

The logo consists of four stylized human figures in orange, blue, red, and green, arranged in a square pattern. 

# FCA Overview

**The assessment of existing facilities is a critical step in development of and Educational Master Facility Plan (EMFP). The information collected helps us understand the magnitude of cost related to deferred and anticipated maintenance needs.**

- DLR Group performed architectural assessments of each building in combination with review and integration of the following reports provided by BPS101:
  - District 10-Year Health/Life Safety Surveys, dated 2014
  - Capital Project Plan for tracked paving and mechanical, electrical, plumbing equipment and system needs
  - Roof inspection reports by Olsson Roofing, dated July 2019
  - Playground inspection reports by Wight & Company, dated May 2018
- Assessment items were input into an online database for each school with condition and estimated cost of repair or replacement.
- Assessment items were then prioritized based on condition and urgency of need.

Physical assessments are just one measure of the condition and adequacy of a school site. This information is also reviewed alongside the educational adequacy/readiness and functional needs of each facility.

❖ *Note that 10-year Health/Life Safety violations are not included in the following cost summary.*

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# FCA Conditions

The physical condition of building systems and related components are typically defined as being in one of four conditions: **Excellent**, **Good**, **Fair**, and **Poor**.

For the purposes of this review, the following definitions are used:

**Excellent** = New or near new condition with no corrective actions required but eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.

**Good** = Generally good condition, is sound and performing its function but may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.

**Fair** = Fair condition with some corrective actions required; may exhibit some signs of significant wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.

**Poor** = Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance, shows evidence of previous repair, has become obsolete, or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.



# Assessment Prioritization

***Note that H/LS survey items are not included in this assessment breakdown; these are defined by ISBE as state-mandated items falling within 3 levels of urgency.***

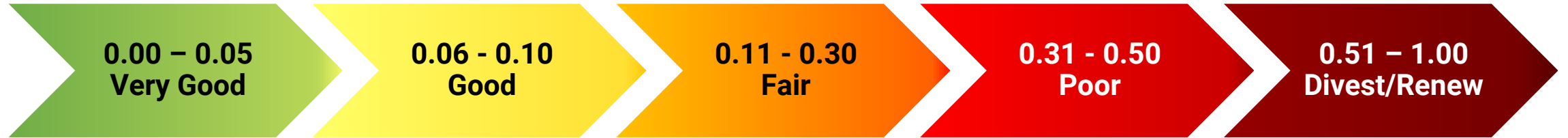
**Priorities have been aligned with BPS101's Prioritization Matrix, utilized in the Capital Projects Plan for FY2018-2021.**

Priority Ranking	Definition & Urgency
Priority 1 (Must Do)	Capital Maintenance items deemed in critical or poor condition
Priority 2 (Should Do)	Capital Maintenance items in fair condition, as well as Capital Improvement items deemed to have high urgency
Priority 3 (Would Like to Do)	Capital Maintenance items in good condition, as well as Capital Improvement items deemed to have medium urgency
Priority 4 (Future)	Capital Maintenance items in good or excellent condition, as well as Capital Improvement items deemed to have low urgency



# Facility Condition Index (FCI)

$$\text{FCI} = \frac{\text{existing major repair costs and replacement deficiencies}}{\text{estimated replacement value}}$$



- Place a value on the future capital costs that may be incurred in the future relative to the costs to build new
- **If FCI exceeds 50%, the facility should be looked at more closely as a possible candidate for replacement**
- Prioritization of deficiencies is important to understand critical needs vs. low priority repairs/updates
- **FCI does not typically include full system life-cycle analyses, changes in space types, or addition of new programs – these should also be considered when determining whether to renovate or build new.**

School	Total Gross Square Footage (GSF)	Preliminary Base Unit Cost Totals by Building	Preliminary Base Unit Costs (Priority 1 & 2)	24-Month Escalation	Bond	Design/Bid Contingency	Construction Contingency	CM, GC's/GR	Preliminary Construction Cost (Priority 1 & 2)	Current Replacement Value (CRV)	Facility Condition Index (FCI for Priority 1 & 2)
				0%	1.25%	15%	5%	12%		\$320	
Batavia Early Childhood (ECC)	12,310	\$1,118,303	\$42,515	\$0	\$531	\$6,377	\$2,471	\$6,227	\$58,122	\$3,939,200	1%
Alice Gustafson School (AGS)	70,757	\$5,809,210	\$4,434,082	\$0	\$55,426	\$665,112	\$257,731	\$649,482	\$6,061,834	\$22,642,240	27%
Grace McWayne School (GMW)	59,018	\$4,994,733	\$2,427,305	\$0	\$30,341	\$364,096	\$141,087	\$355,539	\$3,318,369	\$18,885,760	18%
H.C. Storm School (HCS)	57,245	\$8,260,949	\$7,152,067	\$0	\$89,401	\$1,072,810	\$415,714	\$1,047,599	\$9,777,590	\$18,318,400	53%
Hoover-Wood School (HWS)	59,018	\$5,018,839	\$1,763,031	\$0	\$22,038	\$264,455	\$102,476	\$258,240	\$2,410,240	\$18,885,760	13%
J.B. Nelson School (JBN)	56,733	\$7,151,315	\$5,336,911	\$0	\$66,711	\$800,537	\$310,208	\$781,724	\$7,296,091	\$18,154,560	40%
Louise White School (LWS)	57,200	\$8,029,372	\$6,943,795	\$0	\$86,797	\$1,041,569	\$403,608	\$1,017,092	\$9,492,861	\$18,304,000	52%
Rotolo Middle School (RMS)	188,491	\$17,273,115	\$11,413,801	\$0	\$142,673	\$1,712,070	\$663,427	\$1,671,837	\$15,603,808	\$60,317,120	26%
Batavia High School (BHS)	421,982	\$45,852,248	\$24,041,058	\$0	\$300,513	\$3,606,159	\$1,397,386	\$3,521,414	\$32,866,530	\$135,034,240	24%
<b>PRELIMINARY Totals</b>	<b>982,754</b>	<b>\$103,508,082</b>	<b>\$63,554,565</b>	<b>\$0</b>	<b>\$794,432</b>	<b>\$9,533,185</b>	<b>\$3,694,109</b>	<b>\$9,309,155</b>	<b>\$86,885,445</b>	<b>\$314,481,280</b>	<b>28%</b>