

Address to the Ohio Capital Master Plan Sub-committee

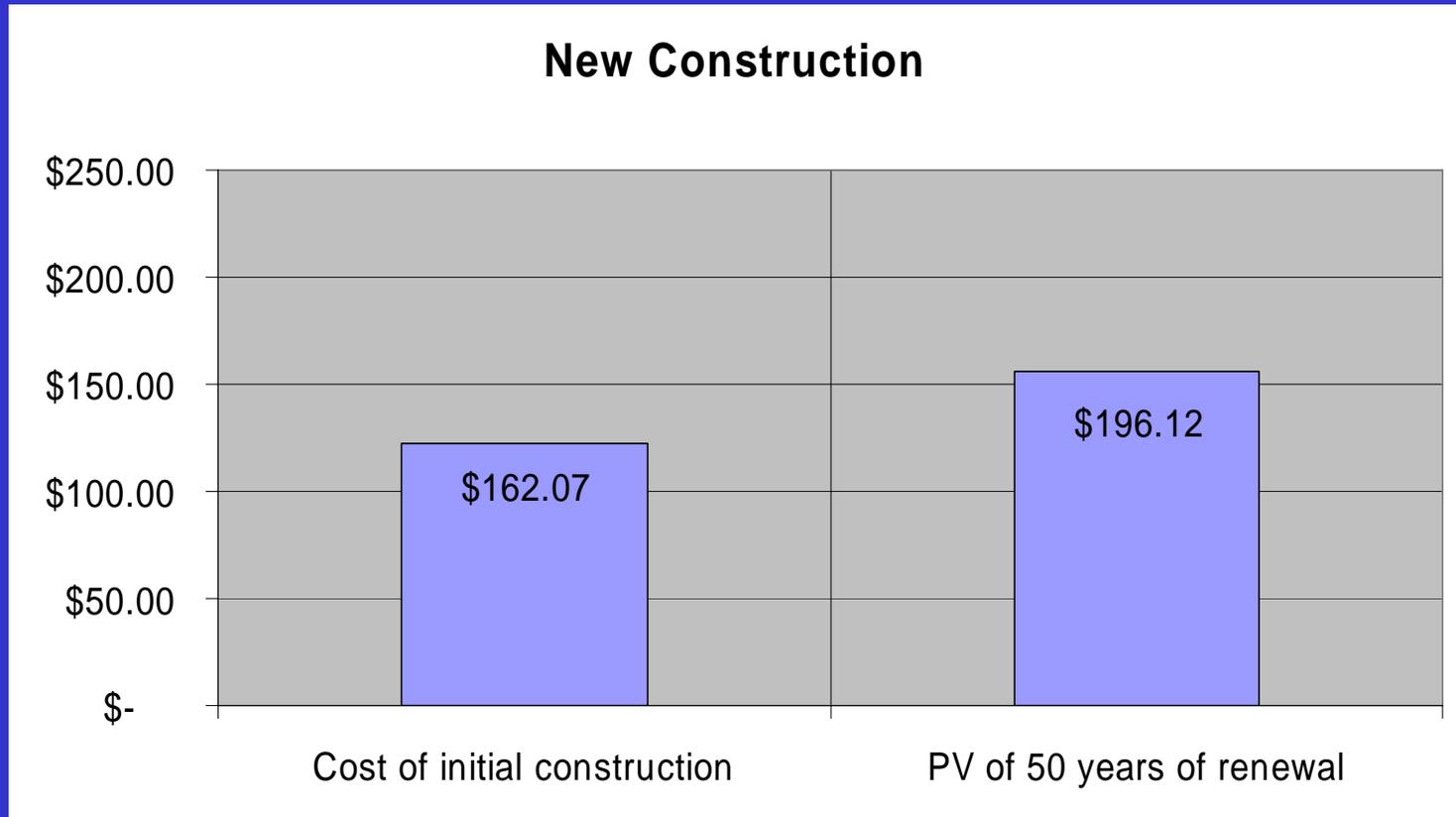
“Overview of Assessment Methodology”

Why do an assessment

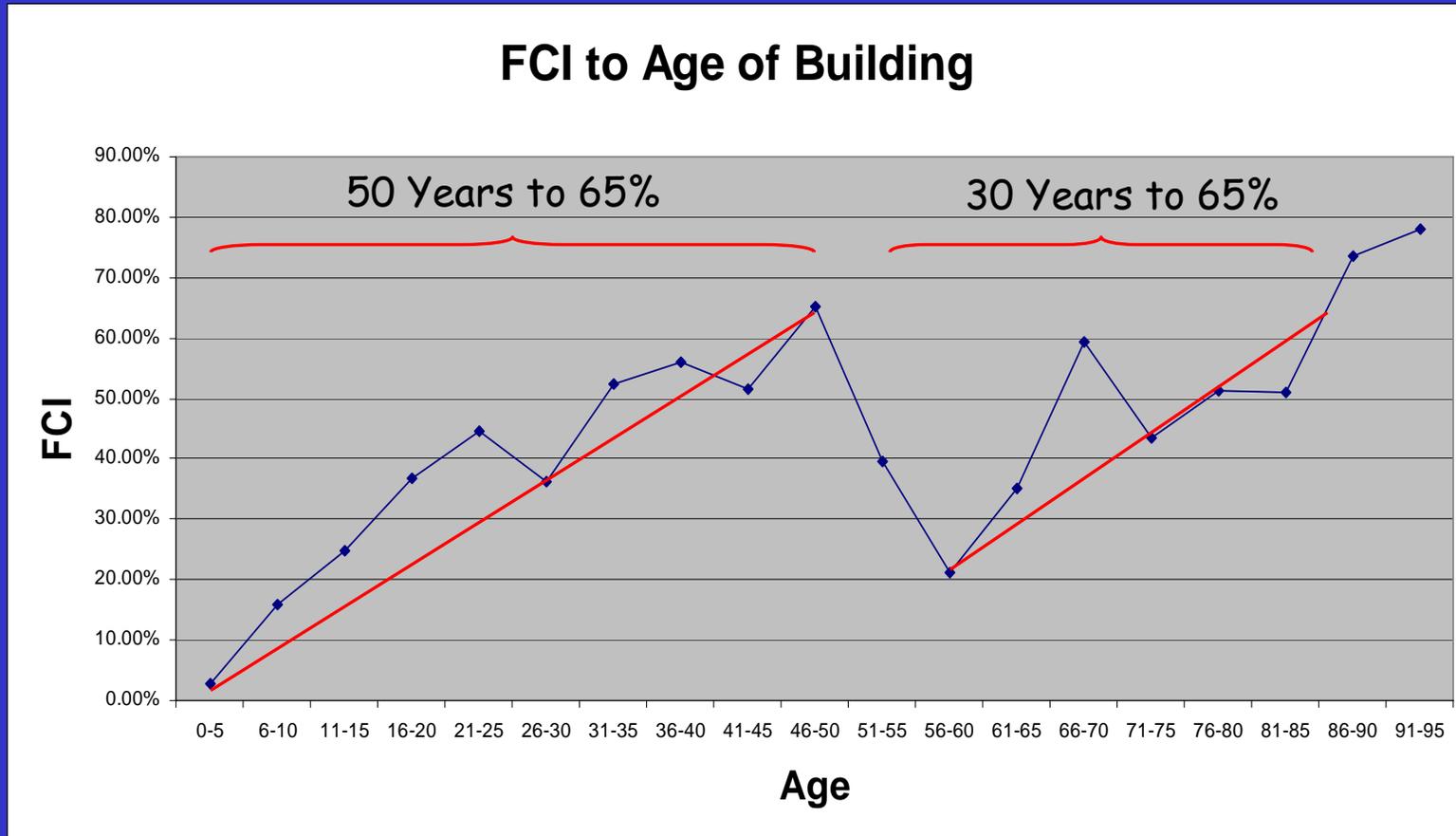
- **Powerful tool for determining financial needs**
- **Unbiased Opinion**
- **Accurate Budget Projections**
 - Provide realistic and convincing budgets to the public
- **Determine current and future needs**
 - What shape are my facilities in today
 - How to plan for future building deterioration
- **Strategic purchase of renewal**
 - Smart building renewal saves money

Why does deferred maintenance exist

It cost more to maintain a building than it cost to construct a building!



How do buildings age



What existing data is important to evaluators?

Include other studies:

- **Existing Studies**
 - ADA
 - Hazardous materials
 - Elevators
 - Structural
 - Roofing
 - Energy

Facility Condition Index

FORMULA:
$$\frac{\text{Needed Repairs (\$)}}{\text{Replacement Value (\$)}} = \text{FCI}$$

Measuring
existing
conditions

EXAMPLE:
$$\frac{\text{Needed repairs of 10K}}{\text{Facility value 100K}}$$

$$\frac{10,000}{100,000} = .10 \text{ FCI}$$

Industry standards

<u>FCI</u>	<u>Condition</u>
< .05	Good
.05 thru .10	Fair
.10 >	Poor

How can an assessment increase productivity?

Life Cycle analysis:

Name of District:	Corpus Christi ISD	Name of School:	Martin Middle	Description	Value	FCI
Type of school:	Middle	Number of Floors:	2	Architectural:	\$ 4,233,895	0.35
Year constructed:	1970	Inflation rate:	2.00%	HVAC:	\$ 1,371,458	0.29
Total square feet of main Building:	97,141	RS Means location:	81.00%	Plumbing:	\$ 384,640	0.39
Total square feet of Temporary Bldg:	11,520	Soft Costs (A/E fee):	21.00%	Electrical:	\$ 833,069	0.22
Total Campus Square Feet:	108,661	Date of Assessment:	16-Oct-98	Selected Site Impr:	\$ 114,000	0.14
Name of Assessor:	Paul Hufford			Temporary Building:	\$ 230,400	0.02
				Campus Total:	\$ 7,167,462	0.31

Facility information											Year 0	Year 1
Building Components	Means Base	Adjusted Means	Cost	Renewal period	Percent renewed	Renewal Premium	Renewal cost	Last renewal	Next renewal	Surveyor Adjustment	1998	1999
Architectural (Main Building)			\$ 4,233,895							\$ 99,409	\$ 1,462,139	\$ -
Concrete footings	\$ 2.04	\$ 2.00	\$ 194,224	100	0%	0%	\$ -	1970	2070	\$ 15,000	\$ 15,000	\$ -
Slab on grade	\$ 1.53	\$ 1.50	\$ 145,668	100	0%	0%	\$ -	1970	2070	\$ -	\$ -	\$ -
Steel structure-col.s. floors, stair	\$ 13.50	\$ 13.23	\$ 1,285,307	100	0%	0%	\$ -	1970	2070	\$ -	\$ -	\$ -
Exterior walls (face brick)	\$ 6.02	\$ 5.90	\$ 573,152	100	0%	0%	\$ -	1970	2070	\$ -	\$ -	\$ -
Exterior walls re-point	\$ -	\$ -	\$ -	15	70%	0%	\$ -	1970	1998	\$ 61,680	\$ 61,680	\$ -
Exterior doors (metal and glass)	\$ 0.35	\$ 0.34	\$ 33,323	15	100%	5%	\$ 34,989	1970	1998	\$ -	\$ 34,989	\$ -
Exterior windows/glazing (steel)	\$ 3.06	\$ 3.00	\$ 291,336	20	100%	7%	\$ 311,730	1970	1998	\$ -	\$ 311,730	\$ -
Roofing membrane (built-up)	\$ 1.10	\$ 1.08	\$ 104,729	25	100%	20%	\$ 125,674	1997	2022	\$ 22,729	\$ 22,729	\$ -
Roofing insulation (perlite)	\$ 0.63	\$ 0.62	\$ 59,981	40	100%	10%	\$ 65,979	1970	2010	\$ -	\$ -	\$ -
Roof hatches and gravel stop	\$ 0.12	\$ 0.12	\$ 11,425	25	70%	10%	\$ 8,797	1970	1998	\$ -	\$ 8,797	\$ -
Interior block partitions	\$ 3.00	\$ 2.94	\$ 285,624	40	25%	0%	\$ 71,406	1970	2010	\$ -	\$ -	\$ -
Interior hollow metal doors	\$ 0.70	\$ 0.69	\$ 66,646	25	100%	10%	\$ 73,310	1970	1998	\$ -	\$ 73,310	\$ -
Interior wall paint (block)	\$ 1.19	\$ 1.16	\$ 112,821	10	100%	0%	\$ 112,821	1995	2005	\$ -	\$ -	\$ -
Interior glazed coating	\$ 0.24	\$ 0.23	\$ 22,564	100	0%	0%	\$ -	1970	2070	\$ -	\$ -	\$ -
Interior ceramic tile	\$ 0.16	\$ 0.15	\$ 15,043	30	60%	10%	\$ 9,928	1970	2000	\$ -	\$ -	\$ -
Interior floor VCT	\$ 4.33	\$ 4.24	\$ 411,869	10	100%	5%	\$ 432,463	1970	1998	\$ -	\$ 432,463	\$ -
Interior floor carpet	\$ 1.24	\$ 1.21	\$ 117,677	7	100%	5%	\$ 123,561	1970	1998	\$ -	\$ 123,561	\$ -
Interior floor terrazzo	\$ 0.62	\$ 0.61	\$ 58,838	50	100%	20%	\$ 70,606	1970	2020	\$ -	\$ -	\$ -
Interior ceiling finishes (mineral f	\$ 3.07	\$ 3.01	\$ 292,288	10	100%	5%	\$ 306,903	1970	1998	\$ -	\$ 306,903	\$ -
Interior other painting	\$ 0.88	\$ 0.86	\$ 83,783	10	100%	0%	\$ 83,783	1995	2005	\$ -	\$ -	\$ -

Forecasting
future
degradation

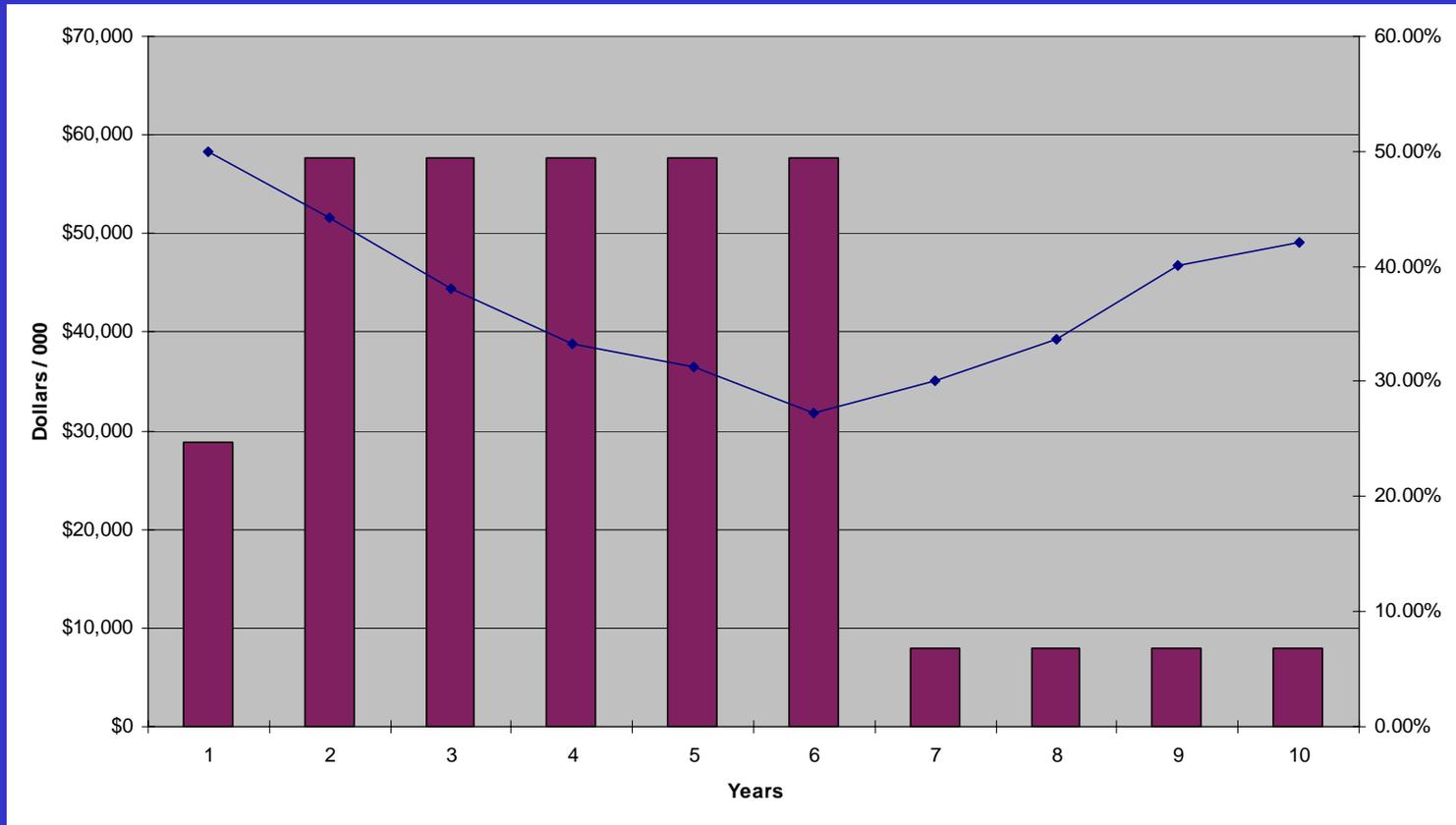
Predicting conditions

	Current				Future			
Year	0	1	2	3	4	5	6	7
Deficiencies	10k	2k	3k	2k	1k	4k	0k	3k
Budget		1k	1k	1.1k	1.1k	1.2k	1.2k	1.3k
Under/over		-1k	-2k	-.9k	+.1k	-2.8k	+1.2k	-1.7k
Deferred	10k	11k	13k	13.9k	13.8k	16.6k	15.4k	17.1k
Replacement value (Base)	100k	100k	100k	100k	100k	100k	100k	100k
FCI	.10	.11	.13	.139	.138	.166	.154	.171

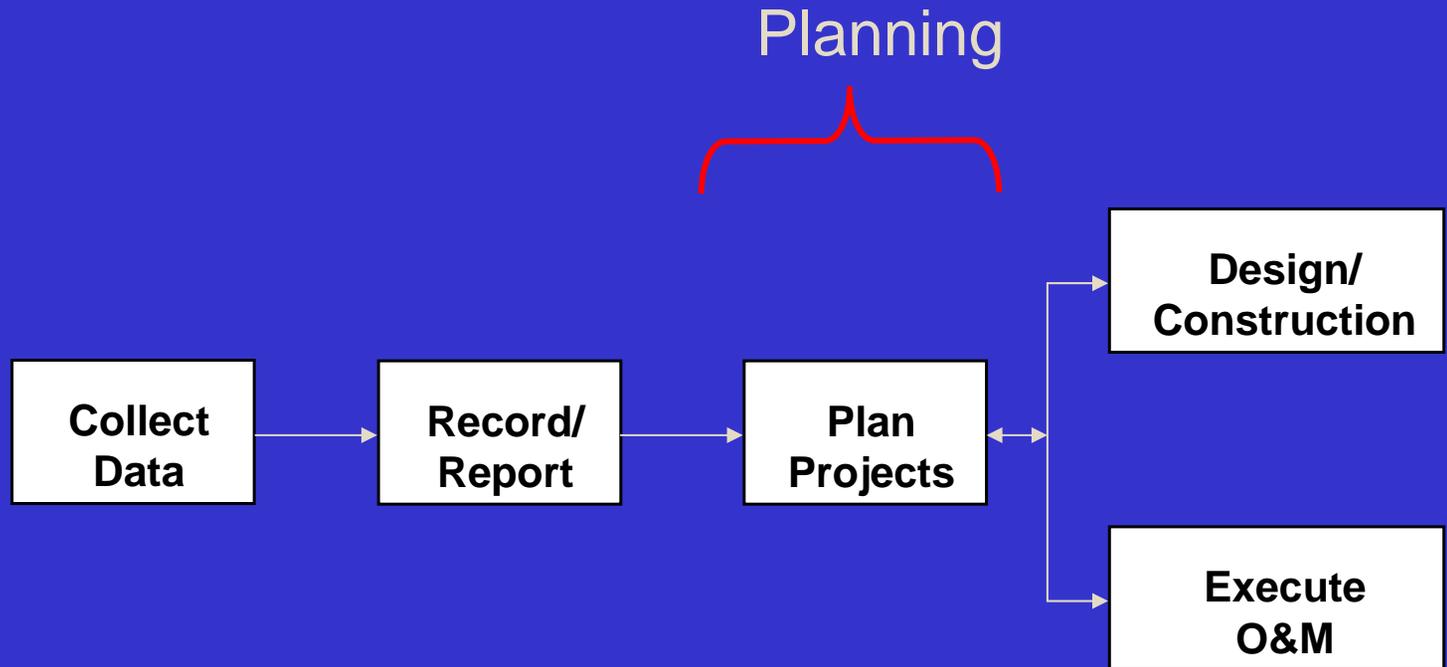
Graphically communicating

Basis of data:

- \$357 Million Bond Referendum
- \$8 Million Normal Spending
- Spend about \$57 Million per year for 6 years then back to \$8 Million per year



Flow of data and information



Repair roof
Replace tile Replace elect. panel
 Paint
Clean ducts Replace doors
Renew HVAC
Repair ceiling Add heating
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Repair ceiling	Add heating

FY 2000 Roof projects

Repair roof
Repair roof
Repair roof

Replace elect. panel

Clean ducts
Renew HVAC

Replace doors
Add heating

Replace tile
Paint
Replace elect. panel

Renew HVAC
Replace doors

Repair ceiling
Add heating

Replace elect. panel

Clean ducts
Renew HVAC

Replace doors

Repair ceiling
Add heating

FY 2000 Roof projects

Repair roof
Repair roof
Repair roof

In-house maintenance projects

Replace tile
Paint
Repair ceiling
Replace tile
Clean ducts
Replace tiles
Paint

Clean ducts
Renew HVAC
Replace doors
Add heating
Replace tile
Paint
Replace doors
Renew HVAC
Repair ceiling
Add heating
Clean ducts
Renew HVAC
Replace doors
Repair ceiling
Add heating

FY 2000 Roof projects

Repair roof
Repair roof
Repair roof

In-house maintenance projects

Replace tile
Paint
Repair ceiling
Replace tile
Clean ducts
Replace tiles
Paint

FY 2001 Electric projects

Replace elect. Panel
Replace elect. panel
Replace elect. panel
Replace elect. panel

Replace doors
Renew HVAC
Add heating
Paint
Replace doors
Renew HVAC
Repair ceiling
Clean ducts
Replace doors
Renew HVAC
Add heating

FY 2000 Roof projects

Repair roof
Repair roof
Repair roof

In-house maintenance projects

Replace tile
Paint
Repair ceiling
Replace tile
Clean ducts
Replace tiles
Paint

FY 2001 Electric projects

Replace elect. Panel
Replace elect. panel
Replace elect. panel
Replace elect. panel

Pine Street Renovation

Renew HVAC
Replace tile
Replace doors

For additional information contact:

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