

BUILDING CONDITION STUDY

Background

Buildings of any age, require maintenance to some extent. Routine maintenance is defined as attention to the building beyond the scope of the custodian, such as patching a roof leak or repairing an HVAC component that does not work. As buildings age, major building components eventually come to the end of their expected life cycle. When building systems reach this point, a capital renewal program is utilized to replace the entire aged building system.

A building condition study identifies capital building deficiencies and assigns costs so the building systems in need of replacement can be tracked, prioritized, and scheduled when funding is available. The building condition study enables the school district to build and renovate in a way that will have the most significant impact on our students and communities with the funding available. It provides a data driven path forward to position the school district in the best possible outcome for the future and it provides consistency amongst the campuses by building according to the district standards.

Scope of Review

The building condition study should assist the school district in completing renovations that will have the most significant impact on our schools. To best accomplish this goal, the building condition study reviews multiple factors in determining the overall condition of a building. Schools are assessed on both critical systems and non-critical system needs. Critical needs are those that impact instruction when building systems fail. These include, but are not limited to, HVAC, plumbing, roofing, and fire alarm. Non-critical needs are those that do not impact instruction when building components are at the end of their lifespan. These non-critical needs may include paint, carpet, and other items that may typically be addressed through maintenance versus capital projects.

In addition to the building needs, to forecast the buildings' conditions over the next ten years, it is important to utilize other factors including building age and building density as it relates to student enrollment. It is reasonable to predict that facilities will require more attention as they become older. Additionally, schools that have greater student density will naturally exhibit more wear and tear. By scoring and weighting these factors at each facility, the district can identify schools and future renovations according to their scores on both critical and non-critical needs. Below is the scoring scale and building classifications used in the building condition study.

Building Condition Category	
	Excellent
	Good
	Acceptable
	Operational
	Functional

Excellent

A building in this category is in like-new condition.

Good

A building in this category is in very good condition. Critical building systems are in very good working order and non-critical systems may show some cosmetic blemishes. Examples are blemishes to paint or flooring but usually repairable with cleaning or buffing. Other deficiencies include asphalt parking lots and driveways, restroom partitions, etc.

Acceptable

A building in this category is beginning to show some cosmetic wear that is beyond the scope of routine cleaning. Some non-critical plumbing and electrical systems are in need of occasional maintenance, such as water heaters in restrooms, drinking fountains, dimmer switches, etc.

Operational

A building in this category will have an increased maintenance presence for both critical and non-critical components, and cosmetic deficiencies that although may be visible, do not hinder education. Examples include walls or floors that have permanent wear signs that cannot be cleaned, carpet with some frayed edges, etc. Critical systems that need maintenance may require replacement parts that are difficult to locate due to age. Roof leaks could be present that require the services of an outside contractor because they are beyond the scope of routine maintenance.

Functional

A building in this category will have increasingly noticeable non-critical system deficiencies. Wall paint may have blemishes, ceiling tiles may have yellowed, lighting may not be as bright, floors may have permanent scuff marks, bathroom fixtures will show signs of degeneration, etc. Critical systems maintenance requests are frequent and may need parts that are no longer in production. Systems are functional but obsolete and harder to predict performance. Utility services are aged and could result in more frequent and longer outages.

When utilizing this scoring system and taking into consideration building age, with the exception of brand-new facilities, no building will receive a perfect rating. It is also natural for buildings to score lower each year over time when no renovation or modification to the building takes place. It is expected that all school buildings will need maintenance of some type regardless of the grading scale. The lower the facility scores on the grading scale, the more maintenance is expected. The goal of a scoring system is to provide data to assist in tracking, prioritizing and scheduling building renovations

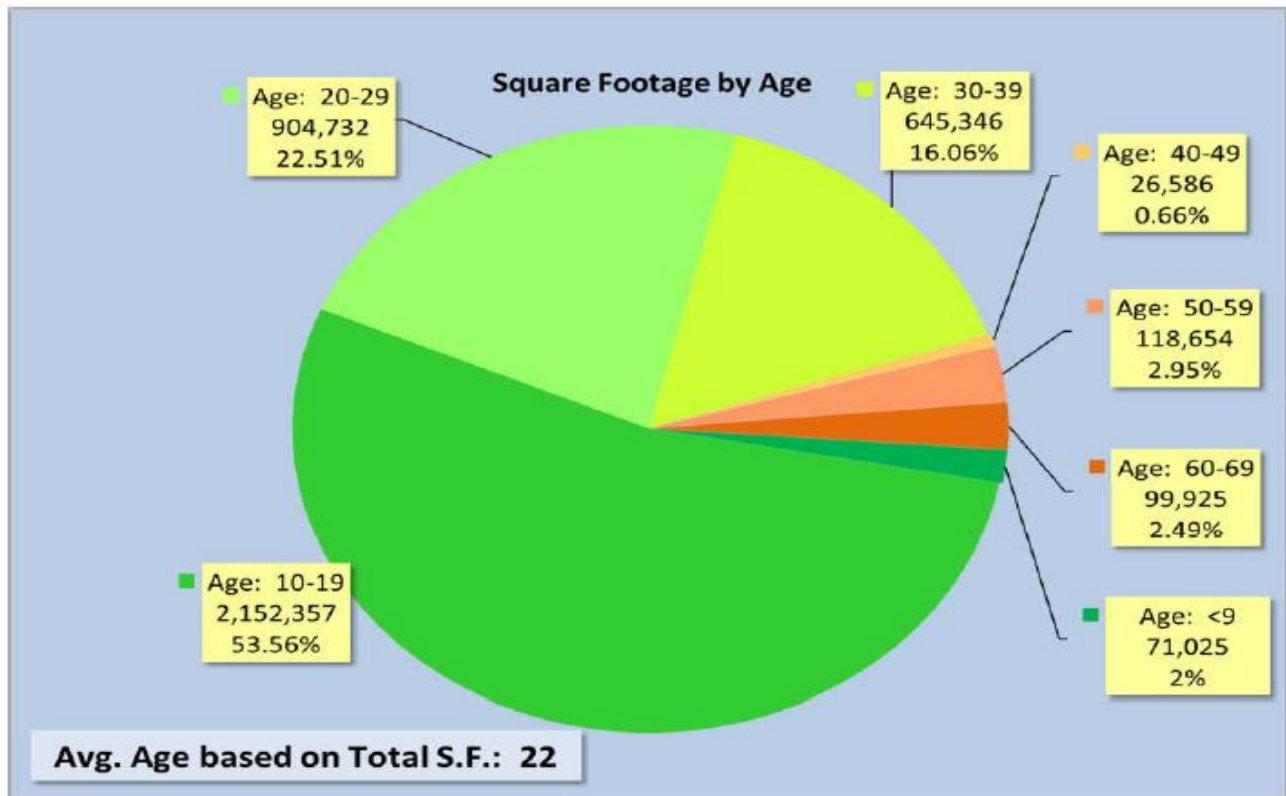
as funds become available. For this reason, building condition assessments should be revisited frequently to make sure building conditions have not changed.

Findings

It is important to note that all facilities in the Paulding County School District are suitable for instruction. In some cases, a building's age can significantly impact a school's score. This is evident in our buildings that were initially constructed in the 1950s. In some cases, schools that may appear to be in good or excellent condition may have scored lower on a critical need (Ex. HVAC) and that factor may significantly impact the school's overall score. Typically, the lower the classification, the greater the inconveniences the staff and students may encounter. A low score does not indicate that a facility should not be used or is unsafe, however in the case of significantly aging facilities, the cost and resources to maintain a quality building condition score may be extensive.

Each of our thirty-three school sites were reviewed by the capital projects staff and scored utilizing the scoring rubric. Renovation needs for each school were identified, categorized, and cost estimates were developed for each identified deficiency.

Overall, the district's school facilities are well maintained and in very good condition. This condition is the result of a commendable program of ongoing renovations. Additionally, the majority of building inventory is relatively young. More than 78% of the total square footage in the district is less than 30 years old with an average age by total square feet of 22 years. The district does have 5.4% of total square feet that is age 50 or greater, including six buildings aged between 50-59 and six buildings aged 60-69. It is important to note that a school campus can house buildings of varying ages depending on an additions or modifications over time.



The results of the building condition study indicated that the renovations required to bring all schools up to excellent condition would cost more than an estimated 409 million dollars. The district has done an excellent job of leveraging funding from the GA DOE's funding assistance program, however, even with this funding, the total need exceeds potential funding, requiring prioritization of the renovation needs.

The current building condition study identified fifteen schools classified as "good" to "excellent", fifteen schools were classified "acceptable", and three schools were classified as "operational", or "functional". These schools included Poole ES, Baggett ES, and Roberts ES. These schools are all in the 20 to 25-year age range and have had no significant renovations since opening. These schools had previously been identified as in need of renovation utilizing SPLOST VI funds. Renovations for these schools are already in progress and upon completion of renovations each of these facilities should return to excellent condition.

When forecasting building condition scores, SPLOST VI planned additions and renovations will impact scores. In addition to planned renovations at Poole, Baggett, and Roberts ES, building additions at Burnt Hickory, Northside, and Roberts ES are planned over the coming years. These additions will positively impact these building condition scores as critical needs (such as alarm and PA systems) are part of the scope of work.

The tables below depict the current building conditions and the forecasted building conditions upon completion of SPLOST VI scheduled building renovations and additions. Once all SPLOST VI projects are complete, the number of schools classified as "good" to "excellent" will increase from fifteen to

twenty-four and the number of schools classified as “operational” or “functional” will decrease from three to one.

Current Building Condition FY24
School
Allgood Elementary
Dobbins Middle
Hiram High
Panter Elementary
Ritch Middle
East Paulding High
East Paulding Middle
Herschel Jones Middle
Hiram Elementary
Nebo Elementary
Northside Elementary
Paulding County High
Ragsdale Elementary
Russom Elementary
Shelton Elementary
Abney Elementary
Austin Middle
Burnt Hickory Elementary
Carl J. Scoggins Middle
Dugan Elementary
Dallas Elementary
Hal Hutchens Elementary
McClure Middle
McGarity Elementary
Moses Middle
New Georgia Elementary
North Paulding High
South Paulding High
South Paulding Middle
Union Elementary
Baggett Elementary
Poole Elementary
Roberts Elementary

Building Condition Post Completion of SPLOST VI Initiatives
School
Allgood Elementary
Austin Middle
Baggett Elementary
Dobbins Middle
Hiram High
Moses Middle
MS #10*
Panter Elementary
Poole Elementary
Ritch Middle
Roberts Elementary
Burnt Hickory Elementary
East Paulding High
East Paulding Middle
Herschel Jones Middle
Hiram Elementary
Nebo Elementary
North Paulding High
Northside Elementary
Paulding County High
Ragsdale Elementary
Russom Elementary
Shelton Elementary
South Paulding Middle
Abney Elementary
Dugan Elementary
Hutchens Elementary
McClure Middle
McGarity Elementary
New Georgia Elementary
Scoggins Middle
South Paulding High
Union Elementary
Dallas Elementary

However, as the age and wear on buildings increase over time, the building condition scores will reflect changes if renovations are not regularly scheduled. The tables below show the forecasted

building condition scores upon completion of SPLOST VII and the forecasted building condition scores in FY33 if no further building renovation or capital projects were to occur.

In this scenario, the number of schools classified as “good” to “excellent” would decrease from twenty-four to fifteen and the number of schools classified as “operational” or “functional” will increase from one to twelve.

Building Condition Post Completion of SPLOST VI Initiatives	Projected School Ranking Without SPLOST VII Initiatives Aged to 2033
School	School
Allgood Elementary	Hiram High
Austin Middle	MS #10
Baggett Elementary	Panter Elementary
Dobbins Middle	Ritch Middle
Hiram High	Roberts Elementary
Moses Middle	Allgood Elementary
MS #10*	Baggett Elementary
Panter Elementary	Dobbins Middle
Poole Elementary	East Paulding High
Ritch Middle	East Paulding Middle
Roberts Elementary	Northside Elementary
Burnt Hickory Elementary	Poole Elementary
East Paulding High	Russom Elementary
East Paulding Middle	Shelton Elementary
Herschel Jones Middle	Herschel Jones Middle
Hiram Elementary	McGarity Elementary
Nebo Elementary	Moses Middle
North Paulding High	Nebo Elementary
Northside Elementary	North Paulding High
Paulding County High	Paulding County High
Ragsdale Elementary	South Paulding Middle
Russom Elementary	Abney Elementary
Shelton Elementary	Austin Middle
South Paulding Middle	Burnt Hickory Elementary
Abney Elementary	Dugan Elementary
Dugan Elementary	Hiram Elementary
Hutchens Elementary	Hutchens Elementary
McClure Middle	McClure Middle
McGarity Elementary	New Georgia Elementary
New Georgia Elementary	Ragsdale Elementary
Scoggins Middle	Scoggins Middle
South Paulding High	South Paulding High
Union Elementary	Dallas Elementary
Dallas Elementary	Union Elementary

Recommendations

Based on anticipated SPLOST VII funds, it is recommended that funds be utilized to address renovation needs at McClure MS, South Paulding HS, Dugan ES, Abney ES and Dallas ES.

Two new elementary schools are proposed in the capital plan. Elementary school #20 is targeted to be constructed on the Seven Hills Connector area as a solution for overcrowding, and elementary school #21 is targeted for the Mulberry Rock area. Elementary school #21 is being planned to replace New Georgia ES and Union ES due to challenges associated with the expansion necessary to accommodate the growing populations they are intended to serve, and issues related to the existing building configurations.

If SPLOST VII revenue collections are greater than forecasted, additional renovation projects could be considered at Hutchens ES, McGarity ES and Scoggins MS.

The graphic below demonstrates the current building condition scores for our schools, the anticipated scores after SPLOST VI initiatives are complete, and the forecasted building condition scores after the completion of the proposed SPLOST VII funds. Schools are in alphabetical order according to their condition classification. Once all SPLOST VII projects are complete, the number of schools classified as “good” to “excellent” should increase from fifteen to twenty-eight and the number of schools classified as “operational” or “functional” should decrease from three to zero.

Current Building Condition FY24
School
Allgood Elementary
Dobbins Middle
Hiram High
Panther Elementary
Ritch Middle
East Paulding High
East Paulding Middle
Herschel Jones Middle
Hiram Elementary
Nebo Elementary
Northside Elementary
Paulding County High
Ragsdale Elementary
Russom Elementary
Shelton Elementary
Abney Elementary
Austin Middle
Burnt Hickory Elementary
Carl J. Scoggins Middle
Dugan Elementary
Dallas Elementary
Hal Hutchens Elementary
McClure Middle
McGarity Elementary
Moses Middle
New Georgia Elementary
North Paulding High
South Paulding High
South Paulding Middle
Union Elementary
Baggett Elementary
Poole Elementary
Roberts Elementary

Building Condition Post Completion of SPLOST VI Initiatives
School
Allgood Elementary
Austin Middle
Baggett Elementary
Dobbins Middle
Hiram High
Moses Middle
MS #10*
Panther Elementary
Poole Elementary
Ritch Middle
Roberts Elementary
Burnt Hickory Elementary
East Paulding High
East Paulding Middle
Herschel Jones Middle
Hiram Elementary
Nebo Elementary
North Paulding High
Northside Elementary
Paulding County High
Ragsdale Elementary
Russom Elementary
Shelton Elementary
South Paulding Middle
Abney Elementary
Dugan Elementary
Hutchens Elementary
McClure Middle
McGarity Elementary
New Georgia Elementary
Scoggins Middle
South Paulding High
Union Elementary
Dallas Elementary

Building Condition Post Completion of SPLOST VII Initiatives
School
Abney Elementary
Austin Middle
Baggett Elementary
Dugan Elementary
ES #20*
ES #21*
Hiram High
McClure Middle
Moses Middle
MS #10
Panther Elementary
Poole Elementary
Ritch Middle
Roberts Elementary
South Paulding High
Allgood Elementary
Burnt Hickory Elementary
Dobbins Middle
East Paulding High
East Paulding Middle
Herschel Jones Middle
Hiram Elementary
Nebo Elementary
Northside Elementary
Ragsdale Elementary
Russom Elementary
Shelton Elementary
South Paulding Middle
Dallas Elementary
Hutchens Elementary
McGarity Elementary
North Paulding High
Paulding County High
Scoggins Middle

Critical and Non-critical Systems/Components

Schools are assessed on both critical systems and non-critical system needs. Critical needs are those that impact instruction when building systems fail. These include, but are not limited to, HVAC, plumbing, roofing, and fire alarm. Non-critical needs are those that do not impact instruction when building components are at the end of their lifespan. These non-critical needs may include paint, carpet, and other items that may typically be addressed through maintenance versus capital projects.

Critical Systems

The following components are considered critical for purposes of building evaluation. When these systems are not functioning, they impact education inside the school.

Fire Alarm	Roof Replacement (standing metal seam)
Intercom	Roof Replacement (standing metal seam to flat)
Restroom Modernization (including those for ADA compliance)	Plumbing Repairs (upgrades and code compliance)
Rewiring (electrical code compliance)	Underground Piping Replacement (gas, water, sanitary, storm, etc.)
Security	Sewer Issues (installations, lift stations, etc.)
HVAC Replacement (individual)	Backup Generator
HVAC Replacement (Zoned)	Energy Recovery Unit upgrades
HVAC Replacement (Zoned with Duct)	Water Piping Replacements (existing system repairs)
HVAC plant piping system replacements	Sewer Piping Replacements (existing system repairs)
Roof Replacement (flat)	Grease Trap/Septic Trap Replacements (existing system repair)

Non-Critical Systems

The following components are considered non-critical for purposes of building evaluation. Although they are all important, they do not have an impact on education in the school and usually impact fewer numbers of occupants.

Door replacements	Replacement of Kitchen Equipment – Boilers
Door hardware replacements/installations	Asphalt replacement and repairs
Energy conservation to include time devices, caulking, and retrofit measures	Restroom partition replacement
Millwork/Cabinetry/Casework	Water Heater replacement
New ceilings	Septic System retrofits/replacement
New floor covering	Bleacher system replacement
New windows	Repainting of gas piping systems
Provisions for ADA including drinking fountains, lifts, & ramps	Replacement of exterior fencing
Relighting	Concrete awning replacements
Replace or refinishing of wall surfaces (painting)	Enclosing corridors (complete enclosure)
Tackboards/Chalkboards/Lockers	Installation of Stormwater piping
Add/replace canopy – Bus rider	New Road/Parking additions
Add/replace canopy – Car rider	Media Center expansions
Replacement of Kitchen Equipment – Freezer/Cooler	Cafeteria Expansions
Replacement of Kitchen Equipment – Dishwasher	Room conversions
Replacement of Kitchen Equipment – Serving Lines	