street	7 / 204E	204 Early Street, Springfield GA 31329		
Sidewalks	3	Concrete side walks stop short of road.	Areas noted of cracking. Recommend repair all cracked and damaged areas.	
Veneer	3.5	Vinyl Siding residential material.	Typical vinyl siding maintenance required. Recommend cleaning and replacing any damaged areas.	
Roof	1	Traditional shingle residential roof.	Roof is beyond repair and has no further life remaining in the material. Recommend full replacement.	
Roof Flashing	1	All flashing is per typical asphalt shingle construction.	Noted major areas of damage and missing trim/flashing at roof eave. Recommend replace all damaged areas.	
Windows	2	Typical double hung residential windows.	Noted major damage and rot at multiple locations. Recommend replace all exterior windows.	
Envelope / Sealants	3	All openings have sealants.		
Doors (Exterior)	3	Wood style residential doors.	Recommend re-seal all exterior doors.	
Floor Finish (Carpet)	3	Roll carpeting in the building.	All carpet recommended to be replaced.	
Ceiling	3	Standard interior gypsum board ceiling.	Recommend repair all areas that have been patched and water damaged.	
Millwork	3	Minor millwork at restroom and breakroom/kitchen.	Recommend new counters at both areas and touch up/repair of millwork.	
Mechanical Unit 1	3	Packaged heat pump on grade functioning but nearing the end of expected life.	Recommend upgrading system at time of renovation.	
Lighting (Interior)	3	Combination of surface mount and ceiling mount residential grade light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Wall mounted residential grade light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Water Heaters	3	Electric water heater.	Recommend new fixture at time of renovation.	

END OF REPORT

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Early Street	7 / 204E	204 Early Street, Springfield GA 31329		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Mechanical Unit 1		3334K051H; Trane WCC042F100BF	Packaged Heat Pump on grade. Manufactured 08/2003; 208-230 V/1 PH; R-22.	
Exhaust Fan		Unavailable	Ceiling mounted fan; Interlocked with switch.	
Air Distribution		n/a	Ductwork routed within crawlspace to floor grilles.	
ELECTRICAL				
Electrical Distribution		200 A panel; Recessed mounted receptacles.		
Electrical Service		Overhead to building; 240/208 V/1 PH; 200 A Service		
Backup Generator		n/a		
PLUMBING				
Water Heaters		GE 0802B14834; GE Water Heater GE40M6A	40-Gallon tank water heater; 240/208 V/ 1 PH; 4.5 KW; Manufactured 08/02	
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escallation per year		3.00%	
Effingham County Early Street		7 / 204E						
SECTION	P/SF or P/LF	SF / LF	TOTAL	Cost		Escalated Cost		
Building (Square Feet)	\$173.00	1,793	\$310,189.00	YEAR 1 (2022)	6.00%	\$ 14,058.00	\$ 14,901.48	
			\$0.00	YEAR 2 (2023)	9.00%	\$ 12,953.04	\$ 14,118.81	
Building Renovation (Square Feet)	\$98.00	1,793	\$175,714.00	YEAR 3 (2024)	12.00%	\$ 25,212.53	\$ 28,238.03	
			\$0.00	YEAR 4 (2025)	15.00%	\$ 18,169.31	\$ 20,894.71	
			\$0.00	YEAR 5 (2026)	18.00%	\$ 10,894.00	\$ 12,854.92	
Contingency	10%		\$31,018.90	TOTAL		\$ 81,286.88	\$ 91,007.95	
			\$341,207.90					
FCI			0.25	Notes				
Projected Major Repairs & Replacements	\$ 81,286.88	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 3,412.08	Standard Maintenance Costs (Percentage of CRV)		1%				
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 341,207.90							
FCNI			0.24					
Projected Major Repairs & Replacements	\$ 81,286.88							
CRV	\$341,207.90							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Sidewalks	3	50	\$ 7.50	\$ 375.00	4			
Veneer	3.5	200	\$ 54.47	\$ 10,894.00	5			
Roof	1	1800	\$ 7.81	\$ 14,058.00	1			
Windows	2	8	\$ 1,619.13	\$ 12,953.04	2			
Envelope / Sealants	3	100	\$ 2.26	\$ 226.00	3			
Doors (Exterior)	3	50	\$ 2.26	\$ 113.00	3			
Floor Finish (Carpet)	3	1200	\$ 3.00	\$ 3,600.00	3			
Ceiling	3	1600	\$ 5.50	\$ 8,800.00	3			
Millwork	3	20	\$ 255.00	\$ 5,100.00	3			
Mechanical Unit 1	3	1	\$ 7,238.31	\$ 7,238.31	4			
Lighting (Interior)	3	1400	\$ 5.79	\$ 8,106.00	4			
Lighting (Exterior)	3	100	\$ 24.50	\$ 2,450.00	4			
Water Heaters	3	1	\$ 7,373.53	\$ 7,373.53	3			
			TOTAL	\$ 81,286.88				

- NOTES:
1. Reference is RS Means - 2020 Edition
 2. Maintenance Percentage Value is based on Industry Standards
 3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.


















FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Old Jail Museum	8 / 1002	Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
3,684	3.38	0.20	0.19	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Historic jail location that has been converted to a museum.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	In general finish condition of building is in need of updating and repair. The structure of the building does not have any observed major deficiencies. The roofing, flashing, caulking and all finishes are at replacement level.	Recommend targeted interior repairs to areas damaged by roof / water infiltration. Recommend full roof and flashing replacement.	
SITE	3.75	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	Photo
Landscaping	4	Minimal landscaping at building.	Recommend trim all landscaping from building. All trees near the soffit and roof to be trimmed.	
Utilities.	4			
Hydrants	n/a			
BUILDING	3.11	<i>Section Score</i>		
Frame	4	Load bearing multi wythe brick wall. Original historic construction.	No major deficiencies noted. Due to historic nature of building any renovations or repair should be done through consulting engineer.	
Veneer	3.5	Load bearing multi wythe brick wall. Original historic construction.	Recommend regular cleaning of brick surface.	
Roof	1	Metal roofing system that is near or at end of effective life.		
Roof Flashing	1	Flashing and sealants		

Category	Priority	Commentary	Action	Picture
Windows	3	Historic wood windows.	Recommend touch up, repair and replace of all damaged materials with windows. Consult design engineer and specialty contractor for work on historic structure.	Photo
Envelope / Sealants	3	All openings have sealants.	Recommend repair and replace all sealants.	Photo
Doors (Exterior)	3	Wood style residential doors.	Recommend re-seal all exterior doors.	
Floor (Structure)	4	Wood framed joists over crawl space.	Monitor for any settling and/or cracking.	
Floor Finish (Concrete)	n/a			
Floor Finish (Carpet)	3	Roll carpeting in the building.	All carpet recommended to be replaced.	
Floor Finish (Other)	4	Wood and vinyl flooring.	Recommend continued maintenance.	Photo
Interior Partitions	4	Interior wood partitions from standard residential layout.	Recommend patch and repair as necessary during any renovation.	
Doors (Interior)	4	Standard interior wood doors.		
Ceiling	3	Standard interior gypsum board ceiling.	Recommend repair all areas that have been patched and water damaged.	
Millwork	3	Minor millwork at restroom and breakroom/kitchen.	Recommend new counters at both areas and touch up/repair of millwork.	
MECHANICAL	3.00	<i>Section Score</i>		
Mechanical Unit 1 - 1st Floor Unit	3	Packaged unit with gas-fired heating, on grade, functioning but nearing the end of expected life.	Recommend upgrading system at time of renovation.	Photo
Split System 1 - CU	3	Split system with gas furnace functioning but nearing the end of expected life.	Recommend upgrading system at time of renovation.	
Split System 1 - GF	3	Split system with gas furnace functioning but nearing the end of expected life.	Recommend upgrading system at time of renovation.	
Exhaust Fan	n/a			
ELECTRICAL	3.33	<i>Section Score</i>		
Lighting (Interior)	3	Surface mounted light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Ceiling mounted fixtures (non-LED) at porch.	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	4	Multiple panels; Recessed and surface mounted receptacles.	Recommend replacement at time of renovation	

Category	Priority	Commentary	Action	Picture
Electrical Service		Overhead to building; Panels inaccessible		
PLUMBING	3.50	<i>Section Score</i>		
Drinking Fountain	n/a			
Water Heaters	4	S/N - Unavailable; Craftmaster Water Heater	Recommend replacement at time of renovation	
Gas Rough in	4	1" main into buiding.	Recommend replacement at time of renovation	
Mop Sink	n/a			
Kitchen Sinks	3	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	3	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation.	
Toilets	3	Residentail style toilet.	Recommend new fixture at time of renovation.	
Urinal	n/a			
Shower	n/a			
Hose Bibs	4	Standard hose bibs at exterior.		
FIRE PROTECTION		<i>Section Score</i>		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE	4	<i>Section Score</i>		
Elevator	n/a			
Stairs	4	Interior historic stair case between floors.	Recommend repair any damaged wood and handrails as required.	
END OF REPORT				

PRIORITIES

1 Currently Critical (Immediate - Year 1)

Immediate action is required to avoid or correct serious issue(s).

2 Potentially Critical (Year 2)

Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.

Category	Priority	Commentary	Action	Picture
	3	Necessary / Not yet Critical (Years 3-5)	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.	
	4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.	
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Old Jail Museum	8 / 1002	Effingham GA		
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Veneer	3.5	Load bearing multi wythe brick wall. Original historic construction.	Recommend regular cleaning of brick surface.	
Roof	1	Metal roofing system that is near or at end of effective life.		
Roof Flashing	1	Flashing and sealants		
Windows	3	Historic wood windows.	Recommend touch up, repair and replace of all damaged materials with windows. Consult design engineer and specialty contractor for work on historic structure.	
Envelope / Sealants	3	All openings have sealants.	Recommend repair and replace all sealants.	
Doors (Exterior)	3	Wood style residential doors.	Recommend re-seal all exterior doros.	
Floor Finish (Carpet)	3	Roll carpeting in the buidling.	All carpet recommended to be replaced.	
Ceiling	3	Standard interior gypsum board ceiling.	Recommend repair all areas that have been patched and water damaged.	
Millwork	3	Minor millwork at restroom and breakroom/kitchen.	Recommend new counters at both areas and touch up/repair of millwork.	
Mechanical Unit 1 - 1st Floor Unit	3	Packaged unit with gas-fired heating, on grade, functioning but nearing the end of expected life.	Recommend upgrading system at time of renovation.	
Split System 1 - CU	3	Split system with gas furnace functioning but nearing the end of expected life.	Recommend upgrading system at time of renovation.	
Split System 1 - GF	3	Split system with gas furnace functioning but nearing the end of expected life.	Recommend upgrading system at time of renovation.	
Lighting (Interior)	3	Surface mounted light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Ceiling mounted fixtures (non-LED) at porch.	Recommend lighting upgrades at time of renovation.	

Kitchen Sinks	3	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	3	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation.	
Toilets	3	Residentail style toilet.	Recommend new fixture at time of renovation.	
END OF REPORT				

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Old Jail Museum	8 / 1002	Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Mechanical Unit 1 - 1st Floor Unit		Nameplate Unreadable. Goodman Unit.	Packaged Unit on grade. Gas heat.	
Split System 1 - CU		0201437994; Goodman CKL60-1	Manufactured: 2002; 208-230 V/1 PH; R-22	
Split System 1 - GF		Unit inaccessible; Goodman gas furnace.		
Exhaust Fan		n/a		
ELECTRICAL				
Electrical Distribution		Multiple panels; Recessed and surface mounted receptacles.		
Electrical Service		Overhead to building; Panels inaccessible	Expectant minimum 200A, 208-230 V / 1 PH.	
Backup Generator		n/a		
PLUMBING				
Water Heaters		S/N - Unavailable; Craftmaster Water Heater	6-Gallon tank electric water heater; 120 V/ 1 PH; 1.5 KW.	
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year		3.00%	
Effingham County Old Jail Museum		8 / 1002						
SECTION	P/SF or P/LF	SF / LF	TOTAL		Cost		Escalated Cost	
Building (Square Feet) <i>**Historic Structure, no comparison to new construction</i>	\$200.00	3,684	\$736,800.00		YEAR 1 (2022)	6.00%	\$ 10,934.00	\$ 11,590.04
			\$0.00		YEAR 2 (2023)	9.00%	\$ -	\$ -
			\$0.00		YEAR 3 (2024)	12.00%	\$ 66,835.74	\$ 74,856.03
Building Renovation (Square Feet)	\$110.00	3,684	\$405,240.00		YEAR 4 (2025)	15.00%	\$ 65,086.50	\$ 74,849.48
			\$0.00		YEAR 5 (2026)	18.00%	\$ 10,894.00	\$ 12,854.92
Contingency	10%		\$73,680.00		TOTAL		\$ 153,750.24	\$ 174,150.46
			\$810,480.00					
FCI 0.20					Notes			
Projected Major Repairs & Replacements	\$ 153,750.24	n/a			Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3			
Maintenance	\$ 8,104.80	Standard Maintenance Costs (Percentage of CRV)			1%			
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 810,480.00							
FCNI 0.19								
Projected Major Repairs & Replacements	\$ 153,750.24							
CRV	\$810,480.00							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY		TOTAL	YEAR		
Paving	3	2000	\$ 15.00	\$	30,000.00	4		
Sidewalks	3	20	\$ 7.50	\$	150.00	4		
Veneer	3.5	200	\$ 54.47	\$	10,894.00	5		
Roof	1	1400	\$ 7.81	\$	10,934.00	1		
Windows (Historic Repair)	3	10	\$ 2,000.00	\$	20,000.00	4		
Envelope / Sealants	3	250	\$ 2.27	\$	567.50	4		
Doors (Exterior)	3	150	\$ 2.26	\$	339.00	4		
Floor Finish (Carpet)	3	1500	\$ 3.00	\$	4,500.00	3		
Ceiling	3	1500	\$ 5.50	\$	8,250.00	3		
Millwork	3	75	\$ 255.00	\$	19,125.00	3		
Mechanical Unit 1 - 1st Floor Unit	3	1	\$ 7,238.37	\$	7,238.37	3		
Split System 1 - CU	3	1	\$ 7,238.37	\$	7,238.37	3		
Lighting (Interior)	3	2000	\$ 5.79	\$	11,580.00	4		
Lighting (Exterior)	3	100	\$ 24.50	\$	2,450.00	4		
Kitchen Sinks	3	500	\$ 11.38	\$	5,690.00	3		
Bathroom Sinks	3	500	\$ 11.38	\$	5,690.00	3		
Toilets	3	800	\$ 11.38	\$	9,104.00	3		
			TOTAL		\$ 153,750.24			

NOTES:

1. Reference is RS Means - 2020 Edition
2. Maintenance Percentage Value is based on Industry Standards
3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.






















FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Central School	9 / 434	434 Wallace Drive, Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
59,326	2.02	0.39	0.38	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Former school complex with multiple buildings that are built over many years. Complex includes former classroom buildings, cafeteria, gymnasium and accessory spaces.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	Overall the structural and construction integrity of the buildings remains in tact and usable. All finish materials, doors, windows, roofing and cladding to be replaced. Exterior brick appears in good condition no noticeable cracks and should be able to be re-used.	Recommend full renovation of all buildings to bring up to current finish standards and code compliance.	
SITE	3.67	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all	
Landscaping	3	Landscaping in good condition. Some plantings are overgrown and need to be trimmed back.		
Utilities.	4	Standard service	Continued maintenance recommended.	
Hydrants	4	Standard service	Continued maintenance recommended.	
BUILDING	2.13	<i>Section Score</i>		
Frame	5	Masonry and Steel framed building.	No action warranted at this time.	
Veneer	3	Brick as primary veneer on all original structures. Infill of windows includes FRP panels.	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs. FRP should be replaced as current application of use isn't recommended.	
Roof	1	Modified Bitumen roofing membrane, ballast roofing, metal roofing and some TPO areas. All roofing is at or near replacement level.	Roofing membrane has failed in multiple areas. Recommend full replacement of all roofing areas.	Photo

Category	Priority	Commentary	Action	Picture
Roof Flashing	1	Roof flashing is per each type of roofing.	Recommend all roofing be replaced at all locations.	
Windows	1	Multiple windows are broken and many windows are original single pane windows.	Recommend replacement of all windows. Replacement windows should reference historic documents and be restored to original intent wherever possible.	
Envelope / Sealants	1	All sealants are failing at every opening.	Recommend new sealants with renovation.	
Doors (Exterior)	3	Metal exterior doors.	Recommend new doors with renovation.	
Floor (Structure)	4	Concrete slab on grade.	No action warranted at this time.	
Floor Finish (Concrete)	4	Mechanical areas and maintenance areas only.	No action warranted at this time.	
Floor Finish (Carpet)	1	Areas of carpet in poor shape. Some areas of carpet, the adhesive has separated from the slab and has created ripples	Immediate action is required to avoid or correct serious issue(s).	
Floor Finish (Other	1	All floor finishes are damaged and in disrepair.	Due to age of building recommend LBP and Asbestos testing prior to any removal.	
Interior Partitions	2	Interior partitions are a mix of CMU and framed partitions.	CMU partitions can be cleaned and re-used, recommend replace and remove all other partitions.	
Doors (Interior)	2	Few interior doors as majority of doors open to exterior.	All doors recommend replacement.	
Ceiling	1	All ACT and hard ceilings have damage.	Recommend all new ceilings.	
Millwork	2	All existing millwork is damaged and/or water damaged.	Recommend new millwork.	
MECHANICAL	1.20	<i>Section Score</i>		
Package Units	1	Most units have been without power and not currently operational.	Recommend replacement of mechanical systems.	
Split Systems	1	Most units have been without power and not currently operational.	Recommend replacement of mechanical systems. Gym has been recently renovated. The system is operational and	
PTAC Units	1	Most units have been without power and not currently operational.	Recommend replacement of mechanical systems.	
Kitchen Equipment	1	Most units have been without power and not currently operational.	Recommend replacement of systems.	
Exhaust Fan	2	Most units have been without power and not currently operational.	Recommend replacement of mechanical systems.	
ELECTRICAL	1.00	<i>Section Score</i>		

Category	Priority	Commentary	Action	Picture
Lighting (Interior)	1	Recessed ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	1	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	1	Multiple panels throughout campus. Varying sizes.	Recommend replacement at time of renovation	
Electrical Service	1	Electrical service has been vandalyzed. Gym: 150 KVA; 208/120 V/ 3 PH	Recommend replacement at time of renovation	
PLUMBING	1.13	Section Score		
Drinking Fountain	1	Existing fixtures are in need of replacement.	Recommend new fixtures at time of renovation.	
Water Heaters	1	Existing fixtures are in need of replacement.	Recommend new fixtures at time of renovation.	
Gas Rough in	n/a			
Mop Sink	1	Existing fixtures are in need of replacement.	Recommend new sinks at time of renovation.	
Kitchen Sinks	1	Existing fixtures are in need of replacement.	Recommend new fixtures when millwork replaced.	
Bathroom Sinks	1	Existing fixtures are in need of replacement.	Recommend new fixtures at time of renovation.	
Toilets	1	Existing fixtures are in need of replacement.	Recommend new fixtures at time of renovation.	
Urinal	1	Existing fixtures are in need of replacement.	Recommend new fixtures at time of renovation.	
Shower	n/a			
Hose Bibs	2	Existing fixtures are in need of replacement.	Recommend new fixtures at time of renovation.	
FIRE PROTECTION		Section Score		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE		Section Score		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

PRIORITIES

Category	Priority	Commentary	Action	Picture
	1	Currently Critical (Immediate - Year 1)	Immediate action is required to avoid or correct serious issue(s).	
	2	Potentially Critical (Year 2)	Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.	
	3	Necessary / Not yet Critical (Years 3-5)	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.	
	4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be retested annually and will need to be replaced in years 6-10.	
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Central School	9 / 434	434 Wallace Drive, Effingham GA		
Paving	3	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all	
Landscaping	3	Landscaping in good condition. Some plantings are overgrown and need to be trimmed back.		
Veneer	3	Brick as primary veneer on all original structures. Infill of windows includes FRP panels.	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs. FRP should be replaced as current application of use isn't recommended.	
Roof	1	Modified Bitumen roofing membrane, ballast roofing, metal roofing and some TPO areas. All roofing is at or near replacement level.	Roofing membrane has failed in multiple areas. Recommend full replacement of all roofing areas.	
Roof Flashing	1	Roof flashing is per each type of roofing.	Recommend all roofing be replaced at all locations.	
Windows	1	Multiple windows are broken and many windows are original single pane windows.	Recommend replacement of all windows. Replacement windows should reference historic documents and be restored to original intent wherever possible.	
Envelope / Sealants	1	All sealants are failing at every opening.	Recommend new sealants with renovation.	
Doors (Exterior)	2	Meal exterior doors.	Recommend new doors with renovation.	
Floor Finish (Carpet)	1	Areas of carpet in poor shape. Some areas of carpet, the adhesive has separated from the slab and has created ripples	Immediate action is required to avoid or correct serious issue(s).	
Floor Finish (Other)	1	All floor finishes are damaged and in disrepair.	Due to age of building recommend LBP and Asbestos testing prior to any removal.	
Interior Partitions	2	Interior partitions are a mix of CMU and framed partitions.	CMU partitions can be cleaned and re-used, recommend replace and remove all other partitions.	

Doors (Interior)	2	Few interior doors as majority of doors open to exterior.	All doors recommend replacement.	
Ceiling	1	All ACT and hard ceilings have damage.	Recommend all new ceilings.	
Millwork	2	All existing millwork is damaged and/or water damaged.	Recommend new millwork.	
Package Units	1	Most units have been without power and not currently operational.	Recommend replacement of mechanical systems.	
Split Systems	1	Most units have been without power and not currently operational.	Recommend replacement of mechanical systems. Gym has been recently renovated. The system is operational and	
PTAC Units	1	Most units have been without power and not currently operational.	Recommend replacement of mechanical systems.	
Kitchen Equipment	1	Most units have been without power and not currently operational.	Recommend replacement of systems.	
Exhaust Fan	2	Most units have been without power and not currently operational.	Recommend replacement of mechanical systems.	
Lighting (Interior)	1	Recessed ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	1	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Plumbing (All)	1	Existing fixtures are in need of replacement.	Recommend new fixtures at time of renovation.	
END OF REPORT				

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Central School	9 / 434	434 Wallace Drive, Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 1 - CU-1		2995G00028; Carrier 38AKS008---501--	Manufactured: 06/1995; 208-230 V/ 3 PH; R-22	
Split System 1 - CU-2		2995G00026; Carrier 38AKS008---501--	Manufactured: 06/1995; 208-230 V/ 3 PH; R-22	
Split System 1 - GF-3		17867; Wondaire PO 525	525 MBH	
Split System 2 - CU-2		2995G00026; Carrier 38AKS008---501--	Manufactured: 06/1995; 208-230 V/ 3 PH; R-22	
Air Curtain		Unavailable		
Heater		Unavailable	Electric Wall Heater	
Exhaust Fan		Unavailable	Ceiling mounted fan; Interlocked with light switch.	
Kitchen Equipment		Varies	Varying pieces of commerical kitchen equipment abandoned.	
Kitchen Hood		Unavailable		
Air Distribution		Varies	Air distribution devices with visible rust and possible mold/mildew.	
Mechanical Unit 1		4361JHS1H; Trane YCP036F1MOAD	Manufactured: 08/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 2		43551K51H; Trane YCP036F1MOAD	Manufactured: 08/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Split System 2 - CU1A		3189E13990; Carrier 38TH060500DL	Manufactured: 08/1989; 208-230 V/ 3 PH; R-22	
Split System 2 - CU1B		3189E14051; Carrier 38TH060500DL	Manufactured: 08/1989; 208-230 V/ 3 PH; R-22	
Split System 2 - GF		283593; Carrier V2X120	Manufactured: 06/1995; 208-230 V/ 3 PH; R-22	

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Mechanical Unit 3		5033SG81H; Trane YCP036F1HOAD	Manufactured: 01/2005; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 96 MBH	
Mechanical Unit 4		4361XMF1H; Trane YCP036F1MOAD	Manufactured: 08/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 5		4361S581H; Trane YCP036F1MOAD	Manufactured: 08/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 6		4334X8L1H; Trane YCP036F1MOAD	Manufactured: 08/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Unit Heaer		Chromalux wall-hung unit heater		
Mechanical Unit 7		Unreadable; Trane SPHC-202-A	Package Air Conditioner - On-Grade; R-22; 1/3 HP; 208-230V/1PH.	
Mechanical Unit 8		4332NX61H; Trane YCP036F1MOAD	Manufactured: 08/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 9		4332NX61H; Trane YCP036F1MOAD	Manufactured: 08/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 10-43		PTAC; Various Manufacturers	Manufactured: ~1996; Through-wall packaged terminal air conditioner; R-22; 208-230V/1PH	
Mechanical Unit 44		4365SM81H; Trane YCP036F1MOAD	Manufactured: 09/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 45		4365X821H; Trane YCP036F1MOAD	Manufactured: 09/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 46		444113W1H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 47		43342DB1H; Trane YCP036F1MOAD	Manufactured: 8/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 48		4441SE11H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Mechanical Unit 49		4441MUH1H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 50		51222KS1H; Trane YCP036F1MOAD	Manufactured: 3/2005; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 51		4441XNW1H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 52		444--K0D1H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 53		4425RXL1H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 54		4425XPR1H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Split System - CU - Gym		0420P34742; Carrier 38AUQA16A0A5A0A0A0	Manufactured: 01/2020; 208-230 V/ 3 PH; R-410a	
Split System - AHU - Gym		Unavailable; Carrier 39T7GNAB		
Split System - CU - Gym		Carrier 38AUQS012	Manufactured: 1999	
Split System - CU - Gym		Carrier 38AUQS012	Manufactured: 1999	
Mechanical Unit 55		51311431H; Trane YCP036F1MOAD	Manufactured: 3/2005; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 56		Carrier Packaged Unit	Appears non-functioning.	
Mechanical Unit 57		4425XL71H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 58		4425-L11H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 59		4361NXF1H; Trane YCP036F1MOAD	Manufactured: 8/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Mechanical Unit 60		442525A1H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 61		4425YEU1H; Trane YCP036F1MOAD	Manufactured: 10/2004; Package Air Conditioner with Gas Heat - On-Grade; R-22; 1/3 HP; 208-230V/1PH; 72 MBH	
Mechanical Unit 62		3223KRE3H; Trane WCH030B100CA	Manufactured: 5/2003; Package Heat Pump with Electric Heat - On-Grade; R-22; 1/4 HP; 208-230V/1PH.	
Exhaust Fan - Roof		90A00111; Greenheck G-120-CX-QD		
Exhaust Fan - Roof		90A00113; Greenheck G-120-CX-QD		
Exhaust Fan - Roof		24842; Greenheck A-14-B		
Exhaust Fan - Roof		24643; Greenheck A-14-B		
Exhaust Fan - Roof		89L02183; Greenheck G-70-DGEX-QD		
Exhaust Fan - Roof		24641; Greenheck A-14-B		
Exhaust Fan - Roof		89L02182; Greenheck G-70-DGEX-QD		
Exhaust Fan - Roof		89L07220; Greenheck G-70-DGEX-QD		
Exhaust Fan - Roof		89L07219; Greenheck G-70-DGEX-QD		
Exhaust Fan - Roof		89L07225; Greenheck G-70-DGEX-QD		
Exhaust Fan - Roof		89L07908; Greenheck G-130-C		
Exhaust Fan - Roof		Greenheck CRS-16-QD		
ELECTRICAL				
Electrical Distribution		Multiple panels throughout campus. Varying sizes.	Due to vandalism, theft, and age - most of the electrical systems are in need of replacement.	
Electrical Service		Electrical service has been vandalyzed. Gym: 150 KVA; 208/120 V/ 3 PH		

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Backup Generator		n/a		
PLUMBING				
Water Heaters - B1		128968848; PVI Polyshield 54P90AGX	90-Gallon tank gas water heater; 115 V/ 1 PH; 540 MBH.	
Water Heaters - B2		PVI Polyshield 54P90AGX	90-Gallon tank gas water heater; 115 V/ 1 PH; 540 MBH.	
Water Storage Tank		2 tanks	Corrosion on valves and piping.	
Water Heaters				
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year		3.00%	
Effingham County Central School		9 / 434						
SECTION	P/SF or P/LF	SF / LF	TOTAL		Cost	Escalated Cost		
Building (Square Feet)	\$172.00	59,326	\$10,204,072.00		YEAR 1 (2022)	6.00%	\$ 3,448,610.40	\$ 3,655,527.02
			\$0.00		YEAR 2 (2023)	9.00%	\$ 182,053.20	\$ 198,437.99
Building Renovation (Square Feet)	\$98.00	59,326	\$5,813,948.00		YEAR 3 (2024)	12.00%	\$ -	\$ -
			\$0.00		YEAR 4 (2025)	15.00%	\$ 617,470.00	\$ 710,090.50
			\$0.00		YEAR 5 (2026)	18.00%	\$ -	\$ -
Contingency	10%		\$1,020,407.20		TOTAL		\$ 4,248,133.60	\$ 4,564,055.51
			\$11,224,479.20					
FCI			0.39	Notes				
Projected Major Repairs & Replacements	\$ 4,248,133.60	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 112,244.79	Standard Maintenance Costs (Percentage of CRV)		1%				
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 11,224,479.20							
FCNI			0.38					
Projected Major Repairs & Replacements	\$ 4,248,133.60							
CRV	\$11,224,479.20							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Paving	3	30000	\$ 15.00	\$ 450,000.00	4			
Sidewalks	3	400	\$ 7.50	\$ 3,000.00	4			
Landscaping	3	2000	\$ 55.00	\$ 110,000.00	4			
Veneer	3	1000	\$ 54.47	\$ 54,470.00	4			
Roof	1	54000	\$ 7.81	\$ 421,740.00	1			
Windows	1	80	\$ 1,619.13	\$ 129,530.40	1			
Envelope / Sealants	1	5000	\$ 2.26	\$ 11,300.00	1			
Doors (Exterior)	2	40	\$ 657.22	\$ 26,288.80	2			
Floor Finish (Carpet)	1	30000	\$ 3.00	\$ 90,000.00	1			
Floor Finish (Other)	1	30000	\$ 3.50	\$ 105,000.00	1			
Interior Partitions	2	2000	\$ 20.31	\$ 40,620.00	2			
Doors (Interior)	2	20	\$ 657.22	\$ 13,144.40	2			
Ceiling	1	40000	\$ 5.50	\$ 220,000.00	1			
Millwork	2	400	\$ 255.00	\$ 102,000.00	2			
HVAC - Square foot costs	1	57000	\$ 24.50	\$ 1,396,500.00	1			
Lighting (Interior)	1	59000	\$ 5.79	\$ 341,610.00	1			
Lighting (Exterior)	1	10000	\$ 24.50	\$ 245,000.00	1			
Plumbing (All)	1	59000	\$ 8.27	\$ 487,930.00	1			
				\$ -				
			TOTAL	\$ 4,248,133.60				

NOTES:

1. Reference is RS Means - 2020 Edition
2. Maintenance Percentage Value is based on Industry Standards
3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.

















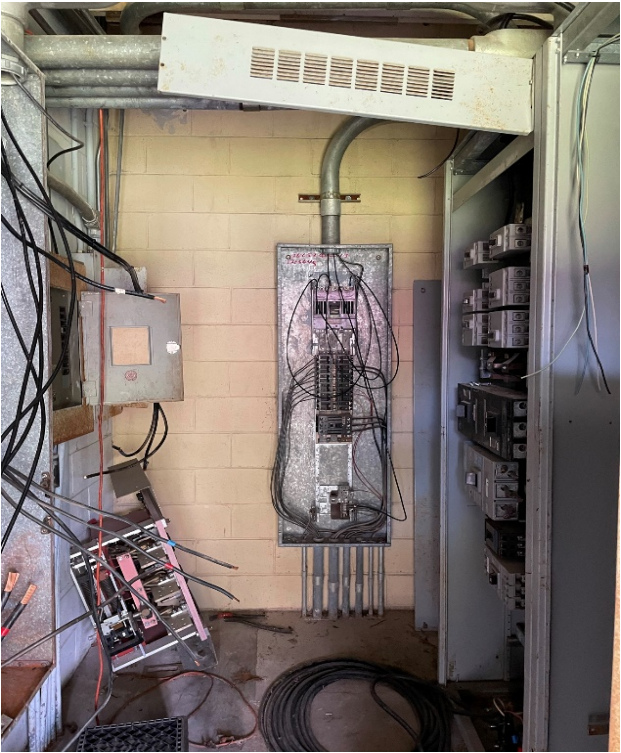


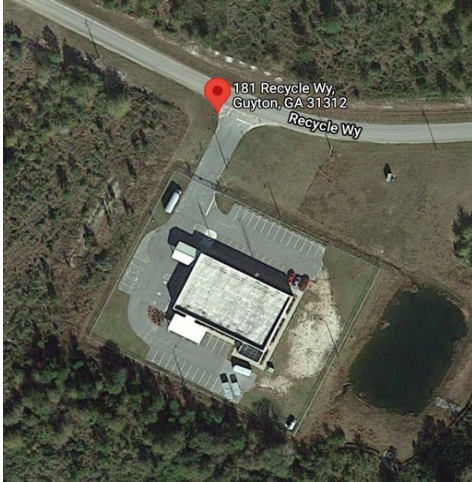










FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County MACC	10 / 181	Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
9,542	4.09	0.03	0.02	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Building for the coordination of emergency management for Effingham County</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	4.5	<i>Section Score</i>		
Overall	4.5	Building constructed for use as an emergency operations center. Load bearing CMU single story building.	Recommend continued maintenance of building to make sure building continues to function for designed purpose.	
SITE	4.25	<i>Section Score</i>		
Site	5	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		Photo
Topography	5	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	4	Asphalt paving. Majority of paving in usable condition.	Continued maintenance recommended.	
Sidewalks	4	Concrete side walks.	Continued maintenance recommended.	
Landscaping	4	Minimal landscaping at building.	Recommend trim all landscaping from building. All trees near the soffit and roof to be trimmed.	
Utilities.	4	Standard Utilities.		
Hydrants				
BUILDING	3.89	<i>Section Score</i>		
Frame	5	CMU load bearing exterior wall. Built up pilaster columns holding a steel roof frame.	No major deficiencies noted.	
Veneer	3.5	Brick veneer over the CMU structure.	Recommend touch up all exterior masonry joints, clean all masonry and replace all missing grout.	Photo
Roof	n/a	No access.		
Roof Flashing	4	Roof flashign visible from ground is coping caps and flashing.	Continued maintenance recommended.	
Windows	2	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	4	Sealants at all exterior openings.	Continued maintenance recommended.	
Doors (Exterior)	4	Metal doors at all exterior locations.	Continued maintenance recommended.	
Floor (Structure)	4	Concrete slab on grade.	No major deficiencies noted.	

Category	Priority	Commentary	Action	Picture
Floor Finish (Conc)	4	Concrete floor was exposed and treated with an epoxy paint.	Continued maintenance recommended.	
Floor Finish (Carpet)	4	Carpet is in some office areas.	Continued maintenance recommended.	
Floor Finish (Other)	4	VCT and Tile located in areas of building.	Continued maintenance recommended.	
Interior Partitions	4	Interior walls were load bearing CMU or framed partitions with gypsum cover.	Continued maintenance recommended.	Photo
Doors (Interior)	4	Interior doors were wood and metal doors.	Continued maintenance recommended.	
Ceiling	4	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Continued maintenance recommended.	
Millwork	4	Minor millwork areas in the building.	Continued maintenance recommended.	Photo
MECHANICAL	4.00	<i>Section Score</i>		
Split Systems	4	All equipment is functioning and in good working order	Continued maintenance recommended.	Photo
Exhaust Fan	4	All equipment is functioning and in good working order	Continued maintenance recommended.	
ELECTRICAL	4.00	<i>Section Score</i>		
Lighting (Interior)	4	Combination of surface mount and ceiling mount light fixtures (non-LED).		Photo
Lighting (Exterior)	4	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).		
Backup Generator	4	Cat	Continued maintenance recommended.	
Electrical Distribution	4	Multiple panels; Recessed and surface mounted receptacles.	Continued maintenance recommended.	
Electrical Service	4	800 A service, Underground to building;	Continued maintenance recommended.	
PLUMBING	4.00	<i>Section Score</i>		
Drinking Fountain	4	Drinking fountains are in place.	Continued maintenance recommended.	
Water Heaters	4		Continued maintenance recommended.	
Gas Rough in	n/a			
Mop Sink	4		Continued maintenance recommended.	
Kitchen Sinks	4	Drop in sinks at all millwork break room areas.	Continued maintenance recommended.	
Bathroom Sinks	4	Primary wall mount sinks at all restrooms.	Continued maintenance recommended.	
Toilets	4	Standard commercial toilets.	Continued maintenance recommended.	
Urinal	4	Standard fixtures.	Continued maintenance recommended.	
Shower	4	Standard fixtures.	Continued maintenance recommended.	

Category	Priority	Commentary	Action	Picture
Hose Bibs	4			
FIRE PROTECTION	4	Section Score		
Fire Alarm	4	Standard System	Continued maintenance recommended.	
Fire Protection	4			
CONVEYANCE		Section Score		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

PRIORITIES

1	Currently Critical (Immediate - Year 1)	Immediate action is required to avoid or correct serious issue(s).
2	Potentially Critical (Year 2)	Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.
3	Necessary / Not yet Critical (Years 3-5)	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.
4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.
5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.
6	Does Not Meet Current Codes but is "Grandfathered"	

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County MACC	10 / 181	Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Mechanical Unit 1		Unavailable; Split System		
Mechanical Unit 2		Unavailable; Split System		
Mechanical Unit 3		Unavailable; Split System		
Mechanical Unit 4		Unavailable; Split System		
Mechanical Unit 5		Unavailable; Split System		
Mechanical Unit 6		Unavailable; Split System		
Mechanical Unit 7		Unavailable; Split System		
Mechanical Unit 8		Unavailable; Split System		
Mechanical Unit 9		Unavailable; Split System	Desert Aire	
Exhaust Fan		Unavailable; Cook inline exhaust fan.		
ELECTRICAL				
Electrical Distribution		Surface mounted receptacles		
Electrical Service		800 A service, Underground to building;	Panel M1, 208 V,	
		Underground to building; 240 V, 208Y/120 3PH; 400A Service	Siemens Panel P1, Manufactured 11/2008	
		Unavailable, Underground to building	Siemens Panel P2	
		P1x30MC250C, Underground to building; 240 V, 208Y/120 3PH; 250A Service	Siemens Panel C1B, Manufactured 10/2008	
		Unavailable, Underground to building	Panel M2	
Backup Generator		Cat Generator		
PLUMBING				
Water Heaters		Rheem Model # E120-12-G,	199 Gallon booster water heater; 208 V/ 1 PH; 12 KW, Manufactured 11/2008	
Water Heaters				
FIRE PROTECTION				

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Fire Alarm		Extinguishers, Fire Alarm Pull Stations and Strobe lighting throughout		
END OF REPORT				

COSTS CALCULATIONS					Overall Escallation per year		3.00%	
Effingham County MACC		10 / 181						
SECTION	P/SF or P/LF	SF / LF	TOTAL			Cost	Escalated Cost	
Building (Square Feet)	\$200.00	9,542	\$1,908,400.00	YEAR 1 (2022)	6.00%	\$ -	\$ -	
			\$0.00	YEAR 2 (2023)	9.00%	\$ 24,286.95	\$ 26,472.78	
Building Renovation (Square Feet)	\$98.00	9,542	\$935,116.00	YEAR 3 (2024)	12.00%	\$ -	\$ -	
			\$0.00	YEAR 4 (2025)	15.00%	\$ 27,235.00	\$ 31,320.25	
			\$0.00	YEAR 5 (2026)	18.00%	\$ -	\$ -	
Contingency	10%		\$190,840.00	TOTAL		\$ 51,521.95	\$ 57,793.03	
			\$2,099,240.00					
FCI			0.03	Notes				
Projected Major Repairs & Replacements	\$ 51,521.95	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 20,992.40	Standard Maintenance Costs (Percentage of CRV)		1%				
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 2,099,240.00							
FCNI			0.02					
Projected Major Repairs & Replacements	\$ 51,521.95							
CRV	\$ 2,099,240.00							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Veneer	3.5	500	\$ 54.47	\$ 27,235.00	4			
Windows	2	15	\$ 1,619.13	\$ 24,286.95	2			
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
			TOTAL	\$ 51,521.95				

NOTES:

1. Reference is RS Means - 2020 Edition
2. Maintenance Percentage Value is based on Industry Standards
3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.
















FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Fire Training	11 / 241	Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
4,500	3.57	0.22	0.21	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Multiple buildings used for training of fire department. All structures are burned with live fires on a regular basis.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	The multiple structures included: shipping containers, traditional wood frame house and auxillary structures. Due to nature of buildings use they are showing extreme signs of wear and tear.	Recommend a twice a year inspection of all structures for structural integrity. Due to nature of heat, water, and smoke the building will age more quickly than normal structures.	
SITE	3.86	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		Photo
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Gravel and dirt road to facilities.	Continued maintenance recommended.	
Paving	3	Gravel and dirt parking area.	Continued maintenance recommended.	
Sidewalks	n/a			
Landscaping	4	Minimal landscaping at building.	Recommend trim all landscaping due to nature of use of building.	
Utilities.	4			
Hydrants	n/a			
BUILDING	3.00	<i>Section Score</i>		
Frame	3	Multiple structure types. Stacked shipping containers need continued structural inspections. Traditional framed structures should be monitored for extreme wear and tear.	Recommend a twice a year inspection of all structures for integrity. Due to nature of heat, water, and smoke the building will age more quickly than normal structures.	
Veneer	3	Wood and vinyl framed structures present.	Recommend a twice a year inspection of all structures for integrity. Due to nature of heat, water, and smoke the building will age more quickly than normal structures.	Photo
Roof	3	Varying roof types. All are aging more quickly than normal due to nature of work at facility.	Recommend a twice a year inspection of all structures for integrity. Due to nature of heat, water, and smoke the building will age more quickly than normal structures.	Photo
Roof Flashing	3	Varying flashing types. All are aging more quickly than normal due to nature of work at facility.	Recommend a twice a year inspection of all structures for integrity. Due to nature of heat, water, and smoke the building will age more quickly than normal structures.	

Category	Priority	Commentary	Action	Picture
Windows	3	Present at each structure.	Building Envelope is not primary concern of structure and should be replaced as damaged.	Photo
Envelope / Sealants	3	No major sealing of any opening.	Building Envelope is not primary concern of structure and should be replaced as damaged.	
Doors (Exterior)	3	Mix of multiple door types for training purposes.	Building Envelope is not primary concern of structure and should be replaced as damaged.	
Floor (Structure)	3	Metal, wood frame and concrete slab.	Building finishes are not primary concern of structures, replace as needed for training.	
Floor Finish (Concrete)	3	Multiple in place.	Building finishes are not primary concern of structures, replace as needed for training.	
Floor Finish (Carpet)	3	Multiple in place.	Building finishes are not primary concern of structures, replace as needed for training.	
Floor Finish (Other	3	Multiple in place.	Building finishes are not primary concern of structures, replace as needed for training.	
Interior Partitions	3	Multiple in place.	Building finishes are not primary concern of structures, replace as needed for training.	
Doors (Interior)	3	Multiple in place.	Building finishes are not primary concern of structures, replace as needed for training.	
Ceiling	3	Multiple in place.	Building finishes are not primary concern of structures, replace as needed for training.	
Millwork	3	Multiple in place.	Building finishes are not primary concern of structures, replace as needed for training.	
MECHANICAL		<i>Section Score</i>		
	n/a	All items in place are for training.		
ELECTRICAL		<i>Section Score</i>		
	n/a	All items in place are for training.		
PLUMBING	4.00	<i>Section Score</i>		

Category	Priority	Commentary	Action	Picture
Drinking Fountain	n/a			
Water Heaters	n/a			
Gas Rough in	n/a			
Mop Sink	n/a			
Kitchen Sinks	n/a			
Bathroom Sinks	4	In place for training.	Building fixtures are not primary concern of structures, replace as needed for training.	
Toilets	4	In place for training.	Building fixtures are not primary concern of structures, replace as needed for training.	
Urinal	4	In place for training.	Building fixtures are not primary concern of structures, replace as needed for training.	
Shower	4	In place for training.	Building fixtures are not primary concern of structures, replace as needed for training.	
Hose Bibs				
FIRE PROTECTION		Section Score		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE	4	Section Score		
Elevator	n/a			
Stairs	4	Stairs for training purposes.	Due to heavy nature of training and use recommend monitor and repair regularly.	
END OF REPORT				

PRIORITIES

1 Currently Critical (Immediate - Year 1)

Immediate action is required to avoid or correct serious issue(s).

2 Potentially Critical (Year 2)

Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.

3 Necessary / Not yet Critical (Years 3-5)

Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.

Category	Priority	Commentary	Action	Picture
	4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.	
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Fire Training	11 / 241	Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
ELECTRICAL				
PLUMBING				
FIRE PROTECTION				
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year		3.00%	
Effingham County Fire Training		11 / 241						
SECTION	P/SF or P/LF	SF / LF	TOTAL			Cost	Escalated Cost	
Building (Square Feet)	\$120.00	4,500	\$540,000.00	YEAR 1 (2022)	6.00%	\$ -	\$ -	
			\$0.00	YEAR 2 (2023)	9.00%	\$ -	\$ -	
Building Renovation (Square Feet)	\$70.00	4,500	\$315,000.00	YEAR 3 (2024)	12.00%	\$ -	\$ -	
			\$0.00	YEAR 4 (2025)	15.00%	\$ 122,418.00	\$ 140,780.70	
			\$0.00	YEAR 5 (2026)	18.00%	\$ -	\$ -	
Contingency	10%		\$54,000.00	TOTAL		\$ 122,418.00	\$ 140,780.70	
			\$594,000.00					
FCI		0.22						
Projected Major Repairs & Replacements	\$ 122,418.00	n/a	Notes					
Maintenance	\$ 5,940.00	Standard Maintenance Costs (Percentage of CRV)	Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3					
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 594,000.00							
FCNI		0.21						
Projected Major Repairs & Replacements	\$ 122,418.00							
CRV	\$594,000.00							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Paving	3	1000	\$ 15.00	\$ 15,000.00	4			
Frame	3	600	\$ 54.47	\$ 32,682.00	4			
Veneer	3	1200	\$ 54.47	\$ 65,364.00	4			
Roof	3	1200	\$ 7.81	\$ 9,372.00	4			
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
				\$ -				
TOTAL				\$ 122,418.00				

NOTES: 1. Reference is RS Means - 2020 Edition
2. Maintenance Percentage Value is based on Industry Standards
3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.





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FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Elections UGA	12 / 284	284 Highway 119 S, Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
5,910	3.73	0.16	0.15	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
				
PRIORITY	INVENTORY		FCI / FCNI	
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	4	<i>Section Score</i>		
Overall	4	Overall building is a typical pre-engineered building that is in relatively good shape.	Recommend continued maintenance to keep the building in quality condition moving forward.	
SITE	3.78	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		Photo
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	4	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Continued maintenance recommended.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Utilities.	4			
Hydrants	4			
BUILDING	3.84	<i>Section Score</i>		
Frame	4	Pre Engineered insulated metal building frame.		
Veneer	4	Exterior is pre-engineered metal panel	Noted minor damage in places. Recommend new insulated metal panel when time for replacement is required.	Photo
Roof	4	Roof is metal building roof. No access to roof at time of visit.	Due to age of building recommend continued maintenance of roof and monitor for leaks. Any major leaks to be repaired and roof replaced.	
Roof Flashing	4	Roof flashing is typical for metal building.	Continued maintenance recommended.	
Windows	3	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	Photo
Envelope / Sealants	4	Sealants at all exterior openings.	Continued maintenance recommended.	

Category	Priority	Commentary	Action	Picture
Doors (Exterior)	4	Metal doors at all exterior locations.	Continued maintenance recommended.	
Floor (Structure)	4	Concrete slab on grade.	No major deficiencies noted.	
Floor Finish (Conc)	4	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	Photo
Floor Finish (Carpet)	4	Carpet is in some office areas. All carpet is at replacement level condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Other)	3.5	Majority of floor was VCT flooring. Very few areas were in good condition.	Some areas of flooring are better maintained than others. Recommend standard maintenance for all areas at same time.	
Interior Partitions	4	Interior walls were mix of CMU and framed partitions clad with gypsum board.	Continued maintenance recommended.	
Doors (Interior)	4	Interior doors were mix of metal and wood panel doors.	Continued maintenance recommended.	
Ceiling	4	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Continued maintenance recommended.	
Millwork	4	Minor millwork areas in the building.	Continued maintenance recommended.	
Roll Up Door	3	One roll up door at loading dock.	Recommend insulated roll up door and new selants at door.	
MECHANICAL	3.00	<i>Section Score</i>		
Split System 1 - CU-1	3	System currently functioning.	Recommend upgrading system at time of renovation.	Photo
Split System 1 - AHU	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 2 - CU-2	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 2 - AHU	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 3 - HP	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 3 - AHU	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 4 - DHP	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 4 - DSS	3	System currently functioning.	Recommend upgrading system at time of renovation.	

Category	Priority	Commentary	Action	Picture
Exhaust Fan	3	Fans currently functioning.	Recommend upgrading system at time of renovation.	
ELECTRICAL	4.00	<i>Section Score</i>		
Lighting (Interior)	4	Recessed ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	4	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	4	200 A panel; Recessed mounted receptacles.	Recommend replacement at time of renovation	
Electrical Service	4	Underground to building; 240/208 V/1 PH; 200 A Service		
PLUMBING	3.75	<i>Section Score</i>		
Drinking Fountain	4	Drinking fountains are in place.	Continued maintenance recommended.	
Water Heaters	3	50-Gallon tank electric water heater; 240 V/ 1 PH; 4.5 KW; Manufactured in 2008.	No drain pan installed under water heater.	Photo
Gas Rough in	n/a			
Mop Sink	4		Continued maintenance recommended.	
Kitchen Sinks	4	Drop in sinks at all millwork break room areas.	Continued maintenance recommended.	
Bathroom Sinks	4	Primary wall mount sinks at all restrooms.	Continued maintenance recommended.	
Toilets	4		Continued maintenance recommended.	
Urinal	4		Continued maintenance recommended.	
Shower	n/a			
Hose Bibs	3	In place.	Continued maintenance recommended.	
FIRE PROTECTION		<i>Section Score</i>		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE		<i>Section Score</i>		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

PRIORITIES

1 Currently Critical (Immediate - Year 1)

Immediate action is required to avoid or correct serious issue(s).

Category	Priority	Commentary	Action	Picture
	2	Potentially Critical (Year 2)	Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.	
	3	Necessary / Not yet Critical (Years 3-5)	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.	
	4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.	
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Elections UGA	12 / 284	284 Highway 119 S, Effingham GA		
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Windows	3	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Floor Finish (Other)	3.5	Majority of floor was VCT flooring. Very few areas were in good condition.	Some areas of flooring are better maintained than others. Recommend standard maintenance for all areas at same time.	
Roll Up Door	3	One roll up door at loading dock.	Recommend insulated roll up door and new selants at door.	
HVAC Systems	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Water Heaters	3	50-Gallon tank electric water heater; 240 V/ 1 PH; 4.5 KW; Manufactured in 2008.	No drain pan installed under water heater.	

END OF REPORT

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Elections UGA	12 / 284	284 Highway 119 S, Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 1 - CU-1		82451J22F; Trane 4TWR3030A1000AA	Manufactured: 06/2008; 208-230 V/ 1 PH; R-410a	
Split System 1 - AHU		8213R8R2V; Trane 4TEC3F60B1000AA	Manufactured: 05/2008; 1 HP; 208-230 V/1 PH; R-410a; Field notes indicate a 10 KW electric heater.	
Split System 2 - CU-2		83652722F; Trane 4TWR3060A1000AA	Manufactured: 09/2008; 208-230 V/ 1 PH; R-410a	
Split System 2 - AHU		8234101W1V; Trane 4TEC3F30B1000AA	Manufactured: 06/2008; 1/3 HP; 208-230 V/1 PH; R-410a; Field notes indicate a 10 KW electric heater.	
Split System 3 - HP		8433R2N2F; Trane 4TWR3036A1000AA	Manufactured: 10/2008; 208-230 V/ 3 PH; R-410a	
Split System 3 - AHU		8145TRG1V; Trane 4TEH3F36B1000AA	Manufactured: 04/2008; 1/2 HP; 208-230 V/ 1 PH; R-410a; Field notes indicate a 10 KW electric heater.	
Split System 4 - DHP		8ZC00320; Mitsubishi MUZ-WR18NA	Manufactured: 12/2008; 208-230 V/ 1 PH; R-410a	
Split System 4 - DSS		Unavailable; Mitsubishi	Manufactured: 2008 (Estimated); 208-230 V/ 1 PH; R-410a	
Exhaust Fan		Unavailable, located in Women & Men	Ceiling mounted fans; Interlocked with light switch. Exterior duct caps/flappers were missing or damaged. No exhaust fan present in the Janitor's closet.	
ELECTRICAL				
Electrical Distribution		200 A panel; Recessed mounted receptacles.	Panel #2: 120/240 V / 1 PH fed from outside main #2.	
Electrical Service		Underground to building; 240/208 V/1 PH; 200 A Service		
Backup Generator		n/a		
PLUMBING				

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Water Heaters		0834A024535; A.O. Smith Water Heater ECT 52 200	50-Gallon tank electric water heater; 240 V/ 1 PH; 4.5 KW; Manufactured in 2008. No drain pan installed under water heater.	
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escallation per year		3.00%		
Effingham County Elections UGA		12 / 284				Cost		Escalated Cost	
SECTION	P/SF or P/LF	SF / LF	TOTAL		YEAR				
Building (Square Feet)	\$172.00	5,910	\$1,016,520.00		YEAR 1 (2022)	6.00%	\$ -	\$ -	
			\$0.00		YEAR 2 (2023)	9.00%	\$ -	\$ -	
Building Renovation (Square Feet)	\$90.00	5,910	\$531,900.00		YEAR 3 (2024)	12.00%	\$ -	\$ -	
			\$0.00		YEAR 4 (2025)	15.00%	\$ 159,426.04	\$ 183,339.95	
			\$0.00		YEAR 5 (2026)	18.00%	\$ 10,500.00	\$ 12,390.00	
Contingency	10%		\$101,652.00		TOTAL		\$ 169,926.04	\$ 195,729.95	
			\$1,118,172.00						
FCI			0.16		Notes				
Projected Major Repairs & Replacements	\$ 169,926.04	n/a			Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 11,181.72	Standard Maintenance Costs (Percentage of CRV)			1%				
Other Expenses	\$ -	N/A For this Facility							
CRV	\$ 1,118,172.00								
FCNI			0.15						
Projected Major Repairs & Replacements	\$ 169,926.04								
CRV	\$ 1,118,172.00								
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY		TOTAL	YEAR			
Sidewalks	3	40	\$ 7.50	\$	300.00	4			
Landscaping	3	50	\$ 55.00	\$	2,750.00	4			
Windows	3	8	\$ 1,619.13	\$	12,953.04	4			
Floor Finish (Other)	3.5	3000	\$ 3.50	\$	10,500.00	5			
Roll Up Door	3	1	\$ 4,750.00	\$	4,750.00	4			
HVAC Systems	3	5500	\$ 24.50	\$	134,750.00	4			
Water Heaters	3	1	\$ 3,923.00	\$	3,923.00	4			
				\$	-				
				\$	-				
				\$	-				
			TOTAL		\$ 169,926.04				

NOTES:

- Reference is RS Means - 2020 Edition
- Maintenance Percentage Value is based on Industry Standards
- Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.



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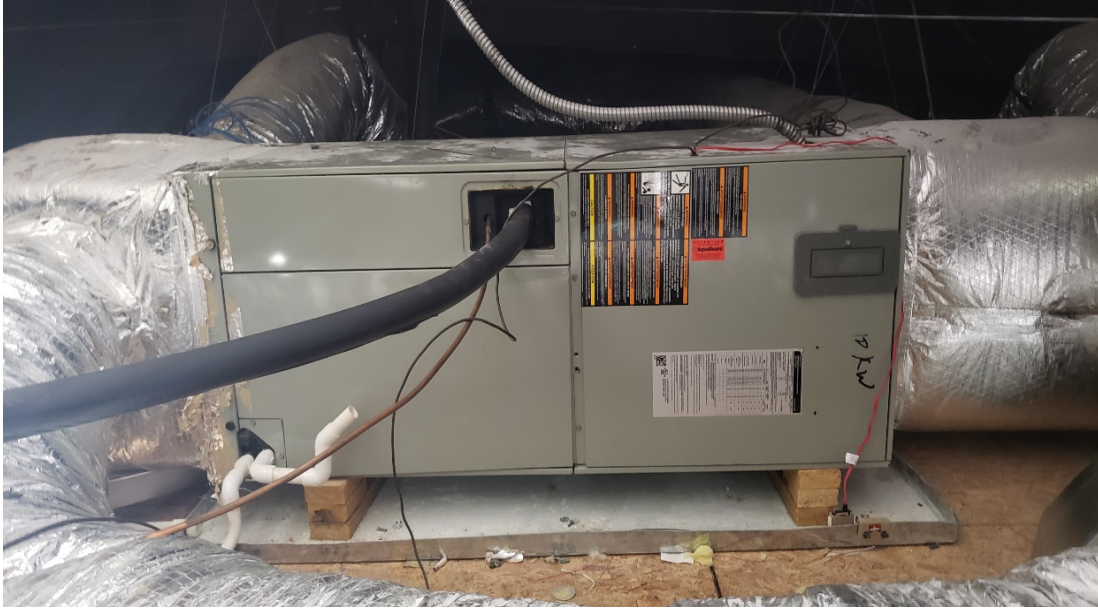
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FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Animal Shelter	13 / 307	307 Highway 119, Springfield GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
5,721	3.32	0.31	0.30	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Effingham County animal shelter. Used for staff and animals from the county.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3.5	<i>Section Score</i>		
Overall	3.5	Building is a traditional CMU structure with wood framed roof trusses.	Recommend update areas as noted below.	
SITE	4.00	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	4	Asphalt paving. Majority of paving in usable condition. Areas noted areas where paving is in need of repairs.	Recommend a re-surface of all paved areas. Careful attention should be paid to drainage patterns and to keep flow positive.	
Sidewalks	4	Concrete side walks.	Continued maintenance recommended.	
Landscaping	4	Minimal landscaping at building.	Continued maintenance recommended.	
Utilities.	4			
Hydrants	n/a			
BUILDING	2.70	<i>Section Score</i>		
Frame	3.5	CMU load bearing exterior wall. Built up pilaster columns holding a wood roof structure.	Cracking noted at some locations. Recommend geotechnical investigation prior to any major renovations.	
Veneer	3.5	CMU load bearing exterior wall is also the veneer.	Recommend touch up all exterior masonry joints, clean and patch all areas in need of repair.	
Roof	3.5	Roof is shingle roof over medium slope decking. No roof access at time of visit.	All roofing is at or near replacement. Areas visible where recommend replacement.	
Roof Flashing	3	Roof flashing over wood soffit and trim. All flashings are damaged or missing.	All flashing areas to be corrected. Roof soffits are wood and have major damage. All damaged areas to be replaced and new finish material installed.	
Windows	3	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	

Category	Priority	Commentary	Action	Picture
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	
Floor (Structure)	4	Concrete slab on grade.	No major deficiencies noted.	
Floor Finish (Conc)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new epoxy flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	1	Carpet located in some office areas.	Recommend all new carpet in office areas.	
Floor Finish (Other)	2	VCT was located in some areas of the building.	Recommend VCT be replaced. New flooring can be VCT or continue epoxy to all areas that need a hard and cleanable surface.	Photo
Interior Partitions	3	Interior partitions are a mix of CMU and stud framing with gypsum board.	Recommend all CMU be cleaned and re-finished. All gypsum board walls recommend abuse resistant gypsum with epoxy paint.	Photo
Doors (Interior)	3	Interior doors are wood and metal.	Recommend all new doors when any renovation is completed. All doors that are damaged should be replaced with new solid core wood doors for durability.	
Ceiling	2	Majority of building was ACT ceiling. Some soffit and exposed ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	Photo
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	
MECHANICAL	3.70	<i>Section Score</i>		
Split System 1 - CU-1	5	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance.	Photo
Split System 1 - AHU - Office	5	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance.	
Split System 2 - CU-2	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 2 - AHU - Kennel	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 3 - HP	4	Unit appears to be in good working order.	Recommend continued regular maintenance.	

Category	Priority	Commentary	Action	Picture
Split System 3 - AHU - Rear Kennel	4	Unit appears to be in good working order.	Recommend continued regular maintenance. Condensation was observed on air grilles. Recommend inspection of insulation.	
Unit Heater - Rear Kennel	4	Unit appears to be in good working order.	Recommend continued regular maintenance.	
Exhaust Fan - Office Area	3	Several exhaust fans are not operational. Others are in need of repair.	This is a code issue. Recommend replacement of the non-functioning exhaust fans.	
Wall Exhaust Fan - Kennel	n/a		System appears to no longer be used. If system is to serve as backup ventilation system, recommend regular service of fan and louver.	
Circulation Fans	3	Fans appear to be operational.	Recommend replacement as equipment fails.	
Air distribution	3	Air distribution devices appear rusty	Recommend cleaning and repainting of devices.	
ELECTRICAL	3.00	<i>Section Score</i>		
Lighting (Interior)	3	Surface mounted light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	Photo
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	3	200 A panel; Recessed and surface mounted receptacles.	Recommend replacement at time of renovation	
Electrical Service	3	Underground to building; 240/208 V/1 PH; 200 A Service		
PLUMBING	3.00	<i>Section Score</i>		
Drinking Fountain	3	Drinking fountains are in place.	Recommend new fixtures at time of renovation.	
Water Heaters	3		Recommend replacement at time of renovation	
Gas Rough in	4	Gas meter & regulator in place.	Service appears in good condition.	
Mop Sink	3		Recommend new sinks at time of renovation.	
Kitchen Sinks	3	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	3	Primary wall mount sinks at all restrooms.	Recommend new sinks at time of renovation.	

Category	Priority	Commentary	Action	Picture
Toilets	3		Recommend new sinks at time of renovation.	
Urinal	3		Recommend new sinks at time of renovation.	
Shower	n/a			
Hose Bibs	2	Located for kennels.	Heavily used and recommend replacement.	
FIRE PROTECTION		Section Score		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE		Section Score		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

PRIORITIES

1	Currently Critical (Immediate - Year 1)	Immediate action is required to avoid or correct serious issue(s).
2	Potentially Critical (Year 2)	Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.
3	Necessary / Not yet Critical (Years 3-5)	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.
4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.
5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.
6	Does Not Meet Current Codes but is "Grandfathered"	

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Animal Shelter	13 / 307	307 Highway 119, Springfield GA		
Frame	3.5	CMU load bearing exterior wall. Built up pilaster columns holding a wood roof structure.	Cracking noted at some locations. Recommend geotechnical investigation prior to any major renovations.	
Veneer	3.5	CMU load bearing exterior wall is also the veneer.	Recommend touch up all exterior masonry joints, clean and patch all areas in need of repair.	
Roof	3.5	Roof is shingle roof over medium slope decking. No roof access at time of visit.	All roofing is at or near replacement. Areas visible where recommend replacement.	
Roof Flashing	3	Roof flashing over wood soffit and trim. All flashings are damaged or missing.	All flashing areas to be corrected. Roof soffits are wood and have major damage. All damaged areas to be replaced and new finish material installed.	
Windows	3	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	
Floor Finish (Conc)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new epoxy flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	1	Carpet located in some office areas.	Recommend all new carpet in office areas.	
Floor Finish (Other)	2	VCT was located in some areas of the building.	Recommend VCT be replaced. New flooring can be VCT or continue epoxy to all areas that need a hard and cleanable surface.	
Interior Partitions	3	Interior partitions are a mix of CMU and stud framing with gypsum board.	Recommend all CMU be cleaned and re-finished. All gypsum board walls recommend abuse resistant gypsum with epoxy paint.	
Doors (Interior)	3	Interior doors are wood and metal.	Recommend all new doors when any renovation is completed. All doors that are damaged should be replaced with new solid core wood doors for durability.	

Ceiling	2	Majority of building was ACT ceiling. Some soffit and exposed ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	
Split System 2 - CU-2	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 2 - AHU - Kennel	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Exhaust Fan - Office Area	3	Several exhaust fans are not operational. Others are in need of repair.	This is a code issue. Recommend replacement of the non-functioning exhaust fans.	
Circulation Fans	3	Fans appear to be operational.	Recommend replacement as equipment fails.	
Air distribution	3	Air distribution devices appear rusty	Recommend cleaning and repainting of devices.	
Lighting (Interior)	3	Surface mounted light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Plumbing ALL	3	All fixtures need of replacement.		
END OF REPORT				

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Animal Shelter	13 / 307	307 Highway 119, Springfield GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 1 - CU-1		Unavailable; Carrier		
Split System 1 - AHU - Office		1421F02176; Carrier FB4CNP060	Manufactured: 03/2021; 3/4 HP; 208-230 V/1 PH; R-410a.	
Split System 2 - CU-2		Unavailable; Rheem		
Split System 2 - AHU - Kennel		Unavailable; Rheem		
Split System 3 - HP		Unavailable; Goodman		
Split System 3 - AHU - Rear Kennel		Unaccessible	Condensation was observed on air grilles.	
Unit Heater - Rear Kennel		Unaccessible	Omega II Infrared Radiant Heater.	
Exhaust Fan - Office Area		Unavailable, located in Public Restroom, Employee Restroom, and Cat Room.	Ceiling mounted fans; Interlocked with light switch. Restroom exhaust fans are fan/light combo units. The fan in the Public Restroom did not appear to be functioning.	
Wall Exhaust Fan - Kennel		Unavailable	Unit appears to be abandoned in place due to addition of HVAC equipment in kennel.	
Circulation Fans		Unavailable	Multiple fans located in kennel areas for air movement. Fans appear operational.	
ELECTRICAL				
Electrical Distribution		200 A panel; Recessed and surface mounted receptacles.		
Electrical Service		Underground to building; 240/208 V/1 PH; 200 A Service		
Backup Generator		n/a		

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
PLUMBING				
Water Heaters		Unavailable; Whirlpool Water Heater	50-Gallon tank electric water heater; 240 V/ 1 PH	
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year		3.00%	
Effingham County Animal Shelter		13 / 307						
SECTION	P/SF or P/LF	SF / LF	TOTAL		Cost	Escalated Cost		
Building (Square Feet)	\$172.00	5,721	\$984,012.00		YEAR 1 (2022)	6.00%	\$ 3,000.00	\$ 3,180.00
			\$0.00		YEAR 2 (2023)	9.00%	\$ 101,150.00	\$ 110,253.50
Building Renovation (Square Feet)	\$75.00	5,721	\$429,075.00		YEAR 3 (2024)	12.00%	\$ -	\$ -
			\$0.00		YEAR 4 (2025)	15.00%	\$ 165,066.66	\$ 189,826.66
			\$0.00		YEAR 5 (2026)	18.00%	\$ 56,192.00	\$ 66,306.56
Contingency	10%		\$98,401.20		TOTAL		\$ 325,408.66	\$ 369,566.72
			\$1,082,413.20					
FCI			0.31	Notes				
Projected Major Repairs & Replacements	\$ 325,408.66	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 10,824.13	Standard Maintenance Costs (Percentage of CRV)		1%				
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 1,082,413.20							
FCNI			0.30					
Projected Major Repairs & Replacements	\$ 325,408.66							
CRV	\$ 1,082,413.20							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Frame	3.5	100	\$ 54.47	\$ 5,447.00	5			
Veneer	3.5	100	\$ 54.47	\$ 5,447.00	5			
Roof	3.5	5800	\$ 7.81	\$ 45,298.00	5			
Windows	3	6	\$ 1,619.13	\$ 9,714.78	4			
Envelope / Sealants	2	2000	\$ 2.26	\$ 4,520.00	2			
Doors (Exterior)	2	500	\$ 2.26	\$ 1,130.00	2			
Floor Finish (Conc)	3	3000	\$ 2.42	\$ 7,260.00	4			
Floor Finish (Carpet)	1	1000	\$ 3.00	\$ 3,000.00	1			
Floor Finish (Other)	2	1500	\$ 3.50	\$ 5,250.00	2			
Interior Partitions	3	400	\$ 20.31	\$ 8,124.00	4			
Doors (Interior)	3	4	\$ 657.22	\$ 2,628.88	4			
Ceiling	2	2500	\$ 5.50	\$ 13,750.00	2			
Millwork	2	300	\$ 255.00	\$ 76,500.00	2			
HVAC	3	2000	\$ 24.50	\$ 49,000.00	4			
Lighting (Interior)	3	5000	\$ 5.79	\$ 28,950.00	4			
Lighting (Exterior)	3	500	\$ 24.50	\$ 12,250.00	4			
Plumbing ALL	3	5700	\$ 8.27	\$ 47,139.00	4			
			TOTAL	\$ 325,408.66				

NOTES:

1. Reference is RS Means - 2020 Edition
2. Maintenance Percentage Value is based on Industry Standards
3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.



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FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Probation Office	14 / 902	Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
1,676	2.91	0.60	0.59	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			Former residential structure that has been converted by Effingham County for office use.	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	3	<i>Section Score</i>		
Overall	3	In general finish condition of building is in need of updating and repair. The structure of the building does not have any observed major deficiencies.	Recommend full interior renovation of building for all new finishes, fixtures and walls. Building is a residential construction and modifications should be limited to non structural items.	
SITE	3.75	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		Photo
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site. Concrete parking areas noted.	Continued maintenance recommended.	
Paving	4	No paving on site.		
Sidewalks	3	Concrete side walks stop short of road. Ramps at the front area are concrete.	Areas noted of cracking. Recommend repair all cracked and damaged areas. Recommend ramps and porch have new code compliant railings installed.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Utilities.	4	Standard Utilities		
Hydrants	n/a			
BUILDING	2.71	<i>Section Score</i>		
Frame	4	Residential construction. Wood framed building and roof.		
Veneer	4	Brick veneer over wood stud construction.	Continued maintenance recommended.	Photo
Roof	1	Traditional shingle residential roof.	Recommend further investigation of roof to confirm source of leaks.	
Roof Flashing	1	All flashing is per typical asphalt shingle construction.		
Windows	3	Typical double hung residential windows.	Recommend replace with new energy efficient windows.	
Envelope / Sealants	3	All openings have sealants.		
Doors (Exterior)	3	Wood style residential doors.	Recommend re-seal all exterior doors.	
Floor (Structure)	4	Wood framed joists over crawl space.		

Category	Priority	Commentary	Action	Picture
Floor Finish (Concrete)	n/a			
Floor Finish (Carpet)	2	Roll carpeting in the building.	All carpet recommended to be replaced.	
Floor Finish (Other)	2	Linoleum / Vinyl sheet product and tile located in space. Wood floors in rooms as well.	Recommend linoleum/vinyl be replaced. Tile is damaged in areas and if cannot be patched should be replaced. Recommend wood floors be repaired and re-finished.	Photo
Interior Partitions	2	Interior wood partitions from standard residential layout.	Recommend patch and repair as necessary during any renovation.	
Doors (Interior)	4	Standard interior wood doors.		
Ceiling	2	Standard interior gypsum board ceiling.	Recommend repair all areas that have been patched and water damaged.	Photo
Millwork	3	Minor millwork at restroom and breakroom/kitchen.	Recommend new counters at both areas and touch up/repair of millwork.	
MECHANICAL	2.00	<i>Section Score</i>		
Split System 1 - CU	2	Units have been off while building is unoccupied.	Considering age of system, recommend replacement of system.	
Split System 1 - AHU	2	Units have been off while building is unoccupied.	Potential of mildew/mold present in the ductwork and unit. System could be cleaned. Considering age of system, recommend replacement of system.	
Exhaust Fan	n/a			
ELECTRICAL	2.75	<i>Section Score</i>		
Lighting (Interior)	3	Surface mounted light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	2	90 A panel; Recessed and surface mounted receptacles.	Recommend replacement of system.	
Electrical Service	3	Overhead to building; 208-240 V/1 PH		
PLUMBING	3.17	<i>Section Score</i>		
Drinking Fountain	n/a			
Water Heaters	3		Recommend replacement of system.	
Gas Rough in	n/a			

Category	Priority	Commentary	Action	Picture
Mop Sink	n/a			
Kitchen Sinks	3	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	3	Wall mount and drop in sink at restrooms.	Recommend new sinks at time of renovation.	
Toilets	3	Residential style toilet.	Recommend new fixture at time of renovation.	
Urinal	n/a			
Tub/Shower	3	Tub/shower present.	Recommend new fixture at time of renovation.	
Hose Bibs	4	Yard hydrant near building.		
FIRE PROTECTION		Section Score		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE	3	Section Score		
Elevator	n/a			
Stairs	3	Standard residential entry stairs.	Recommend new handrail at stairs.	
END OF REPORT				

PRIORITIES

- | | | |
|---|--|---|
| 1 | Currently Critical (Immediate - Year 1) | Immediate action is required to avoid or correct serious issue(s). |
| 2 | Potentially Critical (Year 2) | Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year. |
| 3 | Necessary / Not yet Critical (Years 3-5) | Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs. |
| 4 | Recommended (Years 6-10) | Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10. |

Category	Priority	Commentary	Action	Picture
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Probation Office	14 / 902	Effingham GA		
Sidewalks	3	Concrete side walks stop short of road. Ramps at the front area are concrete.	Areas noted of cracking. Recommend repair all cracked and damaged areas. Recommend ramps and porch have new code compliant railings installed.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Roof	1	Traditional shingle residential roof.	Recommend further investigation of roof to confirm source of leaks.	
Roof Flashing	1	All flashing is per typical asphalt shingle construction.		
Windows	3	Typical double hung residential windows.	Recommend replace with new energy efficient windows.	
Envelope / Sealants	3	All openings have sealants.		
Doors (Exterior)	3	Wood style residential doors.	Recommend re-seal all exterior doors.	
Floor Finish (Carpet)	2	Roll carpeting in the building.	All carpet recommended to be replaced.	
Floor Finish (Other)	2	Linoleum / Vinyl sheet product and tile located in space. Wood floors in rooms as well.	Recommend linoleum/vinyl be replaced. Tile is damaged in areas and if cannot be patched should be replaced. Recommend wood floors be repaired and re-finished.	
Interior Partitions	2	Interior wood partitions from standard residential layout.	Recommend patch and repair as necessary during any renovation.	
Ceiling	2	Standard interior gypsum board ceiling.	Recommend repair all areas that have been patched and water damaged.	
Millwork	3	Minor millwork at restroom and breakroom/kitchen.	Recommend new counters at both areas and touch up/repair of millwork.	
HVAC	2	Units have been off while building is unoccupied.	Potential of mildew/mold present in the ductwork and unit. System could be cleaned. Considering age of system, recommend replacement of system.	
Plumbing	3		Recommend replacement of system.	
Lighting (Interior)	3	Surface mounted light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	

Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Electrical Distribution	2	90 A panel; Recessed and surface mounted receptacles.	Recommend replacement of system.	
Electrical Service	3	Overhead to building; 208-240 V/1 PH		
END OF REPORT				

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Probation Office	14 / 902	Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 1 - CU		Unavailable.	Located on grade. Unit has been off while building is unoccupied.	
Split System 1 - AHU		Unavailable.	Located in attic space. Unit has been off while building is unoccupied.	
Exhaust Fan		n/a	Operable window in restroom.	
ELECTRICAL				
Electrical Distribution		90 A panel; Recessed and surface mounted receptacles.	Federal Multi-Breaker and plug fuses.	
Electrical Service		Overhead to building; 208-240 V/1 PH		
Backup Generator		n/a		
PLUMBING				
Water Heaters		Unavailable.		
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year		3.00%	
Effingham County Probation Office		14 / 902						
SECTION	P/SF or P/LF	SF / LF	TOTAL		Cost	Escalated Cost		
Building (Square Feet)	\$184.00	1,676	\$308,384.00		YEAR 1 (2022)	6.00%	\$ 13,089.56	\$ 13,874.93
			\$0.00		YEAR 2 (2023)	9.00%	\$ 62,986.00	\$ 68,654.74
Building Renovation (Square Feet)	\$98.00	1,676	\$164,248.00		YEAR 3 (2024)	12.00%	\$ -	\$ -
			\$0.00		YEAR 4 (2025)	15.00%	\$ 124,371.60	\$ 143,027.34
			\$0.00		YEAR 5 (2026)	18.00%	\$ -	\$ -
Contingency	10%		\$30,838.40		TOTAL		\$ 200,447.16	\$ 225,557.01
			\$339,222.40					
FCI			0.60		Notes			
Projected Major Repairs & Replacements	\$ 200,447.16	n/a		Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 3,392.22	Standard Maintenance Costs (Percentage of CRV)		1%				
Other Expenses	\$ -	N/A For this Facility						
CRV	\$ 339,222.40							
FCNI			0.59					
Projected Major Repairs & Replacements	\$ 200,447.16							
CRV	\$339,222.40							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR			
Sidewalks	3	200	\$ 7.50	\$ 1,500.00	4			
Landscaping	3	500	\$ 55.00	\$ 27,500.00	4			
Roof	1	1676	\$ 7.81	\$ 13,089.56	1			
Windows	3	8	\$ 1,619.13	\$ 12,953.04	4			
Envelope / Sealants	3	200	\$ 2.26	\$ 452.00	4			
Doors (Exterior)	3	200	\$ 2.26	\$ 452.00	4			
Floor Finish (Carpet)	2	1000	\$ 3.00	\$ 3,000.00	2			
Floor Finish (Other)	2	500	\$ 3.50	\$ 1,750.00	2			
Interior Partitions	2	400	\$ 7.58	\$ 3,032.00	2			
Ceiling	2	1200	\$ 5.50	\$ 6,600.00	2			
Millwork	3	200	\$ 255.00	\$ 51,000.00	4			
HVAC	2	1676	\$ 24.50	\$ 41,062.00	2			
Plumbing	3	1676	\$ 8.27	\$ 13,860.52	4			
Lighting (Interior)	3	1676	\$ 5.79	\$ 9,704.04	4			
Lighting (Exterior)	3	100	\$ 24.50	\$ 2,450.00	4			
Electrical Distribution	2	1676	\$ 4.50	\$ 7,542.00	2			
Electrical Service	3	1000	\$ 4.50	\$ 4,500.00	4			
			TOTAL	\$ 200,447.16				

NOTES:

1. Reference is RS Means - 2020 Edition
2. Maintenance Percentage Value is based on Industry Standards
3. Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.



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FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Senior Center	15 / 128	128 Stillwell Road Springfield GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
6,553	3.71	0.15	0.14	
IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Free standing senior center facility for Effingham County. Facility includes meeting spaces, offices and space for senior center gatherings.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	4	<i>Section Score</i>		
Overall	4	Overall building is serving intended purpose.	See recommendations below.	
SITE	4.00	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Asphalt paved entry area from main road to site.	Continued maintenance recommended.	
Paving	4	Asphalt paving. Majority of paving in usable condition.	Continued maintenance recommended.	
Sidewalks	4	Concrete side walks surround building and provide entrance into building.	Continued maintenance recommended.	
Landscaping	4	Minimal landscaping at building.	Recommend trim all landscaping from building. All trees near the soffit and roof to be trimmed.	
Utilities.	4	Standard Utilities.		
Hydrants	n/a			
BUILDING	3.73	<i>Section Score</i>		
Frame	4	CMU load bearing exterior wall. Built up pilaster columns holding a steel roof frame.	No major deficiencies noted.	
Veneer	3.5	Brick veneer over the CMU structure.	Recommend touch up all exterior masonry joints, clean all masonry and replace all missing grout.	Photo
Roof	3.5	Roof is shingle roof over medium slope decking. No roof access at time of visit.	All roofing is at or near replacement. Areas visible where recommend replacement.	
Roof Flashing	4	Roof flashign visible from ground is coping caps and flashing.	Continued maintenance recommended.	
Windows	2	Windows are double hung singe pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	4	Sealants at all exterior openings.	Continued maintenance recommended.	
Doors (Exterior)	4	Metal doors at all exterior locations.	Continued maintenance recommended.	
Floor (Structure)	4	Concrete slab on grade.	No major deficiencies noted.	

Category	Priority	Commentary	Action	Picture
Floor Finish (Conc)	4	Concrete floor was exposed and treated with an epoxy paint.	Continued maintenance recommended.	
Floor Finish (Carpet)	4	Carpet is in some office areas.	Continued maintenance recommended.	
Floor Finish (Other)	4	VCT and Tile located in areas of building.	Continued maintenance recommended.	Photo
Interior Partitions	4	Interior walls were load bearing CMU or framed partitions with gypsum cover.	Continued maintenance recommended.	
Doors (Interior)	4	Interior doors were wood and metal doors.	Continued maintenance recommended.	
Ceiling	4	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Continued maintenance recommended.	
Millwork	3	Minor millwork areas in the building.	Recommend replace counter tops.	
MECHANICAL	3.15	<i>Section Score</i>		
Split System 1 - HP	4	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance.	
Split System 1 - FCU	4	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance. Drain pan switches to shutdown unit upon detection of water were not observed in the condensate pans. Drain pans showing rust and damage. Recommend replacement of drainpans and installation of drain pan sensor.	
Split System 2 - HP	2	Unit appears to be working, however it has reached the normal life expectancy for this type of equipment	Recommend scheduled replacement	
Split System 2 - FCU	2	Unit appears to be working, however it has reached the normal life expectancy for this type of equipment	Recommend scheduled replacement. Drain pan switches to shutdown unit upon detection of water were not observed in the condensate pans. Drain pans showing rust and damage. Recommend replacement of drainpans and installation of drain pan sensor.	
Split System 3 - HP	4	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance.	

Category	Priority	Commentary	Action	Picture
Split System 3 - FCU	4	Unit appears to be in good working order and less than 5 years old.	Recommend continued regular maintenance. Drain pan switches to shutdown unit upon detection of water were not observed in the condensate pans. Drain pans showing rust and damage. Recommend replacement of drainpans and installation of drain pan sensor.	
Split System 4 - HP	3	Unit was down for service during visit	Continued maintenance recommended.	
Split System 4 - FCU	3	Unit was down for service during visit	Recommend continued regular maintenance. Drain pan switches to shutdown unit upon detection of water were not observed in the condensate pans. Drain pans showing rust and damage. Recommend replacement of drainpans and installation of drain pan sensor.	Photo
Split System 5 - HP	2	Unit was down for service during visit. It has reached the normal life expectancy for this type of equipment	Recommend scheduled replacement	
Split System 5 - AHU	2	Unit was down for service during visit. It has reached the normal life expectancy for this type of equipment	Recommend scheduled replacement. Drain pan switches to shutdown unit upon detection of water were not observed in the condensate pans. Drain pans showing rust and damage. Recommend replacement of drainpans and installation of drain pan sensor.	
Kitchen Hood - KEF	4	Unit appears to be working, however it is not used on a regular basis.	Recommend continued regular maintenance.	
Air Curtain - Kitchen	4	Unit appears to be in good working order.	Recommend continued regular maintenance.	
Exhaust Fan	3	Unit appears to be in good working order.	Recommend continued regular maintenance.	
ELECTRICAL	3.50	<i>Section Score</i>		
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	Photo
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			

Category	Priority	Commentary	Action	Picture
Electrical Distribution	4	Multiple panels located in kitchen; Recessed mounted receptacles.		
Electrical Service	4	Underground to building; 240/208 V/3 PH		
PLUMBING	3.89	<i>Section Score</i>		
Drinking Fountain	4	Drinking fountains are in place.	Recommend new fixtures at time of renovation.	
Water Heaters	3	Water heaters are functioning.	Continued maintenance recommended. Kitchen water heater has noticeable corrosion of copper pipe. Verify dielectric union.	
Gas Rough in	n/a			
Mop Sink	4		Continued maintenance recommended.	
Kitchen Sinks	4	Stainless steel commercial sinks in kitchen.	Continued maintenance recommended.	
Bathroom Sinks	4	Primary wall mount sinks at all restrooms.	Continued maintenance recommended.	
Craftroom Sinks	4	Stainless steel single compartment sink with JR Smith 8247 plaster trap.	Continued maintenance recommended.	
Toilets	4	Standard commercial toilets.	Continued maintenance recommended.	
Urinal	4	Standard fixtures.	Continued maintenance recommended.	
Shower	n/a			
Hose Bibs	4	Standard wall hydrants.	Continued maintenance recommended.	
FIRE PROTECTION		<i>Section Score</i>		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE		<i>Section Score</i>		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

PRIORITIES

1 Currently Critical (Immediate - Year 1)

Immediate action is required to avoid or correct serious issue(s).

2 Potentially Critical (Year 2)

Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.

Category	Priority	Commentary	Action	Picture
	3	Necessary / Not yet Critical (Years 3-5)	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.	
	4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.	
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Senior Center	15 / 128	128 Sillwell Road Springfield GA		
Veneer	3.5	Brick veneer over the CMU structure.	Recommend touch up all exterior masonry joints, clean all masonry and replace all missing grout.	
Roof	3.5	Roof is shingle roof over medium slope decking. No roof access at time of visit.	All roofing is at or near replacement. Areas visible where recommend replacement.	
Windows	2	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Millwork	3	Minor millwork areas in the building.	Recommend replace counter tops.	
Split System 2 - HP	2	Unit appears to be working, however it has reached the normal life expectancy for this type of equipment	Recommend scheduled replacement	
Split System 4 - FCU	3	Unit was down for service during visit	Recommend continued regular maintenance. Drain pan switches to shutdown unit upon detection of water were not observed in the condensate pans. Drain pans showing rust and damage. Recommend replacement of drainpans and installation of drain pan sensor.	
Split System 5 - HP	2	Unit was down for service during visit. It has reached the normal life expectancy for this type of equipment	Recommend scheduled replacement	
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Water Heaters	3	Water heaters are functioning.	Continued maintenance recommended. Kitchen water heater has noticeable corrosion of copper pipe. Verify dielectric union.	

END OF REPORT

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Senior Center	15 / 128	128 Sillwell Road Springfield GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 1 - HP		Unavailable; Carrier		
Split System 1 - FCU		1817A85815; Carrier FB4CNP061	Manufactured: 05/2017; 3/4 HP; 208-230 V/1 PH; R-410a; Electric heater: 208 / 230 V: 3.75 / 4.6 KW.	
Split System 2 - HP		Unavailable; Carrier		
Split System 2 - FCU		2496A16107; Carrier FA4ANF048	Manufactured: 06/1996; 3/4 HP; 208-230 V/1 PH; R-22; Electric heater: 208 / 230 V: 36.2 / 40.0 A.	
Split System 3 - HP		182340437M; Ameristar M4HP4060B1000AA	Manufactured: 2018; 208-230 V/1 PH; R-410a.	
Split System 3 - FCU		180560438M; Ameristar M4AH3060B1000AA	Manufactured: 2018; 3/4 HP; 208-230 V/1 PH; R-410a.	
Split System 4 - HP		Unavailable; Rheem	System was down for maintenance during visit.	
Split System 4 - FCU		W291503277; Rheem RHIT6024STANJA	Manufactured: 07/2015; 3/4 HP; 208-230 V/1 PH; R-410a.	
Split System 5 - HP		Unavailable; Carrier	System was down for maintenance during visit.	
Split System 5 - AHU		3796F27928; Carrier 40RM2008-2600HC	Manufactured: 1996; 2.4 HP; 208-230 V/3 PH; R-22.	
Kitchen Hood - KEF		Unaccessible		
Air Curtain - Kitchen		Unavailable, exterior door of kitchen	Interlocked with door.	
Exhaust Fan		Unavailable, located in Women, Men, & Janitor	Inline mounted fan; Interlocked with timeclock.	
ELECTRICAL				
Electrical Distribution		Multiple panels located in kitchen; Recessed mounted receptacles.		

ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
Electrical Service		Underground to building; 240/208 V/3 PH		
Backup Generator		n/a		
PLUMBING				
Water Heaters - Jan Closet		2051122424901; A.O. Smith Water Heater E6-40L45DVB 110	38-Gallon tank electric water heater; 240 V/ 1 PH; 4.5 KW; Manufactured in 12/2020.	
Water Heaters - Kitchen		Unavailable; State Water Heater.	Estimated 100-Gallon tank electric water heater. Noticeable corrosion of copper pipe. Verify dielectric union.	
FIRE PROTECTION				
Fire Alarm			Pull stations at doors; strobes throughout.	
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year		3.00%		
Effingham County Senior Center		15 / 128				Cost		Escalated Cost	
SECTION	P/SF or P/LF	SF / LF	TOTAL						
Building (Square Feet)	\$184.00	6,553	\$1,205,752.00		YEAR 1 (2022)	6.00%	\$ -	\$ -	
			\$0.00		YEAR 2 (2023)	9.00%	\$ 30,668.04	\$ 33,428.16	
Building Renovation (Square Feet)	\$75.00	6,533	\$489,975.00		YEAR 3 (2024)	12.00%	\$ -	\$ -	
			\$0.00		YEAR 4 (2025)	15.00%	\$ 96,401.37	\$ 110,861.58	
			\$0.00		YEAR 5 (2026)	18.00%	\$ 56,625.93	\$ 66,818.60	
Contingency	10%		\$120,575.20		TOTAL		\$ 183,695.34	\$ 211,108.34	
			\$1,326,327.20						
FCI			0.15		Notes				
Projected Major Repairs & Replacements	\$ 183,695.34	n/a			Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance	\$ 13,263.27	Standard Maintenance Costs (Percentage of CRV)		1%					
Other Expenses	\$ -	N/A For this Facility							
CRV	\$ 1,326,327.20								
FCNI			0.14						
Projected Major Repairs & Replacements	\$ 183,695.34								
CRV	\$ 1,326,327.20								
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR				
Veneer	3.5	100	\$ 54.47	\$ 5,447.00	5				
Roof	3.5	6553	\$ 7.81	\$ 51,178.93	5				
Windows	2	10	\$ 1,619.13	\$ 16,191.30	2				
Millwork	3	150	\$ 255.00	\$ 38,250.00	4				
Split System 2	2	1	\$ 7,238.37	\$ 7,238.37	2				
Split System 4	3	1	\$ 7,238.37	\$ 7,238.37	4				
Split System 5	2	1	\$ 7,238.37	\$ 7,238.37	2				
Lighting (Interior)	3	6000	\$ 5.79	\$ 34,740.00	4				
Lighting (Exterior)	3	500	\$ 24.50	\$ 12,250.00	4				
Water Heaters	3	1	\$ 3,923.00	\$ 3,923.00	4				
				\$ -					
				\$ -					
				\$ -					
				\$ -					
TOTAL				\$ 183,695.34					

NOTES:

- Reference is RS Means - 2020 Edition
- Maintenance Percentage Value is based on Industry Standards
- Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.



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FACILITIES CONDITION ASSESSMENT				
BUILDING NAME	NUMBER	ADDRESS	BUILT	RENOVATED
Effingham County Cloy Community	16 / 545	Effingham GA	tbd	tbd
SQUARE FOOTAGE	PRIORITY	FCI	FCNI	
5,496	2.90	0.39	0.38	
STATION IMAGE AND AERIAL			EXECUTIVE SUMMARY	
			<p>Stand alone community center. Pre Engineered metal building with large meeting spaces.</p>	
PRIORITY		INVENTORY		FCI / FCNI
NOTE - Links above to tabs in Facility Report for this Facility Only				

Category	Priority	Commentary	Action	Picture
GENERAL	2.5	<i>Section Score</i>		
Overall	2.5	Overall space is still performing functions	See below, many of finishes are at or near replacement.	
SITE	3.63	<i>Section Score</i>		
Site	4	Site is relatively flat with mix of paved areas, landscaping, hardscaping and grass.		Photo
Topography	4	Minor slope away from building to drainage areas.	Continued maintenance recommended.	
Storm Water	4	All water is surface drained to swales and roadside ditch system.	Continued maintenance recommended.	
Ingress/Egress	4	Gravel areas of entry off road.	Continued maintenance recommended.	
Paving	3	Gravel lot and entry only.	Recommend continued maintenance of gravel and re-penishing of gravel areas as required.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Utilities.	4	Standard Utilities.		
Hydrants	n/a			
BUILDING	2.57	<i>Section Score</i>		
Frame	4	Pre Engineered insulated metal building frame.		
Veneer	2	Exterior is pre-engineered metal panel	Noted damage in places. Recommend new insulated metal panel.	Photo
Roof	2	Roof is metal building roof. No access to roof at time of visit.	Due to age of building recommend continued maintenance of roof and monitor for leaks. Any major leaks to be repaired and roof replaced.	
Roof Flashing	3	Roof flashing is typical for metal building.	Flashing to be replaced at time of replacing roof.	
Windows	2	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	

Category	Priority	Commentary	Action	Picture
Floor (Structure)	4	Concrete slab on grade.	No major deficiencies noted.	
Floor Finish (Conc)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Carpet)	n/a			
Floor Finish (Other)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	Photo
Interior Partitions	3	Interior walls were load bearing CMU or wood framed partitions. Wood partitions had a mix of gypsum board and wood paneling.	Recommend remove all wood panel walls and replace with abuse resistant gypsum board at all high traffic areas. Interior CMU walls recommend to	
Doors (Interior)	3	Interior doors were mix of metal and wood panel doors.	Recommend all new doors when any renovation is completed. All doors that are damaged should be replaced with new solid core wood doors for durability.	
Ceiling	2	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	Photo
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	
MECHANICAL	2.80	<i>Section Score</i>		
Split System 1 - CU-1	3	System currently functioning.	Recommend upgrading system at time of renovation.	Photo
Split System 1 - FCU	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 2 - CU-2	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Split System 2 - FCU	3	System currently functioning.	Recommend upgrading system at time of renovation.	
Exhaust Fan	2		Public exterior restroom exhaust terminates above restroom ceiling in mechanical equipment platform/attic. Recommend routing duct to exterior termination point. Recommend replacement at time of renovation.	

Category	Priority	Commentary	Action	Picture
ELECTRICAL	3.00	<i>Section Score</i>		
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Backup Generator	n/a			
Electrical Distribution	3	Multiple panels; Recessed and surface mounted receptacles.	Recommend replacement at time of renovation	
Electrical Service	3	Overhead to building; 208-240 V/3PH		
PLUMBING	2.88	<i>Section Score</i>		
Drinking Fountain	3	Drinking fountains are in place.	Recommend new fixtures at time of renovation.	
Water Heaters	3			
Gas Rough in	n/a			
Mop Sink	3		Recommend new sinks at time of renovation.	
Kitchen Sinks	3	Drop in sinks at all millwork break room areas.	Recommend new fixture when millwork replaced.	
Bathroom Sinks	3	Pirmary drop in sinks at mill workin restrooms	Recommend new sinks at time of renovation.	
Toilets	3		Recommend new sinks at time of renovation.	
Urinal	3		Recommend new sinks at time of renovation.	
Shower	n/a			
Hose Bibs	2			
FIRE PROTECTION		<i>Section Score</i>		
Fire Alarm	n/a			
Fire Protection	n/a			
CONVEYANCE		<i>Section Score</i>		
Elevator	n/a			
Stairs	n/a			
END OF REPORT				

PRIORITIES

Category	Priority	Commentary	Action	Picture
	1	Currently Critical (Immediate - Year 1)	Immediate action is required to avoid or correct serious issue(s).	
	2	Potentially Critical (Year 2)	Substantial Work is needed to ensure safe and efficient operations can continue without interruption or hazard. If the items are not addressed, these conditions will likely become critical within a year.	
	3	Necessary / Not yet Critical (Years 3-5)	Normal wear and tear has occurred. Remedial and preventative work is recommended to avoid predictable deterioration, potential downtime, damage, or higher costs.	
	4	Recommended (Years 6-10)	Normal wear and tear has occurred, but no action is required. These systems should be revisited annually and will need to be replaced in years 6-10.	
	5	Inventory of Systems Working As Desired (Years 11-50)	No repair or replacement action is necessary.	
	6	Does Not Meet Current Codes but is "Grandfathered"		

FCA PRIORITIES

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Cloy Community	16 / 545	Effingham GA		
Paving	3	Gravel lot and entry only.	Recommend continued maintenance of gravel and replenishing of gravel areas as required.	
Sidewalks	3	Concrete side walks.	Areas noted of cracking. Recommend repair all damaged areas.	
Landscaping	3	Minimal landscaping at building.	Recommend trim all landscaping from building.	
Veneer	2	Exterior is pre-engineered metal panel	Noted damage in places. Recommend new insulated metal panel.	
Roof	2	Roof is metal building roof. No access to roof at time of visit.	Due to age of building recommend continued maintenance of roof and monitor for leaks. Any major leaks to be repaired and roof replaced.	
Roof Flashing	3	Roof flashing is typical for metal building.	Flashing to be replaced at time of replacing roof.	
Windows	2	Windows are double hung single pane windows. They appear to be original to the building.	Recommend replacement of new insulated storefront windows.	
Envelope / Sealants	2	Sealants at all exterior openings.	Recommend replacement of all exterior sealants.	
Doors (Exterior)	2	Metal doors at all exterior locations.	Recommend re-sealing all door frames and thresholds.	
Floor Finish (Conc)	3	Concrete floor was exposed and treated with an epoxy paint. Finish was wearing to point of replacement.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Floor Finish (Other)	2	Majority of floor was VCT flooring. Very few areas were in good condition.	Recommend all new flooring for facility. Floor to be prepped adequately for all new flooring.	
Interior Partitions	3	Interior walls were load bearing CMU or wood framed partitions. Wood partitions had a mix of gypsum board and wood paneling.	Recommend remove all wood panel walls and replace with abuse resistant gypsum board at all high traffic areas. Interior CMU walls recommend to	
Doors (Interior)	3	Interior doors were mix of metal and wood panel doors.	Recommend all new doors when any renovation is completed. All doors that are damaged should be replaced with new solid core wood doors for durability.	

Ceiling	2	Majority of building was ACT ceiling. Some soffit and hard ceiling areas were noted.	Recommend replacement of all ACT ceilings. All hard ceilings should be patched, sanded and painted.	
Millwork	2	Minor millwork areas in the building. All appeared to be in need of repair or replacement. Standard wear and tear on install.	Recommend replacement of all millwork with new plastic laminate clad millwork and countertops.	
HVAC	3	All Systems		
Lighting (Interior)	3	Combination of surface mount and ceiling mount light fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Lighting (Exterior)	3	Combination of varying wall mounted and ceiling mounted fixtures (non-LED).	Recommend lighting upgrades at time of renovation.	
Plumbing	2.5	All Systems		
END OF REPORT				

FCA INVENTORY

BUILDING NAME	NUMBER	ADDRESS		
Effingham County Cloy Community	16 / 545	Effingham GA		
ITEM	PICTURE	SERIAL #	ADDITIONAL INFORMATION	PHOTO
MECHANICAL				
Split System 1 - CU-1		Unavailable, Trane		
Split System 1 - FCU		Unavailable, Trane		
Split System 2 - CU-2		Unavailable, Carrier		
Split System 2 - FCU		Unavailable, Carrier		
Exhaust Fan		Unavailable, located in Women & Men	Ceiling mounted fans; Interlocked with light switch. Public exterior restroom exhaust terminates above restroom ceiling in mechanical equipment platform/attic.	
ELECTRICAL				
Electrical Distribution		Multiple 200 A panels; Recessed and surface mounted receptacles.		
Electrical Service		Overhead to building; 208-240V/3PH		
Backup Generator		n/a		
PLUMBING				
Water Heaters		Whirlpool Water Heater	40-Gallon tank electric water heater; 240 V/ 1 PH; 4.5 KW.	
FIRE PROTECTION				
Fire Alarm		n/a		
END OF REPORT				

COSTS CALCULATIONS					Overall Escalation per year		3.00%		
Effingham County Cloy Community		16 / 545				Cost		Escalated Cost	
SECTION	P/SF or P/LF	SF / LF	TOTAL						
Building (Square Feet)	\$164.00	5,496	\$901,344.00			YEAR 1 (2022)	6.00%	\$ -	\$ -
			\$0.00			YEAR 2 (2023)	9.00%	\$ 139,875.32	\$ 152,464.10
Building Renovation (Square Feet)	\$75.00	5,496	\$412,200.00			YEAR 3 (2024)	12.00%	\$ 44,658.00	\$ 50,016.96
			\$0.00			YEAR 4 (2025)	15.00%	\$ 195,640.32	\$ 224,986.37
			\$0.00			YEAR 5 (2026)	18.00%	\$ -	\$ -
Contingency	10%		\$90,134.40			TOTAL		\$ 380,173.64	\$ 427,467.43
			\$991,478.40						
FCI			0.39	Notes					
Projected Major Repairs & Replacements		\$ 380,173.64		n/a	Year 1 - Priority 1 / Year 2 and 3 - Priority 2 / Year 4 and 5 - Priority 3				
Maintenance		\$ 9,914.78		Standard Maintenance Costs (Percentage of CRV)	1%				
Other Expenses		\$ -		N/A For this Facility					
CRV		\$ 991,478.40							
FCNI			0.38						
Projected Major Repairs & Replacements		\$ 380,173.64							
CRV		\$991,478.40							
PROJECTED MAJOR REPAIRS per FACILITY	Priority	SF / LF / SY	\$ per SF / LF / SY	TOTAL	YEAR				
Paving	3	1000	\$ 15.00	\$ 15,000.00	3				
Sidewalks	3	30	\$ 7.50	\$ 225.00	3				
Landscaping	3	30	\$ 55.00	\$ 1,650.00	3				
Veneer	2	40	\$ 54.47	\$ 2,178.80	2				
Roof	2	5500	\$ 7.81	\$ 42,955.00	2				
Windows	2	4	\$ 1,619.13	\$ 6,476.52	2				
Envelope / Sealants	2	200	\$ 2.26	\$ 452.00	2				
Doors (Exterior)	2	50	\$ 2.26	\$ 113.00	2				
Floor Finish (Conc)	3	2000	\$ 2.42	\$ 4,840.00	3				
Floor Finish (Other)	2	2000	\$ 3.50	\$ 7,000.00	2				
Interior Partitions	3	200	\$ 7.58	\$ 1,516.00	3				
Doors (Interior)	3	6	\$ 657.22	\$ 3,943.32	3				
Ceiling	2	5400	\$ 5.50	\$ 29,700.00	2				
Millwork	2	200	\$ 255.00	\$ 51,000.00	2				
HVAC	3	5400	\$ 24.50	\$ 132,300.00	3				
Lighting (Interior)	3	5400	\$ 5.79	\$ 31,266.00	3				
Lighting (Exterior)	3	200	\$ 24.50	\$ 4,900.00	3				
Plumbing	2.5	5400	\$ 8.27	\$ 44,658.00	3				
				\$ -					
				\$ -					
				TOTAL	\$ 380,173.64				

NOTES:

- Reference is RS Means - 2020 Edition
- Maintenance Percentage Value is based on Industry Standards
- Square Foot and Linear Foot for cost data estimations are based off information provided. For greater accuracy full as built will be required.





















