

ABC OFFICE BUILDING

I. Facility Description

Date of construction is assumed to be in the 1960's for a commercial store. The brick exterior, masonry interior wall section is not expected to have insulation. The facility is a single story brick veneer building with a built up roofing system. Floor is a concrete slab on grade, with three entry points. Two are via a set of concrete steps and the third is via a handicap accessible concrete ramp system.

II. Facility Size

3,300 square feet – one story

III. Improvements / Renovations

Various county departments have been housed in the facility with interior partition modification and some finish modifications, including carpeting starting in the 1980's and then renovated in the 90's as the Clerk Office.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The facility has an accessible entry point via exterior concrete ramp. Building improvements would need to include handrail upgrades to the ramp system.

2. Site

.933 Acres with some established plantings. The upper portion of the site is completely paved around the building, houses two exterior storage sheds used by the County Hazmat and sheriff's departments; on site gas tank used by Sherriff's Office (fuel switch located in Mechanical Room). The rear portion of the site is overgrown woods, not maintained past the rear paved areas. Handicap parking spaces are not indicated and do not have proper signage.

3. Building

The building is on a single floor, with one office currently elevated. Interior doors have mostly non-compliant round knobbed hardware. The gypsum wall board partitions offices are mostly accessible, but push pull clearances should be verified and or updated with major renovation. There is a unisex toilet room that meets accessible guidelines, with the exception of some minor hardware specialties. There are some shower area and lockers rooms previously used by sheriff's offices that do not contain compliant items. The drinking fountain is not mounted at proper height and protrudes into the path of travel in the corridor.

B. Site Infrastructure

1. Site Work

The landscaping in the front of the building and along the side entry are well established and should be trimmed and maintained.

2. Site Structures

The site includes a shed structure at the rear that houses EMS equipment storage. In addition, there is an external fuel tank for refueling county vehicles. Both are in good condition with no recommendations at this time.

3. Site Utilities

Electrical utilities come in overhead. The facility is tied into public sewer and water, with no issues at this time.

C. Primary Systems

1. Foundation and Substructure

The building has a masonry foundation with concrete slab on grade and thickset terrazzo flooring in good condition with few cracks.

2. Structural System

Masonry bearing with unknown roof framing but appear to be steel joists.

3. Exterior Wall Systems

Brick masonry – good condition with some areas requiring minor re-pointing. The windows appear to be double paned insulated glazing with exterior metal storm/screen systems. There is also some wood exterior trim at windows, doors and entries including the small wood framed canopy at the rear entry. Wood shutters have been installed below the metal clad windows at the front of the facility. All exterior wood should be thoroughly inspected for rot, prior to the recommended re-painting.

4. Roof System

Original built-up roofing, age unknown, with a spray applied polyurethane foam roof (PUF) system applied on top, in various stages of deterioration. Existing downspouts are metal and need replacing.

D. Secondary Systems

1. Ceiling System

There is a suspended acoustical ceiling system installed in the majority of areas with gypsum wall board ceiling in the mechanical room. There appears to be an old plaster ceiling located above the suspended, but limits are yet to be determined. System is in good condition, but may need to be reconfigured with relocating interior partitions.

2. Floor Covering System

The majority of the flooring is thickset terrazzo, with some areas carpeted over the terrazzo. There is both painted wood base and vinyl wall base installed.

3. Interior Wall and Partition Systems

Most interior wall systems are gypsum wall board with some sound insulated between offices. The majority of frames are hollow- metal (HM) and wood with hollow-metal and wood doors.

4. Specialties

None

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is heated and air conditioned by gas furnace systems with split coils located in the mechanical room. Ductwork extends from the units to deliver air to each space. The systems appeared to be in fair condition. Age of equipment could not be determined. Replacement of the split systems should occur within the next 5 to 10 years.

2. Plumbing System

Plumbing fixtures in the building appear to be in good condition. Domestic hot water appeared to be in fair to good condition. Piping was hidden and could not be observed. Replacement of the domestic water heater should occur within the next 10 years.

3. Electrical Service and Distribution

The service is from Allegheny Power and is rated at 400 Amps 208 Volts 3 Phase.

The service panels and distribution panels are older model GE. These panels are in fair condition.

4. Electrical Devices and Systems

Lighting is old style fluorescent T-12 fixtures and would require replacement if the building were used.

Limited battery powered egress lighting was present however its functionality is questionable.

Low voltage systems would require replacement to serve any future building usage.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

ABC BUILDING					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	4	0.75	3.68%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	4	0.75	7.50%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	2	0.1	0.55%
14	Fire / Life Safety	2.3%	2	0.1	0.23%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	3	0.5	1.75%
18	Accessibility	2.5%	2	0.1	0.25%
					26.08%

VI. Recommendations

A. Immediate Recommendations

- No recommendations.

B. Short Term Recommendation (2-5 Years)

- Exterior ramp handrail upgrades to meet current ADA code.
- Provide accessible parking spaces, striped and with proper signage.
- Replace interior door hardware with compliant hardware.
- Short term roof restoration of the PUF roofing system.
- Replace drinking fountain with accessible model at proper height.
- Re-point exterior masonry (minor).
- Repaint exterior wood shutters and wood trim; replace in kind any rotted members.
- Replace interior lighting.
- Replace battery powered egress lighting.
- Upgrade low voltage systems as appropriate for use.
- Replace electrical distribution panels.

C. Long Term Recommendation (5+ Years)

- Replace the existing roofing system.
- Replace split HVAC system due to life expectancy of equipment.
- Replace domestic water heater due to life expectancy of equipment.

ANIMAL SHELTER BUILDING

I. Facility Description

In Virginia every county is required to maintain a facility for the temporary impoundment companion animals that have been taken into custody by animal control officers or abandoned by their owners.

II. Facility Size

3,440 square feet, single story with renovations and additions in August of 2005. Age of the original facility is unknown.

III. Improvements / Renovations

Renovations to the existing facility were completed in 2005 and included replacement of existing windows, masonry restoration and interior painting and a new addition.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The facility is ADA compliant and has at grade entry at several locations. In addition, there is a compliant unisex toilet room for visitors and staff.

2. Site

The existing site is adjacent to the Transfer Station property and several outdoor kennels may be located on the adjacent county owned property. The present site is .6 Acres, with ADA compliant driveway and parking areas. Accessible parking areas are not indicated and do not have proper signage. There are some external, temporary holding cells that are not accessible, but are not used frequently.

3. Building

The single story masonry bearing building supports the wood framed truss roof. In the new addition, the 8" masonry block is insulated. The windows are vinyl double-hung insulated glazing except in kennel area where vinyl awning windows were used. All shed roofs and outdoor runs are framed with wood joists and beams. All roofs are covered with asphalt shingles with aluminum gutters and downspouts. Since the addition is recent, the roof is in good physical condition.

B. Site Infrastructure

1. Site Work

The site is a combination of paved parking area and grass areas. There are outdoor kennels used for overflow capacity located in the grass areas.

2. Site Structures

There are two exterior sheds located adjacent to the outdoor kennels used for storage of materials. Both appear to be in good condition and should be evaluated for painting and maintenance each year. At this time there were no reported issues.

3. Site Utilities

On-site septic field installed in 2005. Water utility is shared with transfer station.

C. Primary Systems

1. Foundation and Substructure

Unknown foundation but expected to be typical concrete spread footing and the entire facility is slab on grade.

2. Structural System

Masonry bearing with wood trusses and plywood or wood joist and beams at shed locations. There is a wood structural post supporting a portion of the side shed roof of the facility, which needs to be replaced.

3. Exterior Wall Systems

Painted masonry with vinyl siding at some gable ends of building, painted wood trim and vented metal soffits.

4. Roof System

Asphalt shingles on plywood – vented at soffit and at ridge vent. The shingles were installed as part of the renovation and are in very good condition.

D. Secondary Systems

1. Ceiling System

Public areas are suspended acoustical ceiling systems with kennel areas and utility areas painted gypsum wall board.

2. Floor Covering System

Areas in the kennel are slab on grade and coated with epoxy for cleaning and health reasons, some public areas are VCT flooring with vinyl base.

3. Interior Wall and Partition Systems

Epoxy painted cmu for easy washing, few painted gypsum wall board partitions in public areas. All interior doors and frames are painted hollow metal with the majority having ADA compliant hardware.

4. Specialties

There are some specialty holding areas for animals needing quarantine and also wash areas for bathing animals. There are a number of pet doors from inner kennel area to outdoor kennel areas. All fencing appears to be galvanized.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by gas furnaces with DX cooling coils. Air is distributed by ductwork to individual spaces. The systems appeared to be in good condition. System replacement should be considered in 10+ years.

2. Plumbing System

Domestic water is circulated through copper piping. Waste piping is PVC. Fixtures appeared to be in good condition. Domestic hot water is generated by a gas-fired storage unit which is in good condition. System replacement should be considered in 10+ years.

3. Electrical Service and Distribution

The electrical service is 400 Amps at 240 Volt 1 Phase. The service originates from Allegheny power. This service size and voltage is adequate for the building size and function. The service meter and box are in good condition.

There is a backup generator located outside that serves this building. The generator is propane and serves limited loads in the building. This generator is in good condition.

The panel boards located throughout the facility is adequate with space and in good condition.

4. Electrical Devices and Systems

The lighting is mainly fluorescent T-8 fixtures with electronic ballasts. These fixtures are in good condition. There are no automatic shut-off features for lighting in the building.

Receptacles are adequately spaced throughout the building.

All systems are adequate and functioning with no reported issues.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

ANIMAL SHELTER					
No.	Component / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	1	0	0.00%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	2	0.1	0.25%
					2.18%

VI. Recommendations

A. Immediate Recommendations

- Stripe and indicate with proper signage, accessible parking spaces.

B. Short Term Recommendation (2-5 Years)

- Replace exterior wood support column at end of roof overhang as structural member is bent.

C. Long Term Recommendation (5+ Years)

- Replace HVAC system due to life expectancy of equipment.
- Replace domestic water storage unit due to life expectancy of equipment.

ARCADE BUILDING

I. Facility Description

The Arcade Museum is a two story painted brick structure located in the heart of downtown Madison. It has a storied life with many uses, but may be the oldest building in Madison. The date of construction is circa 1798 and its current use is the home of the Madison County Historical Society. The museum staffed by Volunteers housing collections of Madison county History and Native American Artifacts.

II. Facility Size

Unknown, but is located on .5 acres.

III. Improvements / Renovations

Renovations to the existing facility were completed in approx. 1978 and included replacement of existing windows, masonry restoration and interior and exterior painting.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The facility is accessible on the ground floor only due to the type and use of the structure. There are no compliant toilets or hardware as the building is restricted from modifications due to its listing as a historic structure.

2. Site

The handicap space at the Arcade needs to be marked. It appears to have been overlaid with pavement and the markings were covered up. A sign should also be placed at the front of the space per ADA regulations.

3. Building

There are some visible step cracks in the brick masonry around the arch portion of the building. The mortar joints should be raked out and replaced to limit further damage to the brick and possible water penetration. There are also a few wood shutters on the building that have missing slates and showing signs of failing with pieces dropping to the sidewalk below. We recommend that the shutters be removed from the building and either re-constructed or replaced.

B. Site Infrastructure

1. Site Work

A small alley exists between the Arcade building and the property to the north. It appears as though water stands in the area and is causing water damage to the brick of the Arcade building. A small drain should be installed if possible to help with this problem. The alley is also overgrown with weeds and should be cleared of vegetation to help with the flow of water.

2. Site Structures

The wood fence and gate system on the property needs to be scrapped and painted. The entire system should be checked for broken or rotted components that should be replaced and painted to match.

3. Site Utilities

The site is served by public water and sewer and electrical utilities come in over head.

C. Primary Systems

1. Foundation and Substructure

Foundation and substructure types are unknown as the brick extends below grade; however, there is no evidence of any current issues regarding the foundation and substructure systems.

2. Structural System

Wood frame and masonry bearing with no The structural system is a combination of masonry load bearing and steel structure, including steel columns, beams and steel floor and roof joists, with metal floor and roof decking. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems

The exterior walls are solid brick that has been painted. Presently there are some step cracks as noted above that should be re-pointed. The wood windows are single pane and in need of re-glazing and repainting. Most of the windows have been outfitted with a single metal screen. The wood trim is peeling and needs to be scraped and repainted to prevent moisture penetration.

4. Roof System

The roof system is standing seam metal roof that appears in good condition. There is a downspout on the south side of the building, along Main Street, that enters the building at the foundation level and likely ties into the storm drainage system. The pipe is cracked where it enters the building and should be repaired.

D. Secondary Systems

1. Ceiling System

Painted plaster ceilings in good condition. There were no current issues regarding the ceilings.

2. Floor Covering System

Refinished wood floors in good condition. There were no current issues regarding the flooring.

3. Interior Wall and Partition Systems – Interior walls are assumed to be wood framed with plaster and or painted wood wainscot. There were no current issues regarding the walls.

4. Specialties - none

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is heated by electric baseboard. Air conditioning is provided by window style units. Both are in fair to poor condition. No mechanical ventilation is provided in the building. Replacement is recommended within the next 5 years.

2. Plumbing System

Plumbing fixtures are in fair condition. Piping systems were hidden and were not observed. Replacement should be considered in the next 5 years.

3. Electrical Service

The building is served by Allegheny Power 200 Amps 240 Volt 1 Phase. This service terminates in a set of 1 phase panel boards. These boards are in fair condition. Capacity is not an issue at the current building function.

4. Electrical Devices

Lighting is a mixture of fluorescent T-8 and incandescent residential fixtures. These fixtures were in fair to good condition. No evidence of automatic lighting shut off was present.

The access control and alarm was functional and in good condition.

There are smoke detectors placed throughout the building. They were not tested and should be to insure operation.

There were no reported issues with the phone or data network devices.

5. Conveying Systems - none

6. Other Systems – none

V. Facility Condition Index

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FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

ARCADE BUILDING					
No.	Component / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	2	0.1	0.49%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	2	0.1	1.00%
11	Electrical Distrib.	1.3%	2	0.1	0.13%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	2	0.1	0.25%
					18.92%

VI. Recommendations

A. Immediate Recommendations

- Properly mark the accessible parking space and install a sign at the front of the space, above car bumper height.
- Repair visible cracks in the brick masonry around the arcade arch and repoint and paint to match existing.
- Remove and repair or replace the existing damaged wooden window shutters.
- The wooden picket fence should be scraped, sanded and painted. Replace any damaged components to match existing fence.
- Reglaze exterior windows, and scrape, sand and paint exterior wood window components.
- Repair cracked roof drainage pipe where it enters the building at the foundation level.

B. Short Term Recommendation (2-5 Years)

- Remove vegetation from alley adjacent to building and install area drain to alleviate ponding water and storm drainage issue.

C. Long Term Recommendation (5+ Years)

- Replace / upgrade heating and air conditioning system and consider installation of mechanical ventilation.
- Replace plumbing fixtures and verify condition of piping system.
- Replace water heater
- Replace interior lighting

CIRCUIT COURTHOUSE

I. Facility Description

Federal style brick structure built in 1829-30 listed as a historic landmark.

II. Facility Size

11,213 square feet, including the new additions.

III. Improvements / Renovations

Renovations to the existing facility were completed in 2010 and included replacement of existing windows, masonry restoration and interior painting and additions.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The facility had just completed total renovations at the time of the assessment and is ADA compliant, including an elevator, toilet facilities and access.

2. Site

Parking is available on site and in the immediate vicinity at other county owned properties.

3. Building

The structure appears in sound physical condition after the renovations/restoration work. There were no issues reported at this time.

B. Site Infrastructure

1. Site Work

New grading was recently completed at the front of building to improve access from main sidewalk to front entry.

2. Site Structures

In addition to the main building there is a small brick residence known as the Estes House at the rear of the property. This house was recently refurbished in Phase 1 construction of the property in January 2007. It houses the Commonwealths' Attorneys offices. At this time there are no recommendations for this building.

3. Site Utilities

There are no issues with utilities at this time. At time of renovations and additions, all utilities were run underground for storm and security protection.

C. Primary Systems

1. Foundation and Substructure

Foundation and substructure consists of concrete slab on grade with typical spread footings. There are currently no issues with the structural system of the building.

2. Structural System

The structural system is a combination of masonry load bearing and structural steel framing, with steel roof joists and metal roof decking. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems

Older portions of the building are solid brick, while newer portions are brick veneer over masonry construction. Due to this type of facility, the exterior brick should be monitored and if necessary areas re-pointed to accommodate for weathering and erosion of the mortar, typical of this type of facility.

4. Roof System

The roof is a combination of metal roofing on sloped surfaces and membrane roofing on flat roof areas. All roofs were installed as part of the renovation project.

D. Secondary Systems

1. Ceiling System

Ceiling systems vary throughout the facility, but all are new or recently renovated and painted. There are currently no issues with the ceiling systems of the facility.

2. Floor Covering System

Flooring systems vary throughout the facility, but all are new or recently renovated and refinished. There are currently no issues with the flooring systems of the facility.

3. Interior Wall and Partition Systems

Interior wall and partition systems vary throughout the facility, but all are new or recently renovated and painted. There are currently no issues with the ceiling systems.

4. Specialties

There are various holding areas in the building with specialized safety features that need to be maintained, including technology upgrades, counseling areas etc. All are functions of the court system with critical program and communication integration.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The HVAC system was replaced in a renovation project which is currently wrapping up. The systems appeared to be in good condition. The system is a 4-pipe fan coil system. The systems are within their average service life.

2. Plumbing System

The plumbing systems were also replaced in the renovation project. Domestic hot water is generated by a high efficiency water heater. The systems appeared to be in good condition.

The building is protected by an automatic sprinkler system. Storage areas are protected by chemical suppression systems. These systems are also in good condition.

3. Electrical Service

The electrical service and distribution was replaced with new during the recent renovation project. The systems are in good condition with available space.

The panel boards are all new with adequate space.

Madison County, Virginia
Capital Improvement Program

4. Electrical Devices and Systems

All electrical devices and special systems were replaced during the recent renovation project. The devices are in good condition.

The lighting was replaced during the recent renovation project and is in good condition.

5. Conveying Systems

There is an elevator that is fully inspected and operational with no reported issues at this time.

6. Other Systems

None

V. Facility Condition Index

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FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

COUNTY COURTHOUSE					
No.	Component / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	1	0	0.00%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					0.00%

VI. Recommendations

- A. The facility, having been newly renovated, is in very good condition and there are no recommendations at this time.

Inasmuch as buildings are static elements subject to the dynamic forces of nature and that building components and systems wear out over time, it is recommended that the Courthouse facility be re-evaluated on an annual basis, as part of the Capital improvement Plan update, to determine any future facility needs.

CLORE HOUSE

I. Facility Description

The date of construction is unknown for the two story, vinyl sided wood framed dwelling was constructed in the early to mid 1900's and has been used primarily as a residence and most recently it is used by the county as a meeting area for sports boosters and also as a storage area for the county.

II. Facility Size

Approximately 2,000 SF located on a parcel which is part of the 182 total acres at the Hoover Ridge site.

III. Improvements / Renovations

No record of improvements other than finishes and at one time, vinyl siding was added to the structure.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

At present there are no conforming entry areas, toilet facilities or hardware as the structure was primarily a single family residence. Should use change then applicable ADA requirements should be reviewed.

2. Site

The parking area is accessed by a gravel drive adjacent to the structure and is accessed off Primary School Drive of the Hoover Ridge site. There are no current site safety or code issues.

3. Building

The facility has several safety concerns, which include properly operating systems, toilets and assumed asbestos containing finishes. At the time of the assessment, all utilities were turned off and were not tested.

B. Site Infrastructure

1. Site Work

Recommend removal of over grown shrubs adjacent to the exterior of the building as the roots may continue to expand into the foundation of the structure. Repair and replace wood fence as required.

2. Site Structures

There is a small wood framed and sided utility shed adjacent to the house that should be scraped and re-painted in the next year. The roof appears in good condition and is standing seam metal that should also be re-painted to prolong its life. There is some small repairs to the wood structure that can be made at the time of painting upgrades.

3. Site Utilities

As described below, there is an above ground oil tank that supplies the boiler. In addition power comes overhead to this facility via telephone poles. At this time there are no issues with utilities.

C. Primary Systems

1. Foundation and Substructure

Foundation appears to be concrete with venting to suggest a minimal crawl space below the floor structure. At this time there are no apparent issues with the foundation condition.

2. Structural System

Assumed to be all wood framing with no known issues at time of assessment.

3. Exterior Wall Systems

Vinyl siding installed over original wood siding and wood frame. Interior walls are wood paneling probably over existing plaster walls, but not verified. Original windows are single pane wood double hung with aluminum storm/screens. The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss. All exterior trim should be checked for rot and replaced as necessary prior to scraping and repainting. There are some small areas of rot in the porch roof trim.

4. Roof System

Standing seam metal roofing, date of installation unknown. At this time we recommend the roof to be re-painted. All flashings at chimneys should be examined and replaced as required to prevent roof leaks. Replace missing downspouts and verify that existing gutters are securely fastened to the structure and positively drain.

D. Secondary Systems

1. Ceiling System

The ceiling is assumed to be painted gypsum wall board or plaster and is in good condition. There may be small areas where moisture has previously penetrated and stained the ceiling, however, there were no visible signs of an active leak.

2. Floor Covering System

Various flooring materials exist in the structure including, wood, ceramic tile, sheet vinyl and vat floor tile that is assumed asbestos containing. It is suggested that the floorings in the facility be replaced if they are vat tile and wood sub-floors examined for condition. In most cases there is painted wood base, and in the toilet area, there is ceramic tile base. In all cases where wood flooring is installed, the floors should be sanded and refinished if a full time use for the facility is determined.

3. Interior Wall and Partition Systems

Wood framed and covered with wood paneling and or painted plaster walls. There are some minor issues below window sills showing signs of water penetration that should be addressed prior to painting.

4. Specialties

Kitchen equipment appears to be in fair condition, although proper operation has not been verified.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is heated by an oil-fired boiler which is in fair to good condition. Hot water is circulated through copper piping to radiators and baseboard heaters. Air conditioning is by window style units. No mechanical means of ventilation air is provided. The age of the equipment was not able to be determined. The system appears to be in fair to good condition with replacement recommended in the 10 year range.

2. Plumbing System

Domestic water is circulated through plastic piping. Plumbing fixtures appear to be in fair condition. Domestic hot water is generated by an electric storage type unit installed in 1992. The water heater and fixtures should be replaced within the next 5 to 10 years.

3. Electrical Service

The service is 100 Amps at 240 V 1 Phase. The panel board is old and in fair condition

4. Electrical Devices

The lighting and devices are residential grade and in fair condition. Receptacle placement may not be code compliant due to the age of the facility.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

CLORE HOUSE					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	4	0.75	5.70%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	2	0.1	2.07%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	2	0.1	0.55%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					20.29%

V. Recommendations

A. Immediate Recommendations

- No recommendations

B. Short Term Recommendations (2-5 Years)

Required Code and Safety:

- If compliant access is required, then a code compliant ramp needs to be installed.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Scrape and repaint all exterior wood windows and trim – suspected of containing lead paint.
- Prime and repaint existing metal roof to prolong its life expectancy. At time of work inspect and repair any suspected penetrations
- Clean and re-point the chimney prior to use.
- Replace VAT floor tile.
- Replace missing downspouts to conduct rain water away from structure.
- From a system standpoint the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.

C. Long Term (5+ Years)

- No recommendations

COUNTY ADMINISTRATIVE OFFICE BUILDING

I. Facility Description

The County Administrative Office building was constructed in the 1960's. The facility is a one story brick masonry exterior with painted concrete masonry unit interior walls. The facility is co-located on 4.1 Acres of land that also includes the County Health Department and the Kemper House Museum.

II. Facility Size

5,200 square feet (per 2003 CIP report)

III. Improvements / Renovations

Interior improvements may have been made when various departments were re-located to the facility.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The main entry to the building is ADA accessible, the secondary entry is not due to large grade change and slope concrete walk area that exceeds permissible slope. The facility

is not equipped with ADA compliant toilet facilities, compliant seating in the Board room or compliant service desks in the various departments. However, the various departments may also have loose furniture in the form of desks that are used to service the public.

2. Site

As stated above the site is shared with other agencies, however, immediately adjacent to the facility there are accessible van and parking spaces with proper signage. The sidewalks meet with the parking lot area and are accessible to the main entry. Some portions of the concrete walk leading to the rear parking areas should be replaced, due to trip hazards.

3. Building

Any major renovations to the building will require code and accessibility upgrades as well as finishes.

B. Site Infrastructure

1. Site Work

The building has established plantings around the façade, including larger specimen trees that should be trimmed periodically to prevent severe moisture building up on the roof and wall surfaces.

2. Site Structures

The additional structures co-located in this site are the Kemper House Museum and the County Health Department. Each has its own report.

3. Site Utilities

There were no reported issues with site utilities at time of assessment.

C. Primary Systems

1. Foundation and Substructure

Building appears to be masonry bearing, but not verified at time of site visit.

2. Structural System

Some portions of the roof are pitched indicating some type of roof truss system, but other sections are zero to low slope.

3. Exterior Wall Systems

Exterior brick is painted with spalling paint and some areas needing re-pointing. Some window areas on the rear have been in-filled with brick masonry that has not been painted. Exterior windows are original single glazed double hung windows with exterior

metal screen/storm combinations. Exterior doors are painted hollow metal. There is a wood door to the mechanical space located to the rear of the building that should be replaced. Some former unit vent openings have been blocked up with metal panel covers – it is not know if they are insulated areas and we recommend replacing the covers with masonry infill.

4. Roof System

Pitched areas of the roof are standing seam metal roof that is in need of replacement and is showing large areas needing repainting. Zero to low slope roof areas are composed of puff insulation roof system. All roofs surveyed containing such a system should be replaced as they have outlived their useful life expectancy and are subject to leaking. At the time of the survey, no leaks were reported.

D. Secondary Systems

1. Ceiling System

All interior spaces have suspended acoustical ceiling systems with the exception of the painted gypsum wall board surfaces of the toilet rooms.

2. Floor Covering System

The main corridor is composed of VAT floor tile in fair to good condition. Most office areas and some portions of the board room are carpeted with some pulls in the fabric. Most carpet is in good condition. Painted wood base in good condition is associated with carpeted areas in the offices and vinyl base is located in the main corridor. The board room currently does not have any base materials. Toilet floors were dated 1x1 floor tiles is good condition.

3. Interior Wall and Partition Systems

Corridors are painted concrete masonry walls, toilet rooms are ceramic tile wainscot with painted block or plaster above. The majority of interior partitions are painted gypsum wall board with the exception of the main utility areas and the board room which are painted concrete masonry walls. Interior doors are mostly painted wood with both wood and hollow metal frames. There is no ADA compliant hardware on the interior doors. Exterior doors do have panic hardware for exiting.

4. Specialties

None.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by split system heat pumps which are in fair to good condition. The systems were dated 1999 and newer. Air is ducted from the units to individual spaces. Replacement should be considered in the next 5 to 10 years.

2. Plumbing System

Overall, the plumbing system is in fair condition. Domestic hot water is generated by a tank type electric water heater which was also in fair condition. Piping was hidden and could not be observed. Water heater replacement should be considered in the next 5 to 10 years.

3. Electrical Service and Distribution

The electrical service is 400 Amps at 208 Volts three phase and originates from Allegheny Power. The distribution and panel boards are old and in fair condition. There is very limited space available in the panels.

4. Electrical Devices and Systems

The lighting is mostly fluorescent T-8 fixtures. These fixtures range from good to poor condition depending on location. The egress lighting is battery powered fixtures in fair to poor condition.

The security and access system were functioning and in good condition.

The fire alarm system was function adequately however the device placement does not meet current codes.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

COUNTY ADMINISTRATION BUILDING					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	4	0.75	3.68%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	2	0.1	0.24%
4	Exterior - Doors	0.6%	2	0.1	0.06%
5	Interior Floors	7.6%	2	0.1	0.76%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	2	0.1	2.07%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					18.20%

VI. Recommendations

A. Immediate Recommendations

- Stripe and indicate with proper signage accessible parking spaces.
- Replace portions of the concrete walkway leading to rear parking lot.

B. Short Term Recommendation (2-5 Years)

- Provide ADA compliant toilet facilities.
- Provide ADA compliant interior door hardware.
- Repoint exterior masonry.
- Replace flat portions of existing 'Puff' roof system.

C. Long Term Recommendation (5+ Years)

- Replace sloped metal roofing system due life expectancy.
- Replace all exterior windows and doors to met energy codes.
- Replace HVAC system due to life expectancy of equipment.
- Replace domestic water heater/storage unit due to life expectancy of equipment.
- Replace blocked up unit ventilator panels with insulated panels.
- Replace interior lighting.
- Upgrade / replace fire alarm system.
- Replace egress lighting.

COUNTY HEALTH DEPARTMENT BUILDING

I. Facility Description

The County Health Department building was constructed in 1995 and is co-located on 4.1 Acres of land that also includes the County Administrative Offices and the Kemper House Museum. The facility is a single story brick veneer building with standing seam metal roof.

II. Facility Size

5,595 square feet single story masonry building

III. Improvements / Renovations

None



IV. Condition

A. Code and Safety

1. ADA / Accessibility – Due to its new construction date, the building is fully accessible, however, some public toilet rooms clearances may not meet current turning clearances. All interior hardware is ADA lever compliant

2. Site – the site is ADA accessible including curb cut at the main front entry. There are noted handicap parking spots including van accessible and signage is posted.
3. Building – the building is fully accessible with two entries at grade.

B. Site Infrastructure

1. Site Work

The facility has established plantings in very good condition, with no reported issues at this time.

2. Site Structures

The facility is located on the same site as the county Administrative Offices and the Historic Kemper Museum.

3. Site Utilities

No reported issues at this time. Existing electrical service is provided underground.

C. Primary Systems

1. Foundation and Substructure – Filled, reinforced cmu foundation with slab on grade. All exterior walls are masonry veneer and the roof trusses are supported by 2/6 wood frame construction.
2. Structural System - Wood frame 2x6 insulated exterior wall construction. There is 2x6 wood frame interior bearing walls in some locations to support roof trusses.
3. Exterior Wall Systems - The facility is a single story brick veneer building with standing seam metal roof on plywood deck. On gable peaks there is fiber cement siding on plywood sheathing. All windows are hollow meal framed operable windows with insulated glazing.
4. Roof System – 5/8” plywood decking with standing seam metal roofing. Aluminum gutters and downspouts with some discharging to grade and others piped underground.

D. Secondary Systems

1. Ceiling System – Acoustical suspended system with 5/8” continuous fire code gypsum wall board at underside of trusses.

2. Floor Covering System – Majority of spaces are VCT with some offices having carpet. Painted wood base in most areas with vinyl base located at the base of all casework. Utility spaces such as mechanical room have sealed concrete. All floor finishes appear in very good condition.
3. Interior Wall and Partition Systems – Painted gypsum wall board and wood base. All interior doors are stained wood with painted hollow metal frames and compliant hardware. Exterior doors are painted insulated metal.
4. Specialties – due to its use as a health clinic, the majority of small exam rooms contain plastic laminate casework with sinks and ADA accessible works spaces in the casework runs.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by split system heat pumps which appeared to be in fair condition. The installation date was unknown. Electric baseboard was also observed and appeared to be in fair condition.

2. Plumbing System

Overall, the plumbing systems appeared to be in fair to good condition. Domestic water is distributed through copper piping. Fixtures appeared to be in good condition. An electric storage type water heater generates domestic hot water.

3. Electrical Service and Distribution

The building is served from Allegheny Power at 800 Amps 240 Volts 1Phase. The main board is Square-D and has some limited space for expansion.

The panel boards in the facility are Square-D and have no or limited spare capacity.

4. Electrical Devices and Systems

Lighting is mainly fluorescent fixtures with T-8 lamps. These lights are in good condition. There was no evidence of automatic shut-off control in the building.

Receptacle placement is mostly inadequate for the building function. There are not enough receptacles.

Fire Alarm is and older zoned system that appeared to be in good condition. Device placement may not be code compliant and should be evaluated.

Phone and data did not appear to be updated to County technology standards.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

COUNTY HEALTH DEPARTMENT					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	2	0.1	0.55%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	3	0.5	1.75%
18	Accessibility	2.5%	1	0	0.00%
					2.84%

V. Recommendations

A. Immediate Recommendations

- No Recommendations

B. Short Term Recommendation (2-5 Years)

- Repaint exterior wood siding and trim.
- Replace exterior caulking and sealant systems due to life expectancy.

C. Long Term Recommendation (5+ Years)

- Replace phone and data systems to meet current county standards.
- Replace domestic water storage unit due to life expectancy of equipment.

CRIGLERSVILLE SCHOOL - HOUSE

I. Facility Description

The aluminum sided wood framed dwelling was constructed in the early 1900's and has been used primarily as a residence and also as a residence to house various employees of the school after it was constructed in 1949.

II. Facility Size

Approximately 1,400 SF including the dormered room of the second floor located under the eaves.

III. Improvements / Renovations

No record of improvements other than finishes and at one time, aluminum siding was added to the structure.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

At present there is no accessibility to the structure and is not mandated by code to be compliant.

2. Site

The parking lot is shared by the former school in immediate vicinity to the structure.

3. Building

In referencing an April 13, 2010 Building Inspections report regarding this residence, there is a list of corrections needed for code compliance. In addition we have made several recommendations based on our assessment of the facility.

Required Code and Safety:

- Code corrections based on letter.
- Install a handrail at the rear entry of the home, not mandated by code as this is less than 30" above grade.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Remove existing residential appliances and replace.
- Scrape and repaint all exterior trim – suspected of containing lead paint.
- Prime and repaint existing metal roof to prolong its life expectancy. At time of work inspect and repair any suspected penetrations
- Clean and re-point both the fire place and the chimney prior to use.
- Replace interior carpet and VAT floor tile.
- Remove exterior vegetation from siding and downspouts – replace missing downspouts to conduct rain water away from structure.
- From a system standpoint the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.
- From reading the assessment provided by Madison County regarding the Criglersville site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could

affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.

B. Site Infrastructure

1. Site Work

Recommend removal of the tree stump adjacent to the front door steps as the roots may continue to expand into the foundation of the structure. Remove other overgrown shrubs.

2. Site Structures

Above ground propane tank. This tank should be inspected and tested and verified that it is still connected to the facility. If not longer in use, recommend that it be removed. Verify local codes and ordinances to verify proper distance from facility.

3. Site Utilities

Well and septic systems are unknown and were not examined during the assessment. As noted above, these utilities remain in the known flood plain of the area and may not be viable use for this facility. In addition power comes overhead to this facility via telephone poles.

C. Primary Systems

1. Foundation and Substructure

Foundation appears to be concrete or masonry with a parge coat of concrete – there are no apparent issues with the foundation condition.

2. Structural System

Assumed to be all wood framing.

3. Exterior Wall Systems

Aluminum siding over original wood siding and wood frame. Interior walls are wood paneling probably over existing plaster walls, but not verified. Original windows are single pane wood double hung with aluminum storm/screens. The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss. All exterior trim should be checked for rot and replaced as necessary prior to scraping and repainting. There are some small areas of rot in the porch roof trim.

4. Roof System

Metal roofing that needs to be re-primed and painted. All flashings at chimneys should be examined and possible replaced to prevent roof leaks. Replace missing downspouts and verify that existing gutters are securely fastened to the structure and positively drain.

D. Secondary Systems

1. Ceiling System

On the first floor, the ceiling is assumed to be painted gypsum wall board or plaster and is in good condition. There may be small areas where moisture has previously penetrated and stained the ceiling, however, there were no visible signs of an active leak.

2. Floor Covering System

Various flooring materials exist in the structure including carpeting, painted and stained wood and possible vat floor tile that is been patched and repaired. It is suggested that the floorings in the facility be replaced if they are vat tile or carpeting and wood floors examined for condition and refinishing.

3. Interior Wall and Partition Systems

Wood framed and covered with stained wood paneling.

4. Specialties

Kitchen equipment appears to be in fair condition, although proper operation has not been verified.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

No AC present in the facility. See above for possible heating source.

2. Plumbing System

Not operational at time of visit, but plumbing to fixtures and fixtures thought to be original and in need of repairs. Fixtures should be replaced to be compliant with current water flow requirements of the code.

3. Electrical Service

Overhead to one main breaker panel that needs to be properly tested and labeled.

4. Electrical Devices

Varies and must be examined for code compliance. Some fixtures may not be working properly and should be examined and if necessary replaced.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

CRIGLERSVILLE HOUSE					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	5	1	0.60%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	4	0.75	4.13%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					37.75%

VI. Recommendations

A. Immediate Recommendations

- Implement short-term recommendations if home is to be occupied within the next two years.

B. Short Term Recommendations (2-5 Years)

Required Code and Safety:

- Code corrections based on letter provided in previous study.
- Install a handrail at the rear entry of the home, not mandated by code as this is less than 30" above grade.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Remove existing residential appliances and replace.
- Scrape and repaint all exterior trim – suspected of containing lead paint.
- Prime and repaint existing metal roof to prolong its life expectancy. At time of work inspect and repair any suspected penetrations and flashings.
- Clean and re-point both the fireplace and the chimney prior to use.
- Replace interior carpet and VAT floor tile.
- Remove exterior vegetation from siding and downspouts – replace missing downspouts to conduct rain water away from structure.
- Recommend removal of the tree stump adjacent to the front door steps as the roots may continue to expand into the foundation of the structure.
- The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss.
- From a system standpoint, the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.

- From reading the assessment provided by Madison County regarding the Criglersville Elementary School site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.
- The above ground propane tank should be inspected and tested and verified that it is still connected to the facility. If not longer in use, recommend that it be removed. Verify local codes and ordinances to verify proper distance from facility.

C. Long Term (5+ Years)

- No recommendations

CRIGLERSVILLE SCHOOL – VOTING BUILDING

I. Facility Description

The date of construction is unknown for the single story, aluminum sided wood framed dwelling was constructed in the early to mid 1900's and has been used primarily as a residence and also as a residence to house various employees of the school after it was constructed in 1949. Most recently it is used by the county as a polling place during local and state elections for citizens in this area of the county, and also as a storage area for the county.

II. Facility Size

Approximately 2,377 SF located on a parcel approx. 2.0 acres which is part of the 5.7 total acres at the Criglersville Elementary School site.

III. Improvements / Renovations

No record of improvements other than finishes and at one time, aluminum siding was added to the structure.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

At present there is a non conforming ramp into a portion of the facility used by the voters, but there are no other conforming entry areas, toilet facilities or hardware.

2. Site

The parking lot is shared by the former school in immediate vicinity to the structure.

3. Building

The facility has several safety concerns, which include properly operating systems, toilets and assumed asbestos containing finishes. During voting events, portable toilet compartments are used in lieu of using the buildings toilets. At the time of the assessment, all utilities were turned off and were not tested.

B. Site Infrastructure

1. Site Work

Recommend removal of over grown shrub adjacent to the front door steps as the roots may continue to expand into the foundation of the structure. Remove other overgrown shrubs.

2. Site Structures

There are a few playground structures adjacent to the property that are recommended for immediate removal due to age and safety concern.

3. Site Utilities

It is assumed that this facility, similar to the Elementary School uses well and septic systems but were not examined during the assessment. As noted above, these utilities remain in the known flood plain of the area and may not be viable use for this facility. In addition power comes overhead to this facility via telephone poles.

C. Primary Systems

1. Foundation and Substructure

Foundation appears to be concrete masonry block with venting to suggest a minimal crawl space below the floor structure. At this time there are no apparent issues with the foundation condition.

2. Structural System

Assumed to be all wood framing.

3. Exterior Wall Systems

Aluminum siding over original wood siding and wood frame. Interior walls are wood paneling probably over existing plaster walls, but not verified. Original windows are single pane wood double hung with aluminum storm/screens. The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss. All exterior trim should be checked for rot and replaced as necessary prior to scraping and repainting. There are some small areas of rot in the porch roof trim.

4. Roof System

Asphalt shingle roofing that needs to be replaced. All flashings at valleys should be replaced to prevent roof leaks. Replace missing downspouts and verify that existing gutters are securely fastened to the structure and positively drain.

D. Secondary Systems

1. Ceiling System

The ceiling is assumed to be painted gypsum wall board or plaster and is in good condition. There may be small areas where moisture has previously penetrated and stained the ceiling, however, there were no visible signs of an active leak.

2. Floor Covering System

Various flooring materials exist in the structure including carpeting, vat floor tile that is assumed asbestos containing. It is suggested that the floorings in the facility be replaced if they are vat tile or carpeting and wood sub-floors examined for condition. In most cases there is painted wood base, and in the toilet area, the assumed vat tile has a rubber base.

3. Interior Wall and Partition Systems

Wood framed and covered with stained wood paneling and or plaster walls.

4. Specialties

Kitchen equipment appears to be in fair condition, although proper operation has not been verified.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

Through wall AC unit was observed in the room used at time of voting. Assumed electric baseboard heat in limited areas as there is no boiler present.

2. Plumbing System

Not operational at time of visit, but plumbing to fixtures and fixtures thought to be original and in need of repairs. Fixtures should be replaced to be compliant with current water flow requirements of the code.

3. Electrical Service

Overhead to one main breaker panel that needs to be properly tested and labeled.

4. Electrical Devices

Varies and must be examined for code compliance. Some fixtures may not be working properly and should be examined and if necessary replaced.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

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CRIGLERSVILLE VOTING BUILDING					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	5	1	4.90%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	3	0.5	0.30%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	3	0.5	1.65%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	4	0.75	4.13%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					42.20%

VI. Recommendations

A. Immediate Recommendations

- No recommendations

B. Short Term Recommendations (2-5 Years)

Required Code and Safety:

- If compliant access is required, then a code compliant ramp needs to be installed.
- Replace existing asphalt shingle roofing.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Remove existing residential appliances and replace.

- Scrape and repaint all exterior trim – suspected of containing lead paint. Replace damaged, or rotted components.
- Replace interior carpet and VAT floor tile.
- Replace missing downspouts to conduct rain water away from structure.
- From a system standpoint the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non-grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.
- From reading the assessment provided by Madison County regarding the Criglersville site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.

C. Long Term (5+ Years)

- No recommendations

CRIGLERSVILLE SCHOOL BUILDING

I. Facility Description

The Criglersville elementary School is a two story brick masonry building originally constructed in 1946 - 1948. The facility has not been used as a school for approximately 10 years. In recent years, the facility was used as a community center with small library and table games on a limited basis. The facility has been closed for the past 5 years. There have been recent reports in regards to the facility done completed in 2002; the site and adjacent structures as recent as 2010. The exterior masonry is general in fair condition; the windows are single pane, steel type with fixed and operable units and are original to the building. The building and site pose numerous challenges to re-use or change in use of the structure.

II. Facility Size

17,855 square feet on approx. 5.7 acres (inclusive of 3 lots) on County Route 670 in Criglersville.

III. Improvements / Renovations

Early in the construction of the school there was a wood framed entry that was destroyed in a fire and not rebuilt. Since then, there have been no documented renovations besides interior finishes have been completed.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The existing structure does not have an accessible access point, nor are the toilets accessible. There is no elevator; therefore the second story classrooms are not accessible, nor is access to the stage. Interior and exterior door hardware is non compliant and there is no interior compliant signage or accessible drinking fountains.

2. Site

The parking area is relatively flat, but handicap spots are not allocated. The car, bus and service vehicle traffic is not separated, but future use of the facility may would be used to determine a proposed new traffic pattern if necessary. The building is located approximately 28" below the flood plain. Past flooding has created problems with water damage to both the foundation and boiler room areas as well as the steam tunnel located below the first floor elevation. There may also be an increased potential for settlement of the foundation walls due to water table located at or above footing level.

3. Building

The building in most recent use did not require a sprinkler system, but future use may require one. In addition, the building is served by well, so a holding tank and fire pump would be required if a sprinkler system is necessary. There is numerous exterior and interior safety and code concerns with the present condition of the facility. Each of the code items are associated with future use and would need to be evaluated at time of proposed project. From a safety standpoint, the building has remained vacant for several years; therefore, it is likely that most systems are not operational and do not meet current codes. In addition, other safety hazards were found during the assessment such as moisture and pest penetrations to the interior of the facility. Several window panes were broken or missing, interior finishes were beyond repair and there is suspect asbestos containing materials throughout the facility due to the age of the structure.

B. Site Infrastructure

1. Site Work

The facility cannot be safely opened without addressing the flood plain issue or the fact that the existing well and septic systems lie below the flood plain and are subject to environmental and other State of Virginia codes. Much of this information is documented in the recent studies and letters received by the County of Madison.

2. Site Structures

Old play ground equipment – Several pieces of old playground equipment exist onsite and pose a potential hazard to children playing on it. The equipment should be removed as soon as possible.

3. Site Utilities

As documented in recent report and in this assessment, the site utilizes affected by the flood plain issue are well water and septic. The septic system is a single concrete tank and distribution boxes with a subsurface drain field located below the paved parking lot. In the 2002 report it is estimated that the water table is above the drain field in violation of the Virginia Department of health Sewage Handling and Disposal regulations. In addition the well and septic tank are approximately 41 feet apart, where state regulations require a minimum separation of 50 feet according to the report. Electric is provided overhead to the facility.

C. Primary Systems

1. Foundation and Substructure

The existing foundation is indicated and observed to be reinforced concrete, typical spread footings. The structure has been affected over the years due to flooding and areas of the foundation have spalling and loose concrete exposing the aggregate to further damage and moisture penetration

2. Structural System

The structure is a combination of masonry bearing exterior walls with some interior masonry bearing walls with bar joist for the second floor and roof framing. Depth of the bar joist varies due to location and additional loading with a different use and updated code, may require additional structural changes.

3. Exterior Wall Systems

The exterior wall system is brick with bearing masonry back-up in fair condition. There are large areas where re-pointing is necessary on the exterior brick to control additional moisture penetration. There are some noticeable cracks and settlement conditions which should be addressed. This was not indicated in the 2002 report, so there have been some increased changes to the masonry of the facility. Due to the age of the structure, some cracking is to be expected. There is evidence of water penetration in the face brick at roof level or bottom of the parapet of the roof indicating further moisture penetration into the exterior wall. At the rear of the facility, there are visible areas of roof tar dripping and running down the face of the brick, the item is only an mentioned for appearance and not a structural or integrity issue of the brick.

4. Roof System

The roof has minimal slope from front to back, creating poor drainage. The original roof was a composite roof over precast (porex) slab. The original built-roof system, in order to protect and extend its original lifespan, was covered with sprayed polyurethane foam during the past 10 - 15 years. The foam is in various stages of deteriorating condition, exposing the building to water leakage. There are signs of moisture penetration on the interior indicative that the system is failing and in need of replacement. Gutters and downspouts are aluminum but often empty onto grade or below grade into former collection boots that have filled with sediment. Such water may then be running down foundation water walls and affect the foundation system or moisture penetration into the steam pipe trenches below the first floor slab.

D. Secondary Systems

1. Ceiling System

The original ceiling system is metal lathe and plaster, but has since been covered by suspended acoustical ceiling system. All ceilings are in failing condition due to age and exposure to moisture. In the main multi-purpose room, there is evidence of failure of the original plaster system that has fallen through the suspended system to the floor below. There also may have been another ceiling system adhered to the original plaster as evidence by the visible adhesive. The adhesive in this age of a facility is usually non-friable asbestos and would be part of a larger abatement project if the facility is renovated.

2. Floor Covering System

The existing floor finishes of vinyl asbestos tile and ceramic tile are still in place today, with some classroom area having carpet. All floor finishes are in need of replacement, due to cracking, life expectancy and moisture penetration. If the facility is renovated, there would be additional abatement with the vinyl floor tile.

3. Interior Wall and Partition Systems

Interior partitions are painted plaster over masonry or painted masonry and show signs of severe moisture penetration. The finish paint in many areas is peeling or failing due to such moisture penetration and lack of humidity control. It may also be assumed that the majority of finish paints are lead based.

4. Specialties

The classrooms contain the original chalk boards that were typically mounted with asbestos containing mastics. The majority of the boards are in fair to good condition.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is heated with a two pipe hot water system with convectors located in the building spaces. There is no mechanical ventilation provided for outdoor air. Hot water is generated by a boiler installed in 1964. Air conditioning is by window style units and is sporadic throughout the building. The systems have been de-energized for approximately 10 years and are in poor condition. The systems are beyond their average service life. Replacement of the entire system is recommended immediately if the building is to be opened again.

2. Plumbing System

The plumbing systems in general are in poor condition due to abandonment and age. The well and septic system were reported to be in poor condition as well. Piping was not observed, but is anticipated to be in poor condition as well. The systems are beyond their average service life. Replacement of the entire system is recommended immediately if the building is to be opened again.

3. Electrical Service

The existing distribution systems are a mixture of original equipment and newer equipment installed during the last renovation project (at least 10 years ago). These

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systems have been abandoned for approximately 10 years and an entire replacement is recommended.

4. Electrical Devices

Due to the age and non use of the existing building systems and infrastructure a complete replacement would be required if the County chose to open it in any capacity.

5. Conveying Systems - none

6. Other Systems - The remaining kitchen does not meet today's codes and is not operational.

V. Facility Condition Index

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FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

CRIGLERSVILLE SCHOOL BUILDING					
No.	Component / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	5	1	4.90%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	5	1	2.40%
4	Exterior - Doors	0.6%	5	1	0.60%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	5	1	5.40%
8	Interior - Other	3.3%	4	0.75	2.48%
9	HVAC	20.7%	5	1	20.70%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	5	1	1.30%
12	Electrical Other	0.5%	5	1	0.50%
13	Plumbing	5.5%	5	1	5.50%
14	Fire / Life Safety	2.3%	5	1	2.30%
15	Specialties	0.8%	5	1	0.80%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	5	1	3.50%
18	Accessibility	2.5%	4	0.75	1.88%
					76.48%

VI. Recommendations

The majority of the site, including the existing building, well and sanitary drainfield are contained within the 100 year floodplain of the Robinson River. If the site were to be used, the drainfield would need to be relocated outside of the floodplain. The building, being located within a 100 year floodplain, does not qualify for FEMA flood insurance which presents a sizable risk in terms of investing money into building upgrades and renovations.

If the Criglersville site is to be utilized for future use, a floodplain study should be completed to verify FEMA current floodplain information is accurate. If the current FEMA information is determined to be accurate, any new structure would need to be raised above the floodplain elevation, which would necessitate an alteration study to insure that the water surface of the Robinson River during a flood would not raise by more than one foot on the adjoining properties.

A new structure could possibly be built out of the floodplain. However the site is narrow and setbacks from adjoining properties could be problematic. A new structure would likely require additional land for a drainfield located out of the floodplain.

The existing well is also located within the floodplain. Per a letter from the Madison County Health Department, the well casing would need to be raised above floodplain elevation for any future use. Additionally, the Virginia Department of Health will most likely require some type of water treatment prior to approving future potable water usage on the site.

The utilization of the current building, due to the issues discussed herein regarding the floodplain, is not considered a viable option. The utilization of the current site to house a future facility is a possibility, however is limited due to the floodplain issues as described herein.

EARLY CHILDHOOD BUILDING AT WAVERLY YOWELL SITE

I. Facility Description

The early childhood structure adjacent to Waverly Yowell is owned by Madison County and currently houses an afterschool program and is approximately 4,870 SF. Previously it served as the cafeteria building for Waverly Yowell school building. The assessment was conducted independently from the school. The structure is masonry bearing brick veneer with concrete slab on grade. The roof was not reviewed at time of the assessment.

II. Facility Size

4,870 square feet on one floor located on 14.0 acres. Adjacent to the Waverly Yowell school.

III. Improvements / Renovations

There are no known upgrades to the facility with exception of roof replacement approximately 10 to 15 years ago.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The facility is not accessible and toilet rooms do not meet current ADA accessibility requirements. A compliant ramp needs to be installed to permit access to the facility.

2. Site

There are ADA compliant parking stalls adjacent to the building.

3. Building

The former kitchen area has some remaining equipment and also electrical floor monuments that may pose hazards to small children. Presently students are not permitted access to this area.

B. Site Infrastructure

1. Site Work

Some tree plantings adjacent to the building should be trimmed and monitored for root growth that may affect the foundation of the building in the future due to proximity to the building.

2. Site Structures

Recommend repairs to the loading dock

3. Site Utilities

No current conditions / recommendations.

C. Primary Systems

1. Foundation and Substructure

There were no visible issues with the foundation or substructure. It is assumed that the facility has typical spread footings and masonry walls.

2. Structural System

The structural system is masonry load bearing and steel roof joists and metal roof deck. There are currently no issues with the structural system of the building.

2. Exterior Wall Systems

Brick veneer over masonry backup with no cavity insulation due to date of construction. It is recommended that exterior control joints be re-caulked. The exterior brick veneer is

in good condition, with the exception of the loading dock area, that has noticeable spalling and failing veneer that should be repaired.

3. Roof System

The roof was not observed at time of assessment, but is a polyurethane foamed (PUF) covered roof that is similar in age to the other facilities and should be part of the re-roofing improvement program. There were no reported issues with the roof at the time of the assessment.

D. Secondary Systems

1. Ceiling System

The large cafeteria room has a suspended acoustical ceiling tile system in fair to good condition. Some tiles have been replaced as needed. Some toilet rooms and the kitchen have painted gypsum wall board ceilings. All ceilings are in good condition.

2. Floor Covering System

The facility has most of the original finishes that are worn and need to be replaced during a modernization program. Presently, the facility consist of a large 'cafeteria/classroom area with VAT flooring in the main area. The kitchen area, which is not operational still maintains some of the original equipment and finishes including quarry tile floors. Toilet rooms have the original ceramic tile floors that are in fair to good condition.

3. Interior Wall and Partition Systems

Interior walls are painted concrete block and most areas have a ceramic tile wainscot – all finishes are original to the building. There are several missing tiles in the toilet rooms and missing grout. Some areas have been caulked that needs to be replaced.

4. Specialties

The toilet partitions have been replaced with plywood panels. The kitchen equipment is not used and at time of assessment, operating condition was not reviewed.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by unit ventilators and window style air conditioning units. The window air conditioning units appeared to be in good condition. The unit ventilators appeared to be in fair condition. The kitchen area is heated by electric unit heaters which appeared to be in fair condition. The installation time of the systems is unknown.

2. Plumbing System

Overall, the plumbing system appeared to be in fair condition. Plumbing fixtures were observed to be in fair condition. Piping was not visible and could not be observed.

3. Electrical Service

The building is served by Allegheny Power at 400 Amps 208 Volts 3 Phase. The distribution board and panels are all older Federal Pacific boards and are in fair condition. The service is oversized for the converted building function.

4. Electrical Devices

The lighting is original and in fair to poor condition. The lighting levels are inadequate for the building function. There was no evidence of automatic lighting shut-off.

There is limited battery powered egress lighting in the building that appeared to be inadequate to meet code compliant lighting levels.

Low voltage systems for this building including fire alarm are old and outdated and require replacement.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

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FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

EARLY CHILDHOOD BUILDING (AT WAVERLY YOWELL ES)					
No.	Component / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	2	0.1	0.24%
4	Exterior - Doors	0.6%	2	0.1	0.06%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	1	0	0.00%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					18.73%

VI. Recommendations – Early Childhood Building

A. Immediate Recommendations

- Provide modifications to main entrance to create an accessible entrance.
- Renovate toilet rooms to comply with current ADA accessibility requirements.
- Replace interior lighting.

B. Short Term Recommendation (2-5 Years)

- Repair / replace spalling brick and deteriorated mortar joints in brick masonry at the loading dock area.
- Install new code compliant fire alarm system.

C. Long Term Recommendation (5+ Years)

- Install updated code compliant emergency egress lighting.

EMS BUILDING

I. Facility Description

The EMS Building is housed in a vinyl clad; wood framed single story building that was formerly a shed. The building is located along Main Street and is adjacent and shares use of the Volunteer Ambulance building. The emergency generator serves both buildings. Members of the EMS response team use the toilet facilities and bunk room of the Ambulance building as well as store vehicles there.

II. Facility Size

Approximately 560 square feet

III. Improvements / Renovations

Renovations to the existing facility were completed in approximately 2000 when it was converted from a shed and included replacement of existing windows, finishes and interior painting.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The building has an accessible entry at grade, but all hardware is non-compliant. There are no toilet facilities in the building. There are no other safety issues at this time.

2. Site

The site does not have a dedicated handicap space for vehicles to park. The nature of the facility is location for EMS staff to work and stand shifts and respond to calls.

3. Building

The major concern is the manual start up of the emergency generator, which if the building is not staffed, causes loss of power to plugged in vehicles, and also affects communications.

B. Site Infrastructure

4. Site Work

Parking Spaces – the parking area is not currently striped. This should be done along with making one space as handicap accessible.

Fuel Storage – The fuel storage tanks onsite should be placed within a spill containment area. This could be accomplished with a low concrete wall and pad that would contain any fuel that is spilled during filling or if the tank should leak.

5. Site Structures

There is a small utility shed adjacent to the structure which houses the manual start emergency generator. The shed is wood framed with stained wood siding and an asphalt roof in good condition.

6. Site Utilities

Electrical power comes in overhead to the building and there are no associated plumbing utilities.

C. Primary Systems

1. Foundation and Substructure

Concrete block is in good condition and the floor is slab on grade in good condition.

2. Structural System

Wood framed and trusses in good condition.

3. Exterior Wall Systems

Vinyl clad wood framed construction with vinyl clad windows and metals storms/screens.

4. Roof System

Asphalt shingle roof in fair condition with some missing shingles – recommend roof replacement in 1 year to prevent roof leaks and interior damage as well as moisture penetration.

D. Secondary Systems

1. Ceiling System

The entire space has suspended acoustical ceiling systems with lay-in light fixtures in good condition.

2. Floor Covering System

The interior flooring is carpeting which has some seam tears. It is recommended that this carpet be replaced in 2-5 years due to extreme use and traffic by EMS staff.

3. Interior Wall and Partition Systems

Interior walls are painted gypsum wall board over wood studs with painted wood base in good condition. Interiors doors are residential grade and have non-compliant hardware.

4. Specialties

There is minimal casework at small computer and communications center. All interior storage closets have been converted to hold equipment. Portable storage units have been installed to assist with equipment storage, but there is still not sufficient storage for equipment and files.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by a split system heat pump unit which was installed in 2000. Electric baseboard heaters and window style air conditioning units were also observed. System equipment appeared to be in good condition. System replacement should be considered in the next 5 to 10 years.

2. Plumbing System

There are no plumbing systems which serve this building.

3. Electrical Service and Distribution

The building is served by Allegheny power at 200 Amps 240 V 1 Phase. The building shares a generator with the adjacent building. The transfer scheme is manual. An auto transfer scheme is recommended due to the dispatch emergency function.

4. Electrical Devices and Systems

Lighting is mostly fluorescent fixtures with T-8 lamps. The lighting appeared to be inadequate. No evidence of automatic shut-off was evident.

There is no egress lighting or exit signage in the building.

The low voltage systems (phone, data) were reported to be unreliable. Replacements should be considered.

5. Conveying Systems - none

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

EMS BUILDING					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	5	1	4.90%
2	Exterior Walls	5.4%	1	0	0.00%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	4	0.75	15.53%
10	Electrical Lighting	10.0%	2	0.1	1.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	4	0.75	0.38%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	4	0.75	1.73%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	4	0.75	2.63%
18	Accessibility	2.5%	2	0.1	0.25%
					35.05%

VI. Recommendations

A. Immediate Recommendations

- Stripe and indicate with proper signage, accessible parking spaces.
- Provide auto transfer switch for emergency generator.
- Replace asphalt shingle roof within one year.
- Provide emergency egress lighting.

B. Short Term Recommendation (2-5 Years)

- Replace interior carpet.
- Upgrade communications equipment.

C. Long Term Recommendation (5+ Years)

- Replace HVAC system due to life expectancy of equipment.

KEMPER HOUSE MUSEUM

I. Facility Description

The Kemper House Museum is a two story wood framed on a brick basement structure located in the heart of downtown Madison. It has a storied life with many occupants, but currently serves as a museum complete with period furnishings. This Greek Revival-style house was built circa 1852. There are two small structures to the rear of the facility known to be a small office used by General Kemper and the second Slaves Quarters. Both structures are wooden and have recently been refurbished. In addition to use as a museum, the residence is used for meetings, tours and open houses and other county occasions.

II. Facility Size

Unknown, but is located on .5 acres and also on same property as the county Administrative Office and the Health Services building.

III. Improvements / Renovations

In 2007, new metal roofs were installed on the Residence and Law office and in 2008, all three buildings were painted. In 2003, the Law Office was restored as nearly as possible to its appearance during use by Governor Kemper. In 2008-2009, the Slave Quarters foundation was stabilized and the frame restored. The metal roof was painted in 2007.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The facility is not accessible at any level as the former use was a residence. There are no compliant toilets or and the hardware is all period if not original. It is assumed that the building is restricted from modifications due to its listing as a historic structure.

2. Site

The handicap space at the Kemper House needs to have a sign should placed at the front of the space per ADA regulations.

3. Building

Two portions of the structure were not completed during recent repainting of the exterior; the wood front porch and the wood stairs at the rear. The porch and steps should be repainted in the next year to prevent further moisture damage. In addition, since the structure is visited by the public, it is recommended to provide some anti-slip coatings on the treads for safety.

B. Site Infrastructure

1. Site Work

At time of assessment, the only work that needs addressing in repairs to the concrete sidewalk that crosses from the Administrative Office building to the parking areas at the rear of the Kemper House. Presently the condition poses a potential tripping hazard.

2. Site Structures

There are two separate structures to the rear of the house. The first housed former Governor Kemper's law practice and was recently restored to historical use. The second is what is referred to as the Slaves quarters and it too was recently refurnished. The only work on the second structure would be repainting in the next year to protect the wood siding.

3. Site Utilities

The site is served by public water and sewer and electrical utilities come in underground.

C. Primary Systems

1. Foundation and Substructure

Foundation and substructure types are assumed to be brick as the brick is visible in the lower level and extends below grade; however, there is no evidence of any current issues regarding the foundation and substructure systems.

2. Structural System

The original structure is wood framed and masonry bearing with no visible signs of masonry cracks. There are currently no issues with the structural system of the building.

3. Exterior Wall Systems

The exterior walls are painted wood siding and some solid brick that has been painted. The entire exterior including wood trim has recently been painted. The wood windows are single pane and in excellent condition. It is recommended that the trim at the front porch be repainted for protection.

4. Roof System

The roof system is standing seam metal roof that is in excellent condition, having been replaced a few years ago. Downspouts all flow into boots and below grade and appear in excellent condition.

D. Secondary Systems

1. Ceiling System

Painted plaster ceilings in good condition. There are a few minor, isolated areas where there is a need of some patching and painting due to moisture infiltration.

2. Floor Covering System

Refinished wood floors are in good condition, as well as some brick flooring in the lower level. In addition, there is a small amount of resilient flooring and carpet, mainly all in good condition. There are no issues regarding any of the floor finishes at time of assessment.

3. Interior Wall and Partition Systems – Interior walls are wood framed with plaster and some areas of painted wood wainscot. There are several areas around the perimeters of exterior windows where there is some peeling of paint and minor damage to the plaster due to moisture infiltration, which should be repaired. In addition there are minor areas of moisture penetration that has caused some peeling of paint.

4. Specialties

Residential appliances appear in good condition and are used for special events.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is heated and cooled by split system heat pumps with ducted air distribution to individual spaces. The systems were installed in 1992 and are in fair to good condition. They are beyond their average service life. Replacement should be considered within the next 5 to 10 years.

2. Plumbing System

The fixtures on the upper floors appear to be “vintage” fixtures. The basement bathroom was renovated with newer type fixtures which were in good condition. Due to the potential age of the piping, domestic water piping and waste piping should be scoped to determine condition.

3. Electrical Service

The service from Allegheny Power is 200 Amps 240 V 1Phase. The service panel is in fair condition and adequate for the facility.

4. Electrical Devices

Lighting is typical residential and adequate for the building function. Smoke detectors were present and should be tested regularly. Access control and alarm system is functional and adequate. There were no reported issues with the phone or data networking systems.

5. Conveying Systems - none

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

KEMPER HOUSE					
No.	Component / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	3	1	0.60%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	3	0.5	2.75%
14	Fire / Life Safety	2.3%	2	0.1	0.23%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					18.24%

V. Recommendations

A. Immediate Recommendations

- Sand and refinish wood steps and porch deck.
- Scrape and paint exterior wood trim at porches.

B. Short Term Recommendation (2-5 Years)

- Patch and paint plaster in miscellaneous areas in the interior, mainly around exterior windows where there is evidence of moisture infiltration.
- Paint exterior exposed wood siding and trim of historic slave quarters building.

C. Long Term Recommendation (5+ Years)

- Replace split system HVAC units.
- Clean and reuse existing ductwork for new HVAC units.
- Replace plumbing fixtures and verify condition of piping system.
- Replace interior lighting.

LITERACY – RAPIDAN BETTER HOUSING FACILITY

I. Facility Description

The age of the existing single story aluminum sided facility is unknown. The front entry has a brick veneer in lieu of siding. The facility is two separate modular buildings housing the Literacy center and the Better Housing Authority. Buildings are connected between each with a concrete porch and stairs and metal canopy for protection from weather.

II. Facility Size

Unknown total square feet, but estimated at approx 1,200 SF per structure but the Literacy building only uses approximately half of the structure.

III. Improvements / Renovations

Some minor changes were made to accommodate the Housing Authority in 2001, in the layout of their offices in terms of finishes.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The facility is not accessible from the exterior, nor in spaces in the interior. At a minimum a handicap ramp should be installed to grant access to the building. Interior layout of spaces does not provide proper push/pull clearances to spaces; door hardware in non-conforming and the existing toilet facilities are non-conforming.

2. Site

There is no dedicated handicap parking or signage associated with the facility.

3. Building

The building does not have any egress signage or lighting to allow safe egress for occupants. There are various ADA compliance issues as outlined above.

B. Site Infrastructure

4. Site Work

The site is shared with the Thrift Road Administrative Offices and the Department of Forestry building, which is funded by the state.

5. Site Structures

The two modular units have no additional site structures associated, but are joined by a metal porch canopy located between the two units.

6. Site Utilities

Power is delivered overhead and has separate metering from other facilities on the site.

C. Primary Systems

1. Foundation and Substructure

The foundation is concrete masonry units with a vented crawl space.

2. Structural System

The structure appears to be wood frame construction, including the floor and roof framing. There are numerous floor areas where 'bounce' was encountered, raising concerns over structural stability and or the presence of moisture/rot. Flooring was not removed for investigation.

3. Exterior Wall Systems

Exterior walls are metal siding in fair condition over wood frame construction with batt insulation and gypsum wall board or wood paneling interiors.

4. Roof System

The low slope asphalt roof system in fair to good shape, but there are various areas where moisture penetration has affected the structural bearing condition as well as the finish trim. The roof's eave line is not consistent showing signs of bearing compromise. It is evident by the presence of interior mold and ceiling/wall stains that moisture has penetrated the exterior of the facility.

D. Secondary Systems

1. Ceiling System

All ceilings where present are painted gypsum wall board, most likely on the bottom of the roof truss framing. Lighting fixtures are mostly surface mounted. Some areas currently used for storage have signs of previous leaks that have left stains and also support the current growth of molds.

2. Floor Covering System

Most floor finishes are original and are carpeted. The toilet room is 1x1 ceramic tile in fair condition. Storage areas contain plywood and/or VAT tile flooring that is loose posing a potential hazard as a non-friable asbestos.

3. Interior Wall and Partition Systems

Wood framing with painted gypsum wall board or wood paneling. There is a tile wainscot in the toilet room. Interior doors are stained or painted wood in fair condition in painted wood frames.

4. Specialties

None

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is heated by electric baseboard. Air conditioning is provided by window style units. All units are in fair to poor condition. No mechanical ventilation is provided. Replacement should be considered within the next 1 to 2 years.

2. Plumbing System

Overall, the plumbing system is in fair to poor condition. The fixtures also appeared to be in fair to poor condition. Replacement should be considered within the next 1 to 2 years.

3. Electrical Service and Distribution

The electrical service from Allegheny power is 100 Amps at 240 Volt 1 Phase. The service and distribution panel is an old GE model and is full.

4. Electrical Devices and Systems

The lighting is old fluorescent T-12 fixtures and should be replaced with electronic ballast T-8 or T-5 fixtures.

There is no egress lighting or exit signage in the building.

No fire alarm system was evident.

There were no reported issues with the phone or data systems.

5. Conveying Systems – none

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

LITERACY COUNCIL / RAPIDAN HOUSING FACILITY					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	2	0.1	0.06%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	3	0.5	1.65%
9	HVAC	20.7%	5	1	20.70%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	5	1	5.50%
14	Fire / Life Safety	2.3%	4	0.75	1.73%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	4	0.75	1.88%
					60.83%

V. Recommendations

A. Immediate Recommendations

Note: Prior to initiating improvements to the facility, it is recommended that a utilization study be conducted of the County facilities to determine if space for these programs can be accommodated in other facilities, thereby eliminating the need to maintain and improve these modular buildings. Consideration should be given to either a total renovation of these buildings or their discontinued use in the 2-5 year time period.

- The plumbing system appeared to be in fair to poor condition. Replacement should be considered within the next 1 to 2 years.
- Remediate partitions where water penetration has caused damage and mold is growing. This should occur regardless of the decision to renovate or discontinue use of these facilities.
- Install dedicated handicap parking and signage associated with the facility.
- Install dedicated handicap ramp for access to the facility.
- Door hardware is non-conforming and the existing toilet facilities are non-conforming to current ADA codes. Replace hardware and upgrade toilet facilities.
- Replace low slope roofing materials – check structural integrity of roof framing due to areas of visible dipping of eave lines – replace exterior trim with aluminum to prevent moisture penetration.

B. Short Term Recommendation (2-5 Years)

- Totally renovate or discontinue use of these facilities.
- Replace all floor finishes including carpet, VAT tile and ceramic tile in the toilet room.
- When floor finishes are removed, examine existing floor framing for soft, rotted areas causing 'bounce' in the floor. Proper ventilation of the crawl space may be an issue.
- The building is heated by electric baseboard. Air conditioning is provided by window style units. All units are in fair to poor condition. No mechanical ventilation is provided. Replacement should be considered within the next 1 to 2 years.
- The electrical service and distribution panel is an old GE model and is full. If AC is added, then service may need to be upgraded.

- Install egress lighting and exit signage in the building.
- The lighting is old fluorescent T-12 fixtures and should be replaced with electronic ballast T-8 or T-5 fixtures.
- Replace plumbing fixtures.
- Replace low voltage systems.

C. Long Term Recommendation (5+ Years)

- No Recommendations

MISCELLANEOUS FACILITIES

I. Facility Description

Madison County has several facilities that are used for various purposes such as recreation and equipment storage that are listed below. Each facility was reviewed but may only be used at limited times of the year or for specific events. Each facility will be defined by a narrative with recommendations concerning the general condition categories if they apply. The facility is served by overhead electric with its own meter. In addition, the FCI has not been applied to these structures, since they are not complete facilities with numerous systems.

II. Facility Size

Varies from facility to facility.

III. Improvements / Renovations

Noted in description if applicable.



Outdoor Roller Rink at American Legion

IV. Descriptions of various facilities

1. Narrative – Outdoor Roller Rink

The roller rink is a paved area used by the residents of Madison County for blade based sports. The facility is located behind the American Legion off of Thrift Road. There are two small shed type out buildings used for concessions and storage. The bituminous surface has various cracks that have been sealed and also uneven surfaces that would be corrected with a mill and overlay process. There does not appear to be a compliant path to the rink from the nearby American Legion building. There are no associated toilet facilities with the rink. The facility is served by overhead electric with its own meter, but it was not known if the service is active at time of assessment

a. Recommendations

1. Immediate Recommendations

- Replace the bleachers as they pose a hazard and do not meet current codes.

2. Short Term Recommendation (2-5 Years)

- Repave the existing surface and repaint court lines.

3. Long Term Recommendation (5+ Years)

- None at this time



Former Outdoor Bathhouse – American Legion

2. Narrative – Outdoor Bathhouse Building

Madison County once had an outdoor pool and associated bath house for changing. Several years ago the pool was removed and the site in filled and grassed over. The bath house remains, but the building is unused and poses a potential liability. The structure appears in fair condition, but is fenced off from access.

a. Recommendations

1. Immediate Recommendations

- None at this time

2. Short Term Recommendation (2-5 Years)

- Remove the entire structure including foundations and re-grade and reseed the area as additional play area to the adjacent play field.

3. Long Term Recommendation (5+ Years)

- None at this time



Picnic Pavilion at American Legion

3. Narrative – Picnic Pavilion at American Legion

Located at the American Legion is a large wood framed picnic pavilion with brick fireplace and also adjacent toilet rooms. The wood structure is in need of repairs and the top structural purlins need to be replaced. (this portion of the structure is directly below and supports the metal roof), and the metal roof should be replaced due to numerous penetrations. Further moisture damage is causing rot on some of the structural members. There are also roof and fascia damage and areas of moisture penetration at the toilet portion of the building. Portions of the brick masonry should be re-pointed. At time of assessment, toilets were not observed or verified in working condition, but it is assumed they are non ADA compliant and are the original fixtures. The exterior floor is a concrete slab on grade with a considerable surface crack. The crack should be repaired to prevent additional; moisture penetration and also a future tripping hazard.

a. Recommendations

1. Immediate Recommendations

- Replace metal roof structure
- Replace and repair pavilion structural members
- Repair soffit and roof portions of toilet building.
- Re-point masonry to limit moisture penetration and freeze thaw issues.

2. Short Term Recommendation (2-5 Years)

- None at this time

3. Long Term Recommendation (5+ Years)

- None at this time



Red Barn at Hoover Ridge

4. Narrative – Red Barn at Hoover Ridge

Hoover Ridge is a 182 acre recreational site in Madison County, named after former President Hoover, who gave a speech adjacent to the Red Barn. The structure is considered significant in the recent history of Madison. Presently the barn is used to store maintenance equipment used on the adjacent fields. In addition, the property includes the Clore House and associated barn, the Primary Building and numerous ball fields. There are no utilities provided to the barn. The structure has metal siding and roof in good condition, wood timber framing and a dirt floor. The facility is not weather tight and often storm events cause moisture penetration. In addition, the dirt floor is rutted from the equipment, but also impacted by groundhogs that have burrowed beneath, creating numerous holes and posing as a safety issue. The existing wood windows have missing panes and need painting. At the entrance to Hoover Ridge, adjacent to the soccer fields the bleachers should be replaced immediately due to age and deterioration.

a. Recommendations

1. Immediate Recommendations

- Re-grade the dirt floor and add compacted gravel throughout.
- Replace missing glass in windows and re-paint.
- Re-place Bleachers adjacent to soccer field.

2. Short Term Recommendation (2-5 Years)

- If the structural integrity of the building is to be preserved, the building should be further weathered in.

3. Long Term Recommendation (5+ Years)

- None at this time

SHERIFF'S OFFICE – E911 DISPATCH BUILDING

I. Facility Description

The Madison county E911/Sheriff Building was constructed in the 1940's as a firehouse and was purchased by the county in the 1980's and renovated to present condition in 2002.

II. Facility Size

7,600 square feet on approx 1.3 acres

III. Improvements / Renovations

Renovations to the existing facility were completed in 2002 and included replacement of existing windows, masonry restoration and interior finishes and painting due to the change of use.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The first floor of the facility is handicap accessible and compliant with the exception of access to the second floor. There are also ADA compliant toilet facilities on both floors.

The second floor is not accessible as there is no elevator and the second means of egress is accommodated via an exterior painted steel stair.

2. Site

The site does have a designed ADA parking stall with proper signage.

3. Building

There does not appear to be any outstanding code items at this time. There is one safety concern at the roof above the Squad Room, where a roof leak has become a constant hazard for equipment below.

B. Site Infrastructure

1. Site Work

At the side parking lot, there are several cracks in the pavement that should be filled and the parking lot should be sealed to prolong its life.

Along the east side of the building, repair work was done to a roof drainage leader and the grade along the building was dug-up to access the pipe. There are areas along this side of the building where the foundation wall is exposed and there are several large open areas along the foundation allowing water to drain against the building. This area needs top soil added and a positive slope away from the building created. This area should be landscaped, mulched or a combination of each

2. Site Structures

There is a rear area of the building housing the emergency generator and various equipment pads that is surrounded by a 9 foot tall pressure treated stockade fence that is in good condition.

3. Site Utilities

Reported from the E911 coordinator is that the current communication systems will need to undergo major changes in the near future due to it becoming obsolete. At that time, the facility should be evaluated for proper location and housing of the system.

C. Primary Systems

1. Foundation and Substructure

Assumed to be spread footings, but exterior brick veneer extends below grade. At time of assessment, there did not appear to be any associated cracks in the masonry consistent with foundation issues.

2. Structural System

Exterior walls are masonry bearing to receive steel joists; central bearing is steel posts with beams to support the joists framing. The existing gabled roof is wood framed trusses with plywood decking.

3. Exterior Wall Systems

Exterior brick masonry, aluminum clad insulated wood double hung windows; some of the larger openings were framed in with woods studs and brick veneer or an insulated plaster (EIFS) system. There are some minor vertical cracks at the rear of the building that that should be examined for cause and repaired. In addition, various exterior steel lintel bearing plates have associated mortared joints that are cracking. These joints should be raked out and filled with sealant vs. moisture to prevent moisture penetration and lintel deterioration. There is a masonry infill area at the rear of the building where joints are totally exposed that needs to be re-pointed. The panel is located just behind a piece of equipment.

4. Roof System

The pitched roof area has a standing seam metal roof in excellent condition. The flat portions of the roof have a foam covered roof system that is has been problematic with recent leaking causing damage to interior equipment. The roofing is under warranty; however recent warranty callbacks and repairs have not been effective. The roof is not designed with adequate slope to drain and will continue to be a source of maintenance and roof leaks. It is recommended that the PUF roof be removed and a tapered membrane roofing system be installed.

D. Secondary Systems

1. Ceiling System

The majority of occupied spaces have a suspended acoustical ceiling system installed below some areas of the original plaster ceilings. Some ceilings have been affected by leaks and there is notice of some sagging in tiles usually a sign of excessive moisture. Utility areas and the area and toilet rooms have painted gypsum ceilings that are in good condition. The sally port ceiling is a hard gypsum ceiling, which has stains associated with the roof leaks.

2. Floor Covering System

The majority of the facility has vinyl tile flooring and vinyl base, with the exception of holding cells and the sally port that have sealed concrete surfaces. In addition, the interior stairs and ramp have non-slip rubber surfaces and a few offices have carpeting and vinyl base. In general floor finishes are in good condition considering the high traffic volumes of the facility.

3. Interior Wall and Partition Systems

Combination of painted concrete masonry walls and gypsum wall board partitions depending on function of the facility. The majority of interior doors and frames are hollow metal with compliant ADA hardware.

4. Specialties

None

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by split system heat pumps. They were installed in 2003 and are in fair to good condition. The occupants noted that one of the air handling units leaks water and another stops due to condensation pan overflow. The two systems on the second floor with issues should be reviewed by the local manufacturer's representative for corrective action. The systems are within their average service life.

Plumbing System

Overall the plumbing system appeared to be in good condition. Domestic hot water is generated by an electric storage type water heater which was installed in 2003. It appeared to be in good condition. The plumbing fixtures also appeared to be in good condition.

2. Electrical Service and Distribution

The service by Allegheny Power is 800 Amps at 208 Volts 3 Phase. The service entrance panel is Cutler Hammer and in good condition. There is limited spare space available. The generator for the facility is rated at 250 KW and is connected via an automatic transfer switch with isolation by-pass. There were no reported issues with this system.

3. Electrical Devices and Systems

Phone and data systems were current with no reported issues. Lighting is mostly fluorescent T-8 fixtures in good condition. No evidence of automatic shut-off was present.

4. Conveying Systems

None

5. Other Systems

The facility has extensive communications equipment and emergency response requirements that should be comprehensively reviewed with department head for project requirements and impact. At the time of the assessment, this meeting did not occur.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

SHERRIFF'S OFFICE / E911 DISPATCH					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	1	0	0.00%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	1	0	0.00%
9	HVAC	20.7%	2	0.1	2.07%
10	Electrical Lighting	10.0%	1	0	0.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					6.00%

VI. Recommendations

A. Immediate Recommendations

- Have manufacturer satisfactorily repair roof to prevent continued leaking, or otherwise remove and replace existing PUF roof system with a tapered membrane roofing system.
- Regrade site along the east side of the building to divert stormwater away from foundation.

B. Short Term Recommendation (2-5 Years)

- Fill cracks in the side parking lot and apply sealcoat to extend life of paving system.
- Perform minor masonry restoration and joint repair where needed at the rear of the building.
- Communications system upgrade for 911 Dispatch.

C. Long Term Recommendation (5+ Years)

- No long term recommendations

SOCIAL SERVICES BUILDING

I. Facility Description

The Social Services building was constructed in the 1960's as a commercial property. It was first designed and used as a bank with some of the components such as the vault still remaining. The building was renovated in the late 1990's and converted over to house the county social services department. The facility is a two story brick exterior construction with dormers located on the second story provided natural light into spaces located below the eaves. The overall building is adjacent to the historic War Memorial building and across from the Courthouse.

II. Facility Size

6,940 square feet on 1.2 acres (with shared parking for other community buildings.)

III. Improvements / Renovations

Renovations to the existing facility were completed in 1997 when the Social Services Department took up residency. Improvements to the building included interior partitions, ceiling system, finishes and ADA complaint toilet rooms. In addition HVAC systems were upgraded as well as new electrical fixtures.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The facility is ADA accessible with an exterior concrete ramp providing access. At present the ramp is grandfathered, but handrail installation is required to meet current codes. The exterior doors do not have panic hardware and are original to the building, keyed each day to lock and unlock. These doors do not have a proper latching and do not meet today's energy codes.

2. Site

ADA compliant parking with van access is provided, however, proper signage is not present. Access to the building from the parking areas is via concrete sidewalks and curb cuts, however, there are some connecting walks to the War Memorial that are brick and are not accessible.

3. Building

The major feature of the building needing attention is lack of emergency egress lighting, especially from offices on the second floor.

B. Site Infrastructure

4. Site Work

Concrete sidewalks and site landscaping appear to be good condition with no major issues or concerns. The asphalt parking lot is in poor condition with significant cracking and areas of pavement where the pavement subbase is beginning to fail, causing dips in the pavement. Attempts have been made to patch the cracking in the past, however the pavement condition is beyond patching and needs repair, milled and a new overlay of asphalt.

5. Site Structures

There were no site structures observed.

6. Site Utilities

There are no known issues or problems with site utilities.

C. Primary Systems

1. Foundation and Substructure

There is a crawl space below the first floor, believed to be for pipe runs to various areas. From viewing this space the foundation appears to be concrete masonry units and in

good condition. However, there is no interior sealant on the block and there is evidence of water staining, perhaps even moisture penetration allowing moisture into the space.

2. Structural System

First floor framing appears to be steel bar joist bearing on the masonry block walls. Second floor framing was not visible, but the roof is stick framed for the pitched roofs and there is also a flat roof section that is wood joist framing.

3. Exterior Wall Systems

Exterior wall is natural brick masonry with concrete block backup. All vinyl windows are original to the building with the exception of three vinyl dormer windows installed at the time of renovation. There are reported problems of the double hung windows not staying open, suggesting failure of the spring mechanisms in the units. There are also several half round windows where the gasketing has failed and has fallen into the viewing panes. The half round windows have also had an acrylic material added on the inside of the window causing condensation build-up and deterioration of the window. In addition some windows on the first floor have moisture building up between panes suggesting gasket failure. As an energy loss item, these windows should be looked at for replacement in the near future.

There are no apparent masonry issues on the exterior, however at the existing steel lintels over windows, the joints at the bearing ends of the lintel need to be raked out and re-caulked to allow for movement. Failure to do so will allow moisture penetration and potential corrosion of the steel lintels.

4. Roof System

The slope roofs have architectural tab style shingles in good condition. Both the soffit and the eaves are vented allowing for air movement prolonging the life of the shingles. There is a single ply membrane roof system on the flat portion of the roof that appears in good condition and all mechanical penetrations on this roof appear to have sound membrane curbing in good condition. At this time the only exterior work is repainting of the wood roof trim.

D. Secondary Systems

5. Ceiling System

The ceiling is mostly suspended acoustical system in good condition installed at time of renovation. There are some areas on the second floor that have slope gypsum wall board ceilings.

6. Floor Covering System

Most public areas have VCT in good condition; however, there are some signs of staining from previous up-keep. Most offices have carpeted areas and there appears to

be some creep in the carpet in some locations causing bumps or ridges leading to tripping hazards. Most of this condition occurs on the first floor above the crawl space. There may be a moisture penetration issue from the crawl space that is causing some of the carpet movement. At this time the recommendation is to strip and re wax all the vct flooring in the facility and to examine and repair the carpeting and professionally clean.

7. Interior Wall and Partition Systems

The majority of interior walls are studs with batt or acoustic batt insulation and painted gypsum wall board. In some instances there are original plaster walls. The majority of walls appear in good condition, however, there are several rooms that have signs of wall cracks developing that should be repaired and repainted. There are also signs of moisture penetration and blister that should be examined, repaired and repainted. In general due to the extreme use of the facility, painting of the interior should be planned in the next few years.

8. Specialties

There are several residential appliances that appear to be outdated and could be considered for replacement.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by split systems with gas heat. The main system is a six zone VVT system. The system appeared to be in fair condition. However, the occupants complained about temperature control in the building. The systems were installed in 1998. Replacement should be considered in the next 5 to 10 years. Replacing VVT dampers with VAV boxes with tempering coils will resolve the temperature issues.

2. Plumbing System

Plumbing fixtures appeared to be in good condition. Domestic hot water is generated by a gas-fired storage type water heater which was installed in 2009. It appeared to be in good condition. Gas piping serves all gas-fired equipment and appeared to be in good condition. The building is covered with an automatic sprinkler system. However, the system does not cover the entire building.

3. Electrical Service and Distribution

The service from Allegheny Power is rated at 400 Amps 208 Volts 3Phase. The main service panel is an older 400 Amps Square D in good condition.

4. Electrical Devices

Lighting is mostly older fluorescent T-12 fixtures that should be replaced with more efficient fixtures. No automatic shut-off was evident.

There is no egress lighting throughout the building.

The phone and networking systems were all functional with no reported issues.

The alarm/entry system was functional with no reported issues.

The fire alarm system was functional with no reported issues however may not be compliant to current codes.

5. Conveying Systems

There is an elevator in the facility that is currently certified. Such certification should be maintained and monitored for code upgrades.

6. Other Systems

There are several original residential appliances that we reviewed at time of renovations. At this point many of the systems have outlived their normal life expectancy and should be considered for replacement and code upgrades. At that time codes should be examined for any utility upgrades as well as venting requirements.

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

SOCIAL SERVICES BUILDING					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	1	0	0.00%
2	Exterior Walls	5.4%	2	0.1	0.54%
3	Exterior Windows	2.4%	5	1	2.40%
4	Exterior - Doors	0.6%	5	1	0.60%
5	Interior Floors	7.6%	4	0.75	5.70%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	1	0	0.00%
12	Electrical Other	0.5%	1	0	0.00%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	2	0.1	0.23%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					31.80%

VI. Recommendations

A. Immediate Recommendations

- Provide proper signage indicating accessible parking spaces.
- Install emergency egress lighting in the building.
- Strip and wax all vinyl tile flooring. Examine and repair existing carpeting in order to eliminate bumps or ridges and professionally clean.

B. Short Term Recommendation (2-5 Years)

- Replace exterior doors with insulated units with appropriate panic device exit hardware.
- Apply masonry waterproofing to the interior of the concrete block foundation wall in the area of the crawl space.
- Replace exterior windows with new energy efficient wood frame, aluminum clad windows to match the existing style.
- Scrape, sand and paint wood roof edge trim and fascia.
- Replace existing carpeting with new carpet tile with rubberized backing.
- Repair minor cracks in drywall and plaster walls and repaint the interior.
- Replace HVAC system VVT dampers with VAV boxes with tempering coils.

C. Long Term Recommendation (5+ Years)

- Replace HVAC split system units and controls.
- Replace inefficient interior lighting.
- Replace residential appliances.

THRIFT ROAD OFFICE BUILDING

I. Facility Description

The Thrift Road office building was renovated in 2005 including ADA upgrades and finishes to accommodate some of the County Administrative offices. Age of the original structure is not known. The building is a one story, wood framed vinyl sided facility with standing seam metal roof. There are two mechanical crawl spaces below the building accessible from the exterior.

II. Facility Size

3,060 square feet

III. Improvements / Renovations

Renovations to the existing facility were completed in 2005 and included ADA renovation of men's toilet, finishes and some new office partitions and some new lighting.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

The building has been made accessible by an exterior concrete and metal plate ramp that met code at time of renovation. Under a new renovation, handrails should be upgraded on the ramp. Only the hardware to the toilet rooms is lever type and ADA

compliant. The stairs at the second exit require a second handrail along the egress route.

2. Site

The parking area has a dedicated ADA parking spot, but slope of the paving is beyond acceptable slopes for unloading. Proper signage is provided in front of the parking spot. Other portions of the site are graded in the back, but only as lawn and not used as part of the business of the facility.

3. Building

The building is equipped with portable fire extinguishers and corridor egress signage. The crawl space below the building has a dirt floor and is subject to adding moisture to the wood framing and insulation of the floor. There is evidence that this moisture has affected the insulation. Consideration should be given to replacing this insulation and pouring a 'rat' slab to with vapor barrier to limit moisture in this area.

B. Site Infrastructure

1. Site Work

At this time there is no required site work with exception of the compliant parking space and signage.

2. Site Structures

In addition to the main building there is an 832 SF vinyl sided, modular building adjacent to the Thrift Road offices. Presently it is used for storage, but has independent heating and cooling systems in fair condition. The cooling is provided by through wall units and need to be replaced as the condensate drains directly to the interior. At this time, the plumbing systems are turned off. The facility is non-accessible and does not have compliant toilets. Interior finishes are original and need to be replaced, including the carpet, lighting and painting. The asphalt roof and exterior siding are in good condition. At this time there are no apparent leaks or moisture problems.

3. Site Utilities

Electrical utilities are run overhead and independently metered at both eh office building and the modular building. There were no reported issues at this time with utilities.

C. Primary Systems

1. Foundation and Substructure

Concrete foundation with some concrete block at what was thought to be an exterior porch area. Some minor cracks in the concrete should be repaired and the block is exposed and may allow moisture in its present condition.

2. Structural System

Appears to be wood framed including floor joists and attic trusses. Walls and some interior partitions are load bearing. There were no reported issues at time of assessment.

3. Exterior Wall Systems

Vinyl sided wood framing with single-pane non-insulated wood and vinyl double hung windows and exterior aluminum storm/screens.

4. Roof System

Standing seam metal roof in need of painting and perhaps patching as the finish has worn off and is subjecting the base metal to the elements. Flashings should be replaced at the brick chimneys, both of which need re-pointing. Some aluminum gutters are loose and separating from the building. Downspouts in the front of the building are then piped underground via plastic pipe and outfall to grade at the rear of the building. Downspouts in the rear outfall directly to grade as the grade slopes away from the building.

D. Secondary Systems

1. Ceiling System

The majority of public spaces and office have a suspended acoustical ceiling system, and in the utility areas, toilet rooms etc there is a painted gypsum wall board ceiling. All areas appear to be in good condition.

2. Floor Covering System

Floor finishes vary, but the majority of the offices and corridors are carpeted with exception of utility areas and toilet rooms and area immediately inside second entry door. All areas have painted wood base of various heights. Flooring finishes and base are in excellent shape with exception of vat flooring located in storage room adjacent to Men's toilet, which has some areas where tiles are curling and should be replaced.

3. Interior Wall and Partition Systems

The majorities of the interior walls are painted gypsum wall board with exception of board room and associated vestibule. The walls in this area have a gypsum wall board wainscot with tongue and groove knotty pine above to the ceiling line. All interior doors and frames are painted wood.

4. Specialties

Adjacent to the Thrift Road Offices is a one story modular trailer with permanent foundation. The exterior of the building is vinyl clad with vinyl windows and aluminum storm/screen windows. The asphalt roof is in excellent condition. The space has been previously used as office, but presently all areas are used for storage. Through-wall air conditioning units have been used to cool the building, however some condensate from the units does drain inside

the structure. The trailer is also serviced with electric baseboard heat. All interior finishes are dated and need to be replaced. Water service to the building appears to be turned off. As the trailer continues to sit vacant, conditions inside warrant further attention and with insufficient air movement and moisture presence, there is increased likelihood of mold growth.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by split system heat pumps which were installed in 1986. There are some supplemental electric heaters in the building. The system is beyond its average service life, but appeared to be in fair condition. Replacement should be considered within the next 2 to 5 years.

2. Plumbing System

Overall, the plumbing systems appeared to be in good condition. Water is distributed through plastic piping. Domestic hot water for the men's room is generated by an instantaneous water heater. Hot water for the remainder of the building is generated by an electric storage type water heater. Both appeared to be in good condition. Waste piping was observed to be PVC above ground and cast iron underground.

3. Electrical Service and Distribution

The service is from Allegheny Power and is rated at 200 Amps 240 Volts 1 Phase. The building has two 200 Amp panels for distribution. Both panels are full with no spare space.

4. Electrical Devices and Systems

The receptacle placement is inadequate for the building function.

The lighting is mostly fluorescent T-8 fixtures in good/fair condition. There was no automatic shut-off present.

Some limited battery powered egress lighting was present however it is questionable whether these would meet current code and standards.

There were no reported issues with the phone or data networking systems.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

THRIFT ROAD OFFICES					
No.	Component / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	1	0	0.00%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	1	0	0.00%
7	Interior Ceilings	5.4%	1	0	0.00%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	5	1	20.70%
10	Electrical Lighting	10.0%	2	0.1	1.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	1	0	0.00%
15	Specialties	0.8%	1	0	0.00%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					32.93%

V. Recommendations

A. Immediate Recommendations

- Install code compliant railings at exterior ramp and secondary means of egress.
- Relocate ADA compliant parking area, restripe, and install proper signage.
- Patch and paint existing metal roof.
- Replace damaged aluminum gutter and properly re-attach to the roof edge.
- Replace roof flashing at the brick chimneys.
- Repoint masonry joints at existing brick chimneys.

B. Short Term Recommendation (2-5 Years)

- Replace floor insulation at the crawl space location and pour a thinset concrete slab to eliminate moisture problem. Install additional foundation to provide adequate ventilation of crawl space.
- Repair minor cracks in exposed foundation walls.
- Replace Vinyl asbestos floor tile in storage room adjacent to the men's toilet room.
- Replace HVAC system.
- Upgrade emergency egress lighting system.
- Replace interior finishes in adjacent modular facility.
- Provide upgrades to modular storage building located adjacent to the Thrift Road building. If the space is to be occupied, then this work would move to an immediate time frame. The facility should be monitored for moisture penetrations to prolong its useful life.
- Upgrade fire alarm system.

C. Long Term Recommendation (5+ Years)

- No recommendations.

TRANSFER STATION

I. Facility Description

The County Transfer Station & Recycling Center is a centrally-located facility for collection, management, recycling and disposal of solid waste, recyclable materials, and other refuse of the residents and businesses of Madison County. At the Transfer Station, the community's solid waste is transferred from collection vehicles into larger trucks, to be transported to a disposal or recycling destination outside the County. The Transfer Station commenced operations on June 1, 1999, following the closure of the County's landfill. As a result of the closure of the County's old landfill, as well as state regulations which require maintenance of a solid waste management plan, the County is subject to a level of regulatory oversight and reporting that necessitates ongoing environmental and engineering consulting services. The County has contracted with Waste Management, Inc. for the operation of the transfer station. WM charges the County a flat rate for operation of the facility, and separate fees for trucking solid waste from Madison to Amelia County's landfill.

This facility does not warrant an FCI number as it does not utilize various systems for normal operations.

II. Facility Size

Two buildings onsite include a scale house and the primary transfer building shown below. The site including landfill is approx 242 acres. Also housed on site is the county shooting range with a pavilion and shed facilities, and the animal shelter located on an adjacent parcel.

III. Improvements / Renovations

None to date since the facility was opened in 1999.



IV. Condition

A. Code and Safety

1. ADA / Accessibility – The transfer building is a grade level dumping platform, but does not have any other associated spaces such.
2. Site – no issues reported
3. Building – no issues reported

B. Site Infrastructure

1. Site Work
The site is a series of paved roads with heavy truck traffic daily, but paving sections are in good condition and well drained.
2. Site Structures
There are various sheds and trailers associated with the operations of the facility, but appeared in fair to good condition. In addition, the scale house at the beginning of the site was not reviewed as part of the assessment, but is considered in good condition due to its age.
3. Site Utilities
There are onsite well water at the transfer building and electric service as noted below. No existing problems reported.

C. Primary Systems

1. Foundation and Substructure
Poured concrete assumed to be reinforced due to bi-level areas of the transfer facility with concrete slab on grade. No reported issues at this time.
2. Structural System
Exposed pre-fabricated steel framed metal facility, with no reported issues. There are some reinforced concrete low height walls that serve as stops for the equipment operator to push trash against before lifting and dumping into the truck below – no reported issues with the walls.
3. Exterior Wall Systems
Painted metal siding with no reported issues.

4. Roof System
Standing seam metal roofing with no reported issues.

D. Secondary Systems

1. Ceiling System
None, as the metal fabricated building has exposed structure.
2. Floor Covering System
None, as the metal fabricated building has exposed concrete slab on grade.
3. Interior Wall and Partition Systems
None, as the metal fabricated building has exposed structure.
4. Specialties - none

E. Service Systems

1. Heating, Ventilating, and Air Conditioning
There is no HVAC system serving the transfer building.
2. Plumbing System
The building is served by a well and has a hose bib. A drain is located in the building to collect any water from refuse or vehicles. The systems appeared to be in fair condition. Replacement should be considered in 10+ years
3. Electrical Service
The service from Allegheny Power is 240 V 1 Phase and mainly for lighting and convenience receptacles. The panels and controls are old and in fair condition but still functional.
4. Electrical Devices
The lighting was old and in fair condition but appeared to be functional and adequate. There were no other systems present.
5. Conveying Systems – none present
6. Other Systems – none present

V. Recommendations

- A. There are no current recommendations for this facility.

WAR MEMORIAL BUILDING

I. Facility Description

The Madison county War Memorial Building was constructed in the 1920's and was renovated in the early 90's. It is a two story construction with brick veneer. The facility is located along Main Street in the area across from the Historic Court House. The facility has single pane, double hung windows and a metal roof.

II. Facility Size

8,980 square feet located on approx.4 acres.

III. Improvements / Renovations

Renovations to the existing facility were completed in 2007 and included replacement of existing windows, masonry restoration and interior painting.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

Access to the facility is ADA compliant on the lower level which currently houses the circuit court. There is an accessible toilet room on this level as well. Access to the 2nd floor is via a rail mounted chair lift, which was recently repaired and is working order.

2. Site

The parking facilities in and around the building also service multiple other county facilities, but each has provided compliant spaces in close proximity to the building they serve. There is a designated handicap parking stall with signage adjacent to the accessible entrance of the first floor.

3. Building

Per electrical notes below, there was no egress lighting evident in the building, which should be addressed for occupant egress. The facility is equipped with ADA compliant hardware.

B. Site Infrastructure

1. Site Work

The porous pavement in the newly built parking lot needs to be repaired and cleaned. The plastic rings that provide structural integrity for the parking areas has become exposed in several areas and it appears that some have been torn up during snow removal. These areas should be fixed and new material placed over the exposed rings.

Most of the parking lots at the County Complex show signs of pavement failure. Some areas should be milled and overlaid with new asphalt while other areas should be sealed. If these areas are not taken care of in the near future the pavement failure will continue to get worse costing more to repair the sub-grade under the parking lots before new pavement can be installed.

The head-in parking along Church Street is steep and the stalls are short in length, making maneuvering of vehicles difficult. The parking area could be redone to make it more compliant with standard parking stall depth and slope.

2. Site Structures

The War Memorial building is adjacent to the Social Services building and forms a 'square with the historic courthouse across the street.

3. Site Utilities

No reported issues with utilities at this time.

C. Primary Systems

1. Foundation and Substructure

The existing foundation is concrete with a type of cementitious parge coat that is compromised in several areas allowing for moisture penetration. In addition, free thaw cycles have created loose parge areas that will subject to further moisture damage and penetration. As part of a project, this should be addressed and loose areas removed and repaired. There is a small mechanical room below one portion of the building that has an open trench drain with visible standing water present. This area also contains some utility connections for the building as well as a mechanical unit. The moisture present also has caused a large development of mold on a gypsum wall board partition.

2. Structural System

The structural system of the building is a combination of masonry bearing and wood and steel framing that appears to be in good condition.

3. Exterior Wall Systems

The exterior wall system is a brick veneer over wood stud wall framing. There are noticeable vertical cracks in several areas of the brick veneer due to age and movement of the structure. Most of the vertical cracks appear in the brick 'quoins' or raised corners of the brick pattern. There are also some step cracks in the veneer that should be repaired. Cracks in masonry can often lead to moisture penetration. Existing windows are non-insulated wood frame units in fair condition.

4. Roof System

The sloped roof is covered by standing seam metal roof in good condition. However, there are various areas where the gutter system is not firmly adhered to the vertical fascia, allowing rain water to flow behind and cause damage to the soffit system, brick veneer and possibly penetrate the building envelope. This should be addressed immediately as soon as possible to prevent further moisture damage or failure of the gutter itself.

D. Secondary Systems

1. Ceiling System

The suspended ceiling systems have various signs of moisture staining in direct correlation with the sprinkler piping installed above the ceiling. This could be the result of a leak, but more likely due to sweating of the piping causing condensation to stain the tiles. The tiles should be replaced and system evaluated for possible leaks. Such moisture can lead to development of mold.

2. Floor Covering System

The floor finishes vary with combinations of wood strip flooring, carpeting in office areas and the main courtroom, sheet vinyl and vct tiles in corridors and utility areas. The majority of the

flooring is in fair to good condition, but due to traffic volume should be scheduled for replacement or refinishing with regards to the wood floors. Toilet room flooring was heavily stained and should be replaced.

3. Interior Wall and Partition Systems

All interior wall systems are composed of painted gypsum wall board with some painted wood wainscot; in addition, the kitchen area of the second floor is wood logs that are stained. The wall finishes appear in fair to good condition, and due to use of the facility should be scheduled for painting.

4. Specialties

The kitchen is outfitted with residential appliances and is used by the 4-H agricultural program. The cabinets are solid wood and in fair condition. Countertops are laminate and in good condition, but should be inspected yearly to maintain health department certification.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

The building is conditioned by split system heat pumps. They were installed in the early 1990's and are in fair to poor condition. Air is distributed from the systems to each individual space through ductwork.

2. Plumbing System

Overall, the plumbing systems appeared to be in fair to good condition. Domestic hot water is generated by an electric storage type water heater. Fixtures appeared to be in fair to good condition. The building is protected by an automatic sprinkler system. The lower conditioned areas are protected by a wet system. The attic area is protected by a dry type system. The sprinkler system is pressurized by a fire pump which appeared to be in good condition.

3. Electrical Service and Distribution

The service is from Allegheny Power at 600 Amps at 208 Volts 3 Phase. There is no space available in the main distribution panel.

The panels in the building are mainly Square-D in good condition with limited available space.

4. Electrical Devices and Systems

The lighting is mostly fluorescent T-12 fixtures and should be replaced. There was no evidence of automatic shut-off.

The fire alarm system and devices are old and do not meet current codes.

There was no egress lighting evident in the building.

There were no reported issues with the phone or data network systems.

5. Conveying Systems

The facility is equipped with a rail mounted lift system to provide access to the second floor of the facility. It was reported that the lift was in good operating order after recently being repaired.

6. Other Systems – none

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

WAR MEMORIAL BUILDING					
No.	Component / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	2	0.1	0.49%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	1	0	0.00%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	3	0.5	2.70%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	5	1	10.00%
11	Electrical Distrib.	1.3%	2	0.1	0.13%
12	Electrical Other	0.5%	2	0.1	0.05%
13	Plumbing	5.5%	1	0	0.00%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	2	0.1	0.08%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					36.23%

V. Recommendations

A. Immediate Recommendations

- In the rear parking lot, replace damaged porous paving structural plastic rings and install new gravel topping mix over the exposed rings.
- Replace sections of failed pavement and mill and overlay remaining parking lot areas.
- Remediate mold on gypsum wall in lower level mechanical room.
- Re-attach gutter system in several locations where detached from fascia. Patch and repair fascia as required.

B. Short Term Recommendation (2-5 Years)

- Patch and repair damaged above grade foundation wall parging.
- Clean, repoint and seal brick masonry in various locations around the building.
- Replace inefficient interior lighting with energy efficient lamps and ballasts.
- Upgrade fire alarm system.
- Paint exterior exposed wood trim.
- Install emergency egress lighting.

C. Long Term Recommendation (5+ Years)

- Refinish wood flooring and replace carpet and vinyl floor tile.
- Rework head-in parking along Church Street to increase width and depth of parking spaces.
- Replace HVAC System.
- Upgrade electrical distribution system to accommodate new HVAC system.
- Replace single glazed exterior windows.