

Prince George's County Public Schools
**Updated Facility Condition
Assessment Final Report**



September 12, 2012

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Introduction

2008 Facility Condition Assessment

As part of a Prince George's County Public Schools (PGCPS) initiative, Parsons 3D/International (Parsons) conducted a Level 1, General Facility Condition Assessment, on 184 schools identified as First Priority Projects (51-100 years old), Second Priority Projects (31-50 years old), and Third Priority Projects (16-30 years old) in 2008.



A Level 1, General Facility Condition Assessment, is defined as an assessment of the various building systems that make up the facility, for example, foundation systems, structural systems, roofing systems, and heating, ventilation, and air conditioning (HVAC) systems. The work involved gathering information such as make, model, and installation dates of various systems. Deficiencies were generated at the systems level and were based on an individual system's installation date and its expected useful life.

The purpose of this assessment was to help PGCPS define capital renewal and deferred maintenance funding requirements.

According to the 2008 assessment, PGCPS' school facilities had an average Facility Condition Index (FCI) of 53.94%, which represents the relative physical condition of facilities (cost of needed repairs divided by replacement value). An FCI greater than 75% is considered poor by industry standards.

2012 Assessment Update

In June 2012, PGCPS engaged Parsons to conduct a desk top update of the 2008 assessment report by incorporating all construction repair, renovation or new work into the current database, thereby updating each facility's FCI score.

This update includes the original 184 facilities along with two replacement schools where the original buildings were retained (Greenbelt Middle School and Fairmont Heights High School).

Instead of the Priority groups used in 2008, the 186 facilities have been grouped in the updated database by current use or function:

- Academies (4)
- Elementary Schools (110)
- Middle Schools (24)
- High Schools (22)
- Special Centers and Schools (9)
- Other (17)

The original buildings for Greenbelt Middle School and Fairmont Heights High School are included in the "Other" category while the new replacement facilities are part of the active school groups (i.e., Middle Schools and High Schools).

Since 2008, PGCPs has completed or commenced numerous large capital projects including:

- Replacement schools for Avalon Elementary, Henry G Ferguson Elementary, Greenbelt Middle, Fairmont Heights High, and Oxon Hill High
- New additions at Crossland High, Duval High, Laurel High, Parkdale High, and Potomac High
- Major renovations and additions at Doswell E Brooks Elementary and Eugene Burroughs Middle
- Open space/pod conversions at 16 elementary and middle schools
- Science laboratory renovations at 9 high schools

In addition, many system update projects (i.e., systemic projects) have been completed, planned or are in progress. These projects include replacements of roofs, chillers, boilers and unit ventilators at numerous schools. Other program initiatives involving multiple schools include parking lot improvements and expansions, kitchen and food service upgrades, kitchen grease trap installations, lead remediation, ADA upgrades, and security upgrades including camera replacements.

In 2007, PGCPs initiated its energy savings performance contract. This program, utilizing Pepco Energy Services and Johnson Controls, Inc., is focused on energy conservation measures including the installation of energy-efficient heating and cooling systems, steam trap replacements, energy-efficient transformers, domestic hot water systems, lighting upgrades and building automation controls systems. The overall project, which includes more than 200 facilities, will increase the school system's energy savings, reduce total energy usage by 20%, reduce total water usage by 30%, and reduce the school system's total emissions by approximately 20,000 metric tons each year.

The major renovation and addition projects in design for Glenarden Woods Elementary and Samuel Chase Elementary have not been included as part of this condition assessment desk top update. Both are currently planned for construction completion in 2017. Also, the projects included in the Special Education Inclusion Initiative have not been included in this assessment update, as these projects are still in early design phases or in programming at this time. Currently, this initiative includes the following schools: Clinton Grove Elementary, Buck Lodge Middle, Charles Carroll Middle, Stephen Decatur Middle, Duval High, and C. Elizabeth Rieg, James E. Duckworth, and Margaret Brent Regional Schools.

Capital Program information for Fiscal Years 2009 to 2013 was used during the desktop update. A listing of the various documents reviewed as part of this effort is provided in Attachment 1.

Overview of Findings

Based on this assessment update, PGCPs' school facilities now have an average FCI of 49.52% with 3 facilities in poor condition, 153 facilities in fair condition and 30 facilities in good condition. The 186 facilities have a current replacement cost of \$4.29 billion and total 16.0 million gross square feet.

Deferred Maintenance Funding Need: The total rough order of magnitude budget required to address the current backlog of repair and renovations to school buildings is approximately \$2.13 billion. This cost reflects, to a great extent, the aging condition of facilities.

Capital Renewal Funding Need: In addition to the current backlog, the future continuing aging of facilities and their systems will add approximately \$715 million in additional funding needed over the next 10 years. The current FCI of 49.52% would deteriorate to 69.18% if no funding was applied to renew expiring facility systems, as shown in Figure 6 at the end of this report.

This summary report summarizes the findings of all school buildings assessed in 2007-2008 and updated in 2012 with the following reports:

- Cost Model and Estimates

- Facility Condition Index (FCI)

- Cost Estimate Summary by Building System

- Capital Renewal Summary

- Multi-scenario 10-year Funding Projections



Laurel High School New Addition

Cost Models and Estimates

Cost Models

The summary of the cost models developed for the building systems is noted below (See Attachment 2 for details):

Figure 1 – Cost Model Summary at UNIFORMAT Level 1 As Shown in Database

Cost Model : PGCPSS\Academies														
General Information Condition Renewal Schedule Next Inspection														
Print Export 1 2 3 System Only All														
Systems	Unit Price\$ (Raw)	Unit Price\$	Unit of Measure	Qty	Renewal%	Renewals	Gen Life	Installed	Calc Next Renewal	Next Renewal	FCI%	RSL	REMR	Deficiency\$
Total						\$254,449,917					54			\$137,161,069
Substructure						\$14,312,942								\$14,312,942
Shell						\$59,713,714					33			\$19,909,557
Interiors						\$54,457,029					59			\$30,980,561
Services						\$117,306,005					67			\$78,357,216
Equipment & Furnishings						\$4,812,829					100			\$4,812,829
Special Construction														\$2,269,996
Building Sitework						\$3,847,398					22			\$830,910

Table 1 – Cost Model Summary at UNIFORMAT Levels 1 and 2 Used for All Schools

UNIFORMAT Level 1	UNIFORMAT Level 2
Substructure	
	Foundations
	Basement Construction
Shell	
	Superstructure
	Exterior Enclosure
	Roofing
Interiors	
	Interior Construction
	Stairs
	Interior Finishes
Services	
	Conveying
	Plumbing
	HVAC
	Fire Protection
	Electrical
Equipment & Furnishings	
	Equipment
	Furnishings
Special Construction	
	Special Construction
	Selective Building Demolition
Building Sitework	
	Site Preparation
	Site Mechanical Utilities
	Site Electrical Utilities
	Other Site Construction

Cost Estimates

The cost and budget estimates in this report are order-of-magnitude¹ repair estimates for full or partial replacement of expired building systems or elements, out-of-cycle repairs, and modifications. In some cases, the total of these estimates may exceed a facility's Current Replacement Value—an indicator that it may be more economical to replace a facility than to repair it. The cost estimates are taken from two sources. The first source is the **2012 RS Means Square Foot Cost for Construction Estimating Guide** which provides the square foot unit cost estimate for each of the facility systems. The second source is a comparison of the national RS Means unit cost to the actual, local cost of construction being paid by PGCPs.

The total project cost is composed of “hard” and “soft” costs. Hard costs are those associated with actual construction. Soft costs or additional costs are necessary to accomplish the corrective work but are not directly attributable to the deficient system's direct construction cost, which are often referred to as “hard cost”. The components included in the soft costs vary by owner but usually include architect and contractor fees, surveys, permits, material testing, contingencies and other owner-incurred costs necessary to fully develop and build a facility. The soft costs do not include non-fixed furnishings, for example, decorations, books, and computers.

The soft costs used for this assessment are shown in Table 2 below. The soft cost factors shown at the bottom of the table are not summations of the individual cost parameters but are calculated with an integrated formula that incorporates the agreed percentages for each cost parameter.

Table 2-Soft Cost Breakdown

Soft Costs	
Cost Parameter	Standard
AE Fees	10.0%
Bonds & Insurance	2.0%
Commissioning	5.0%
Contingency	5.0%
General Conditions O&P	12.0%
Hazardous Materials	3.0%
Materials Testing	0.5%
Permits and Fees	5.0%
Program Management/Administration	5.0%
Calculated Soft Cost Factor	52.1%

¹ Order of Magnitude is a rough approximation, made with a degree of knowledge and confidence that the estimated figure falls within a reasonable range of cost values.

Facility Condition Index

Using Parsons Energy and Condition Management Estimation Technology (eCOMET) assessment software, we have used Facility Condition Index (FCI) and Extended Facility Condition Indices (EFCI) to score or rate facilities. Comparisons of facility condition can be made between any of the facilities in the County because these scores are calculated in a consistent manner from a common database.

Facility Condition Index

One of the useful results of the assessment process is the determination of the Facility Condition Index (FCI). The FCI is a simple measurement of a facility's condition represented by the ratio of the cost to correct a facility's deficiencies to the current replacement value of the facility as shown in the following formula:

$$\frac{\text{Current Cost of Repairs}}{\text{Replacement Value}}$$

For example, if a building's replacement value is \$1,000,000 and the cost of correcting its existing deficiencies is \$100,000, the building's FCI is $\$100,000 \div \$1,000,000$, or 10 percent. The FCI is particularly useful when comparing similar facilities or schools within the same portfolio. Parsons has assessed over a 3 billion square feet for institutional and government clients across the country and based on our experience, we have developed the following table (see Table 3 below) for interpreting FCI results for schools.

Table 3 – Interpreting FCI Results

Assessed Condition	FCI Range
Good	0 to 40%
Fair	40 to 75%
Poor	> 75%

Extended Facility Condition Index

The Extended Facility Condition Index (EFCI) is similar in nature to the FCI with one exception. Whereas the formula for computing the FCI is the current cost of repairs divided by the replacement value of the facility, the EFCI calculation uses the following formula:

$$\frac{\text{Current Cost of Repairs} + \text{Projected Capital Renewal}}{\text{Replacement Value}} = \text{Total Deficiencies}$$

The estimated cost to repair current deficiencies at Prince George's County school facilities is approximately \$2.13 billion while the estimated replacement value of the facilities is approximately \$4.29 billion. Table 4, Detailed Cost and FCI Analysis by Schools on the next page, provides an in-depth analysis of the assessment results by school. The costs shown in Table 4 include upgrading all school building systems that are beyond their expected useful life and correcting current deficiencies. Further detail of the deficiency costs for each school is provided in Attachment 3.

Facility Condition Assessment Update for Prince George's County Public Schools

Table 4 - Detailed Cost and FCI Analysis by School					
Facility	Area	Deficiency	Replacement	FCI	EFCI
PGCPS	16,016,428	\$2,126,651,745	\$4,294,363,760	49.52%	66.03%
Academies	486,897	\$68,521,852	\$124,226,968	55.16%	69.33%
Andrew Jackson Academy	151,163	\$14,429,922	\$35,407,395	40.75%	69.08%
Beltsville Academy	110,597	\$18,149,379	\$27,095,405	66.98%	76.53%
Benjamin Foullois Creative & Performing Arts	114,715	\$17,758,049	\$32,596,482	54.48%	62.48%
Thomas G. Pullen School	110,422	\$18,184,503	\$29,127,687	62.43%	70.60%
Elementary Schools	6,080,919	\$866,136,697	\$1,663,064,373	52.08%	71.46%
Adelphi Elementary	38,872	\$865,757	\$10,739,744	8.06%	36.57%
Allenwood Elementary	48,686	\$4,266,455	\$13,204,582	32.31%	48.87%
Apple Grove Elementary	51,842	\$9,911,548	\$14,162,069	69.99%	85.44%
Ardmore Elementary	54,047	\$8,067,270	\$15,121,114	53.35%	75.34%
Arrowhead Elementary	59,923	\$8,720,716	\$16,004,453	54.49%	68.47%
Avalon Elementary	60,520	\$0	\$16,026,282	0.00%	0.00%
Baden Elementary	56,625	\$8,888,392	\$15,870,175	56.01%	77.58%
Barnaby Manor Elementary	54,726	\$8,900,940	\$15,064,951	59.08%	85.51%
Beacon Heights Elementary	26,742	\$3,251,898	\$7,381,180	44.06%	117.96%
Berwyn Heights Elementary	45,387	\$1,647,628	\$12,346,635	13.34%	59.23%
Bladensburg Elementary	62,050	\$5,931,685	\$16,706,672	35.50%	93.89%
Bond Mill Elementary	58,325	\$6,280,034	\$16,456,794	38.16%	45.71%
Bradbury Heights Elementary	79,457	\$4,353,699	\$22,422,302	19.42%	66.46%
Brandywine Elementary	58,155	\$10,703,033	\$16,367,446	65.39%	75.22%
Calverton Elementary	58,322	\$8,909,610	\$15,642,772	56.96%	66.80%
Capitol Heights Elementary	44,764	\$7,358,739	\$12,622,722	58.30%	73.96%
Carmody Hills Elementary	52,366	\$1,098,135	\$13,948,819	7.87%	53.61%
Carole Highlands Elementary	54,125	\$3,405,537	\$14,733,438	23.11%	52.25%
Carrollton Elementary	45,842	\$5,976,925	\$12,078,026	49.49%	65.95%
Catherine T. Reed Elementary	56,889	\$6,931,046	\$15,400,487	45.01%	72.46%
Cesar Chavez Elementary	30,066	\$3,168,983	\$7,986,219	39.68%	71.38%
Cherokee Lane Elementary	44,319	\$8,337,966	\$12,380,212	67.35%	80.29%
Chillum Elementary	44,946	\$7,470,667	\$12,186,590	61.30%	72.12%
Clinton Grove Elementary	44,379	\$8,691,114	\$12,274,679	70.81%	79.07%
Columbia Park Elementary	57,372	\$8,468,785	\$14,859,671	56.99%	65.65%
Concord Elementary	43,984	\$8,186,303	\$12,403,278	66.00%	85.72%
Cool Spring Elementary	139,211	\$9,342,715	\$37,642,816	24.82%	45.63%
Cooper Lane Elementary	47,370	\$6,465,298	\$13,174,389	49.07%	60.22%
Deerfield Run Elementary	72,390	\$12,728,184	\$20,384,106	62.44%	90.55%
District Heights Elementary	54,415	\$9,844,860	\$15,207,743	64.74%	74.44%
Dodge Park Elementary	50,499	\$3,498,594	\$13,442,132	26.03%	70.90%
Doswell E. Brooks Elementary	56,948	\$2,130,783	\$15,250,295	13.97%	17.95%
Edgar Allan Poe Elementary	45,401	\$5,490,434	\$12,735,560	43.11%	72.52%
Flintstone Elementary	47,010	\$5,944,338	\$12,683,673	46.87%	63.22%
Forest Heights Elementary	35,971	\$5,508,531	\$9,982,969	55.18%	73.27%
Fort Foote Elementary	46,559	\$7,146,298	\$13,130,230	54.43%	58.45%
Fort Washington Forest Elementary	45,648	\$8,690,542	\$12,710,642	68.37%	74.85%
Francis T. Evans Elementary	57,742	\$10,043,195	\$15,677,200	64.06%	76.29%
Gaywood Elementary	42,416	\$7,193,953	\$11,960,470	60.15%	78.20%
Gladys Noon Spellman Elementary	59,500	\$5,450,364	\$15,966,517	34.14%	75.52%
Glassmanor Elementary	35,928	\$6,106,108	\$9,893,283	61.72%	74.80%
Glenarden Woods Elementary	52,061	\$9,625,479	\$14,680,566	65.57%	74.06%

Facility Condition Assessment Update for Prince George's County Public Schools

Table 4 - Detailed Cost and FCI Analysis by School

Facility	Area	Deficiency	Replacement	FCI	EFCI
Glenn Dale Elementary	44,644	\$6,921,951	\$12,125,362	57.09%	77.91%
Glenridge Elementary	109,197	\$18,562,008	\$30,791,348	60.28%	68.43%
Heather Hills Elementary	36,825	\$5,071,681	\$10,288,371	49.30%	66.04%
Henry G. Ferguson (Accokeek Academy)	67,538	\$0	\$19,009,067	0.00%	0.00%
High Bridge Elementary	54,643	\$10,229,324	\$15,374,645	66.53%	84.39%
Highland Park Elementary	61,555	\$3,381,394	\$16,473,346	20.53%	53.29%
Hillcrest Heights Elementary	70,800	\$8,717,036	\$19,515,523	44.67%	69.47%
Hollywood Elementary	40,500	\$5,813,062	\$11,245,217	51.69%	69.14%
Hyattsville Elementary	50,345	\$9,072,037	\$13,548,601	66.96%	75.76%
Indian Queen Elementary	60,507	\$9,120,214	\$16,186,193	56.35%	71.45%
J. Frank Dent Elementary	39,236	\$5,439,568	\$10,816,776	50.29%	78.67%
James H. Harrison Elementary	56,925	\$8,585,116	\$15,096,328	56.87%	74.97%
James McHenry Elementary	53,162	\$9,426,660	\$14,540,524	64.83%	77.23%
James R. Randall Elementary	70,891	\$10,380,517	\$19,558,739	53.07%	78.16%
John H. Bayne Elementary	49,779	\$7,367,485	\$13,737,811	53.63%	71.68%
John Hanson French Immersion/Montessori	110,413	\$21,692,773	\$31,135,807	69.67%	75.49%
Kenilworth Elementary	58,323	\$10,232,369	\$15,963,637	64.10%	76.09%
Kenmoor Elementary	43,997	\$7,765,614	\$12,091,521	64.22%	70.06%
Kettering Elementary	57,651	\$8,201,780	\$15,857,807	51.72%	77.09%
Lamont Elementary	53,247	\$9,626,353	\$14,053,742	68.50%	81.48%
Langley Park-McCormick Elementary	64,194	\$8,850,654	\$18,109,947	48.87%	72.40%
Laurel Elementary	59,444	\$2,004,957	\$15,798,689	12.69%	23.67%
Lewisdale Elementary	54,103	\$9,148,251	\$14,415,614	63.46%	85.51%
Longfields Elementary	52,565	\$10,458,718	\$14,822,817	70.56%	80.19%
Magnolia Elementary	54,506	\$8,697,821	\$15,106,330	57.58%	76.94%
Marlton Elementary	60,270	\$10,209,578	\$16,369,186	62.37%	82.07%
Mattaponi Elementary	48,912	\$9,291,156	\$13,526,736	68.69%	84.00%
Matthew Henson (Excel Charter)	57,857	\$10,703,635	\$16,317,591	65.60%	76.43%
Melwood Elementary	68,142	\$10,641,227	\$18,257,829	58.28%	83.82%
Middleton Valley Elementary	45,123	\$8,522,661	\$12,723,294	66.98%	81.47%
Montpelier Elementary	62,209	\$10,291,570	\$16,079,374	64.00%	75.93%
Morningside (Imagine Foundations II Charter)	40,308	\$7,601,345	\$11,101,234	68.47%	85.37%
Mount Rainier Elementary	41,242	\$4,337,717	\$10,721,804	40.46%	76.41%
North Forestville Elementary	57,949	\$9,628,450	\$16,173,582	59.53%	78.98%
Oakcrest Elementary	46,152	\$7,313,793	\$13,014,938	56.20%	85.42%
Oaklands Elementary	41,427	\$5,891,804	\$11,681,976	50.43%	104.06%
Overlook Elementary	47,649	\$7,387,025	\$12,156,133	60.77%	70.14%
Oxon Hill Elementary	63,729	\$8,908,334	\$17,623,588	50.55%	64.27%
Paint Branch Elementary	59,021	\$8,681,671	\$15,894,305	54.62%	80.19%
Patuxent Elementary	58,579	\$8,891,350	\$15,679,530	56.71%	69.91%
Phyllis E. Williams Elementary	64,451	\$10,799,819	\$17,651,402	61.18%	84.78%
Pointer Ridge Elementary	61,978	\$10,170,941	\$17,300,190	58.79%	82.63%
Potomac Landing Elementary	60,596	\$10,319,474	\$15,243,491	67.70%	80.33%
Princeton Elementary	41,337	\$6,554,598	\$11,618,814	56.41%	72.42%
Ridgecrest Elementary	68,546	\$5,216,870	\$18,729,778	27.85%	59.59%
Riverdale Elementary	64,800	\$11,196,591	\$17,583,672	63.68%	80.24%
Robert Frost Elementary	48,852	\$8,977,293	\$13,776,850	65.16%	83.79%
Robert Goddard French Immersion/Montessori	133,631	\$23,880,157	\$34,854,862	68.51%	75.78%

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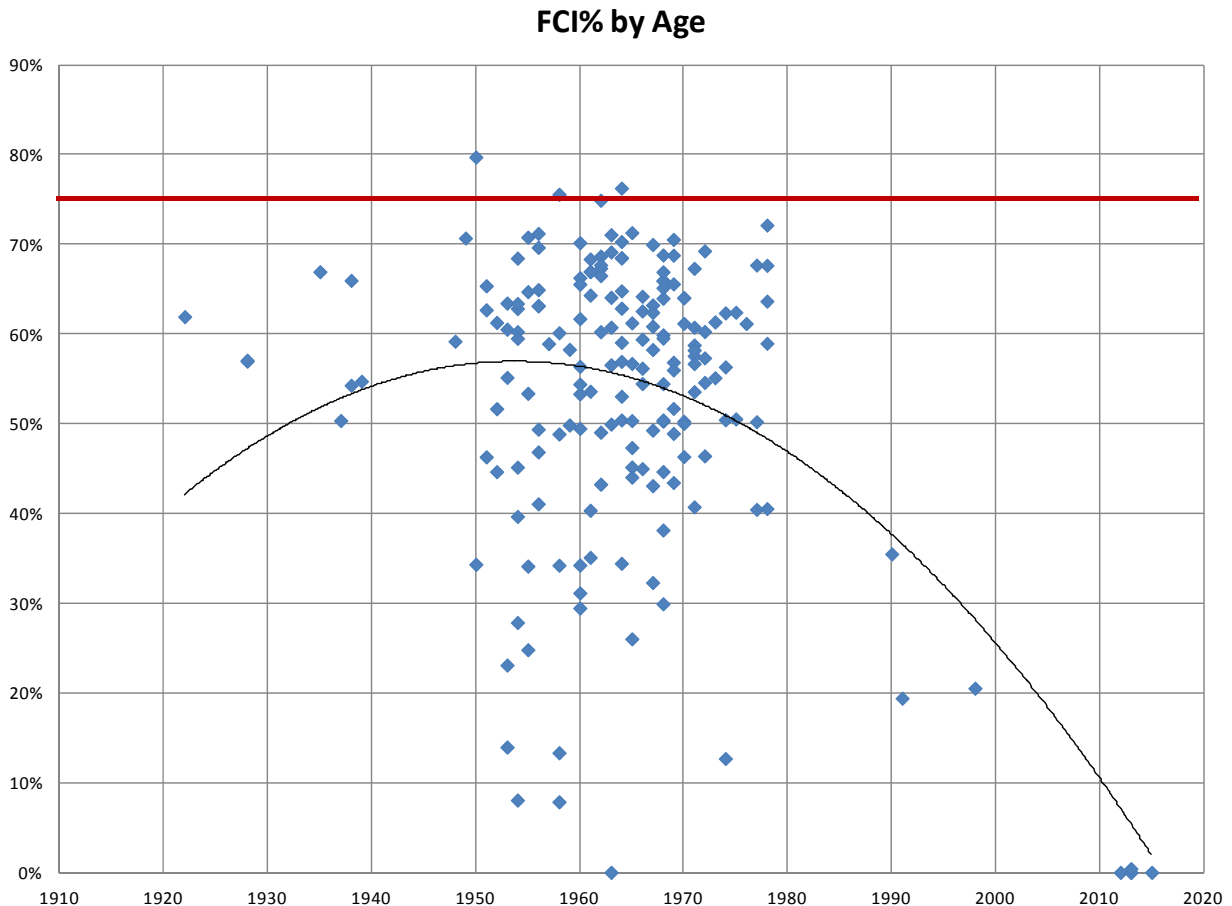
Table 4 - Detailed Cost and FCI Analysis by School					
Facility	Area	Deficiency	Replacement	FCI	EFCI
Rockledge Elementary	56,252	\$7,758,694	\$15,424,945	50.30%	81.24%
Rogers Heights Elementary	56,588	\$7,670,799	\$15,380,118	49.87%	72.17%
Rose Valley Elementary	56,252	\$9,504,473	\$15,862,165	59.92%	77.34%
Samuel Chase Elementary	42,624	\$8,148,399	\$12,032,587	67.72%	75.68%
Seabrook Elementary	39,704	\$6,581,888	\$10,870,134	60.55%	86.57%
Seat Pleasant Elementary	42,888	\$8,142,715	\$12,094,616	67.33%	79.37%
Skyline Elementary	37,225	\$6,568,901	\$10,497,622	62.58%	76.39%
Springhill Lake Elementary	70,993	\$11,640,309	\$19,588,090	59.43%	71.85%
Tayac Elementary	47,858	\$7,124,217	\$13,340,224	53.40%	67.93%
Templeton Elementary	63,432	\$7,657,470	\$17,137,343	44.68%	71.73%
Thomas Claggett Elementary	61,175	\$9,955,261	\$16,383,090	60.77%	84.63%
Thomas S. Stone Elementary	64,324	\$6,074,553	\$17,691,678	34.34%	62.57%
Tulip Grove Elementary	42,275	\$9,012,716	\$11,815,430	76.28%	87.03%
University Park Elementary	56,264	\$6,048,530	\$14,914,725	40.55%	67.82%
Waldon Woods Elementary	56,829	\$7,592,437	\$15,055,162	50.43%	78.53%
William Beanes Elementary	56,175	\$10,146,401	\$14,645,073	69.28%	83.29%
William Paca Elementary	54,868	\$8,616,474	\$15,228,974	56.58%	83.02%
Woodmore Elementary	56,101	\$9,204,170	\$14,635,603	62.89%	83.56%
Woodridge Elementary	31,687	\$5,607,067	\$8,841,179	63.42%	86.72%
Yorktown Elementary	47,855	\$7,894,281	\$12,967,788	60.88%	69.11%
Middle Schools	2,991,868	\$407,830,837	\$803,336,371	50.77%	66.19%
Benjamin Stoddert Middle	101,862	\$15,585,938	\$26,445,881	58.94%	70.17%
Benjamin Tasker Middle	161,678	\$25,722,199	\$42,031,287	61.20%	70.93%
Buck Lodge Middle	122,497	\$11,045,366	\$32,262,202	34.24%	73.20%
Charles Carroll Middle	114,778	\$19,833,959	\$30,821,490	64.35%	72.33%
Drew-Freeman Middle	142,413	\$26,645,254	\$40,197,706	66.29%	71.09%
Dwight D. Eisenhower Middle	139,951	\$19,047,357	\$38,931,087	48.93%	61.07%
Eugene Burroughs Middle (Accokeek Academy)	126,286	\$0	\$33,819,766	0.00%	2.61%
G. Gardner Shugart Middle	100,018	\$15,280,393	\$26,933,087	56.73%	71.78%
Greenbelt Middle (Replacement)	135,000	\$0	\$36,192,038	0.00%	5.92%
Gwynn Park Middle	129,348	\$23,619,963	\$34,321,697	68.82%	78.10%
Hyattsville Middle	119,597	\$17,478,466	\$32,189,334	54.30%	63.98%
Issac J. Gourdine Middle	136,707	\$16,225,816	\$37,331,319	43.46%	66.80%
James Madison Middle	129,348	\$21,009,421	\$34,846,877	60.29%	73.91%
Kenmoor Middle	128,381	\$21,194,089	\$34,542,982	61.36%	72.99%
Kettering Middle	120,800	\$15,318,865	\$30,489,217	50.24%	88.81%
Martin L. King Jr. Middle	127,516	\$15,934,303	\$34,318,245	46.43%	73.77%
Nicholas Orem Middle	105,697	\$11,740,963	\$27,134,529	43.27%	67.45%
Oxon Hill Middle	106,801	\$16,538,031	\$28,835,323	57.35%	64.82%
Samuel Ogle Middle	133,631	\$22,736,078	\$35,947,354	63.25%	81.11%
Stephen Decatur Middle	120,070	\$19,708,674	\$33,851,793	58.22%	73.00%
Thomas Johnson Middle	133,631	\$21,668,042	\$36,379,441	59.56%	81.44%
Thurgood G. Marshall Middle	120,192	\$19,464,630	\$32,293,570	60.27%	65.82%
Walker Mill Middle	129,348	\$22,177,073	\$34,614,574	64.07%	81.91%
William Wirt Middle	106,318	\$9,855,959	\$28,605,573	34.45%	59.25%
High Schools	4,979,077	\$532,033,061	\$1,305,016,010	40.77%	55.23%
Annex Bldg. at Suitland High	70,993	\$13,713,810	\$19,252,750	71.23%	78.51%
Belair Annex (Part of Bowie HS)	102,351	\$18,273,547	\$26,422,346	69.16%	76.84%

Facility Condition Assessment Update for Prince George's County Public Schools

Table 4 - Detailed Cost and FCI Analysis by School					
Facility	Area	Deficiency	Replacement	FCI	EFCI
Bladensburg Inst Center (Annapolis Rd Academy)	55,577	\$7,881,290	\$14,394,701	54.75%	74.64%
Bowie High	280,306	\$33,597,628	\$74,365,162	45.18%	54.36%
Central High	168,366	\$15,684,310	\$44,666,570	35.11%	44.07%
Crossland High	335,141	\$44,514,308	\$89,087,797	49.97%	69.93%
Duval High	281,281	\$24,998,781	\$72,962,044	34.26%	55.33%
Eleanor Roosevelt High	327,458	\$42,807,917	\$84,841,339	50.46%	60.03%
Fairmont Heights High (Replacement)	188,203	\$0	\$49,681,127	0.00%	0.00%
Forestville Military Academy	193,222	\$25,115,124	\$49,872,866	50.36%	61.21%
Frederick Douglass High	184,417	\$14,565,126	\$49,426,218	29.47%	64.02%
Friendly High	236,861	\$29,728,914	\$64,139,466	46.35%	56.58%
Gwynn Park High	194,845	\$32,205,023	\$50,997,929	63.15%	73.99%
High Point High	318,376	\$37,184,263	\$82,323,279	45.17%	60.23%
Largo High	243,581	\$31,459,329	\$62,865,697	50.04%	68.29%
Laurel High	379,024	\$40,079,044	\$99,310,966	40.36%	69.69%
Oxon Hill High	287,008	\$290,286	\$71,461,115	0.41%	2.22%
Parkdale High	304,649	\$23,617,483	\$78,872,704	29.94%	47.17%
Potomac High	276,838	\$34,774,998	\$73,428,986	47.36%	60.41%
Suitland High	344,875	\$42,326,836	\$91,376,503	46.32%	62.86%
Surrattsville High	167,322	\$13,806,535	\$44,317,427	31.15%	35.78%
Tall Oaks Vocational High	39,361	\$5,408,511	\$10,949,018	49.40%	59.64%
Special Schools and Centers	425,430	\$76,755,951	\$123,569,926	62.12%	78.26%
C. Elizabeth Rieg Regional	45,132	\$7,652,507	\$12,974,009	58.98%	79.12%
Chapel Forge ECC	50,373	\$9,648,525	\$14,024,234	68.80%	89.96%
Francis R. Fuchs ECC	46,633	\$7,893,105	\$12,884,611	61.26%	78.36%
H. Winship Wheatley ECC	85,882	\$13,350,214	\$24,213,013	55.14%	76.52%
Howard B. Owens Science Center	27,400	\$6,889,042	\$10,180,344	67.67%	77.23%
James Duckworth Regional	41,480	\$8,765,124	\$12,147,379	72.16%	78.22%
Margaret Brent Regional	48,236	\$10,821,553	\$14,443,243	74.92%	80.28%
Tanglewood Regional	42,148	\$5,186,808	\$12,621,823	41.09%	62.84%
William Schmidt Center	38,146	\$6,549,074	\$10,081,270	64.96%	82.45%
Other	1,052,237	\$175,373,348	\$275,150,110	63.74%	76.99%
Berkshire Elementary	44,315	\$8,038,181	\$11,430,407	70.32%	85.31%
Bonnie F. Johns Educational Media Center	44,083	\$8,077,908	\$11,508,656	70.19%	77.99%
Croom Vocational High	111,983	\$6,779,702	\$8,502,356	79.74%	87.15%
Facilities Administration Bldg.	22,039	\$3,775,923	\$6,006,953	62.86%	78.78%
Fairmont Heights High (Original)	174,128	\$30,628,751	\$48,841,039	62.71%	80.71%
Green Valley Academy	42,995	\$7,666,056	\$12,131,842	63.19%	66.56%
Greenbelt Middle (Original)	141,125	\$18,034,058	\$35,802,164	50.37%	58.11%
Jesse B. Mason	32,174	\$6,375,123	\$8,968,108	71.09%	82.62%
John Carroll Elementary	56,505	\$7,479,477	\$13,957,780	53.59%	84.25%
John E. Howard Elementary	59,997	\$9,765,434	\$14,812,604	65.93%	84.08%
Judith P. Hoyer Montessori	35,801	\$5,635,949	\$9,097,877	61.95%	74.27%
Lyndon Hill Elementary	52,342	\$9,030,465	\$13,684,045	65.99%	76.64%
Owens Road Elementary	36,493	\$6,818,868	\$9,561,122	71.32%	89.99%
Oxon Hill Staff Development Center	91,265	\$13,525,870	\$22,845,765	59.21%	72.35%
Sasscer Administration Bldg.	107,411	\$19,551,644	\$27,650,368	70.71%	81.39%
Thomas Addison Alternative School	25,438	\$4,969,690	\$6,574,829	75.59%	82.88%
Valley View Elementary	52,431	\$9,220,249	\$13,774,197	66.94%	77.70%

Table 4 shows that the FCI ranges from 0.00% for replacement schools to 79.74%, which according to Table 3 indicates facilities range from very good to poor condition. Also from Figure 2 below, FCI by Building Age for All Schools, it is evident that most of the school buildings lie in between 40% and 70% FCI range and are in fair condition. The FCI information shown is consistent with our experience considering the ages of the facilities.

Figure 2 – FCI by Building Age for All Schools



The accepted practice within the assessment field is to consider replacing rather than repairing a building when the FCI approaches or exceeds the 75% range. For facilities with an FCI in or near this range, the master capital planning process should carefully weigh issues such as:

- Student population (current versus projected) of the school
- General condition of foundations and superstructures
- Needs for additional space
- Appropriateness of current location

According to this facility condition assessment update, there are three (3) schools that have FCI values greater than 75%. They are: Croom Vocational High, Thomas Addison Alternative School, and Tulip Grove Elementary. Three additional school facilities have buildings with FCI values greater than 75% although the overall FCI for the school is in the Fair category: Apple Grove Elementary (1967 building), Columbia Park Elementary (1989 modular classrooms), and Montpelier Elementary (1968 building). It is also noted that Margaret Brent Regional has an FCI just below 75% at 74.92%.



Greenbelt Middle School Replacement

Cost Estimate Summary by Building System

The current identified deficiencies can be summarized by major building systems. Figure 3 shows the breakdown of the estimated deficiency costs for PGCPs facilities by the UNIFORMAT Level 2 major systems. Table 5 provides the estimated deficiency costs for each major system.

See Attachment 4, Deficiency Estimate Report, for a more detailed breakdown on each system.

Much of the cost identified by this facility condition assessment update is associated with HVAC, electrical systems, and interior finishes. Costs pertaining to HVAC systems can be further broken down into Terminal & Package Units, heat generating systems, cooling generating systems, and distribution systems. Terminal & Package Units costs are typically for adding or replacing unit ventilators, unit heaters, radiant heaters, window or through-the-wall air conditioners, heat pumps, air handling units, furnace, and rooftop air conditioners.

Figure 3 – PGCPs Cost Estimate Breakdown by Building System

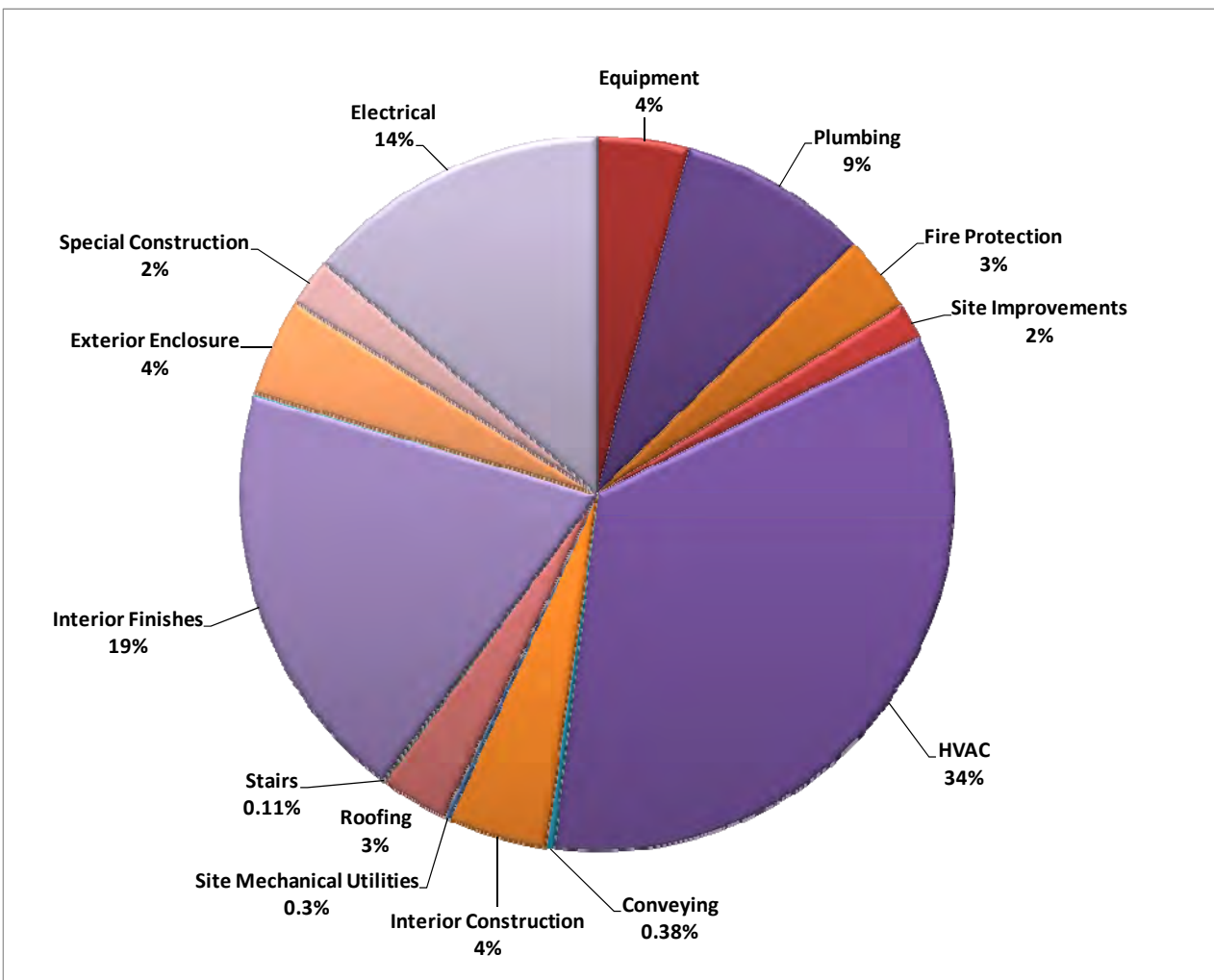


Table 5 – PGCPs Cost Estimate Summary by Building System

Major System	% of Costs	Estimated Deficiency Costs
Substructure	0%	\$291,330
Foundations	0.01%	\$255,888
Basement Construction	0.00%	\$35,442
Shell	8%	\$160,826,474
Superstructure	0.07%	\$1,452,190
Exterior Enclosure	4.42%	\$93,985,143
Roofing	3.07%	\$65,389,141
Interiors	24%	\$506,157,038
Interior Construction	4.45%	\$94,649,290
Stairs	0.11%	\$2,299,719
Interior Finishes	19.24%	\$409,208,029
Services	60%	\$1,283,634,542
Conveying	0.38%	\$8,138,592
Plumbing	8.60%	\$182,942,204
HVAC	34.10%	\$725,192,213
Fire Protection	3.45%	\$73,433,909
Electrical	13.82%	\$293,927,624
Equipment & Furnishings	4%	\$88,346,745
Equipment	4.15%	\$88,346,745
Furnishings	0.00%	\$0
Special Construction	2%	\$46,447,419
Special Construction	2.18%	\$46,447,419
Selective Building Demolition	0.00%	\$0
Building Sitework	2%	\$40,948,197
Site Preparation	0.00%	\$0
Site Improvements	1.62%	\$34,488,213
Site Mechanical Utilities	0.30%	\$6,459,985
Site Electrical Utilities	0.00%	\$0
Other Site Construction	0.00%	\$0
Total	100.00%	\$2,126,651,745

The heat generating systems include costs for repair or replacement of boilers, pipe insulation, and pumps; the cooling generating systems include chillers, cooling towers, evaporative coolers, pipe insulation, and pumps. The deficiency dollars associated with distribution systems include costs for replacing supply and return air systems, air handling units, ductwork, and exhaust systems. The electrical system costs are typically associated with replacing service panels or branch circuit and replacing light fixtures.

Interior finishes are broken down into ceiling, wall, and floor finishes. The specific systems with the highest deficiency cost estimates include VAT and VCT flooring, acoustical ceilings, paint, tile flooring, and carpet.

Capital Renewal Summary

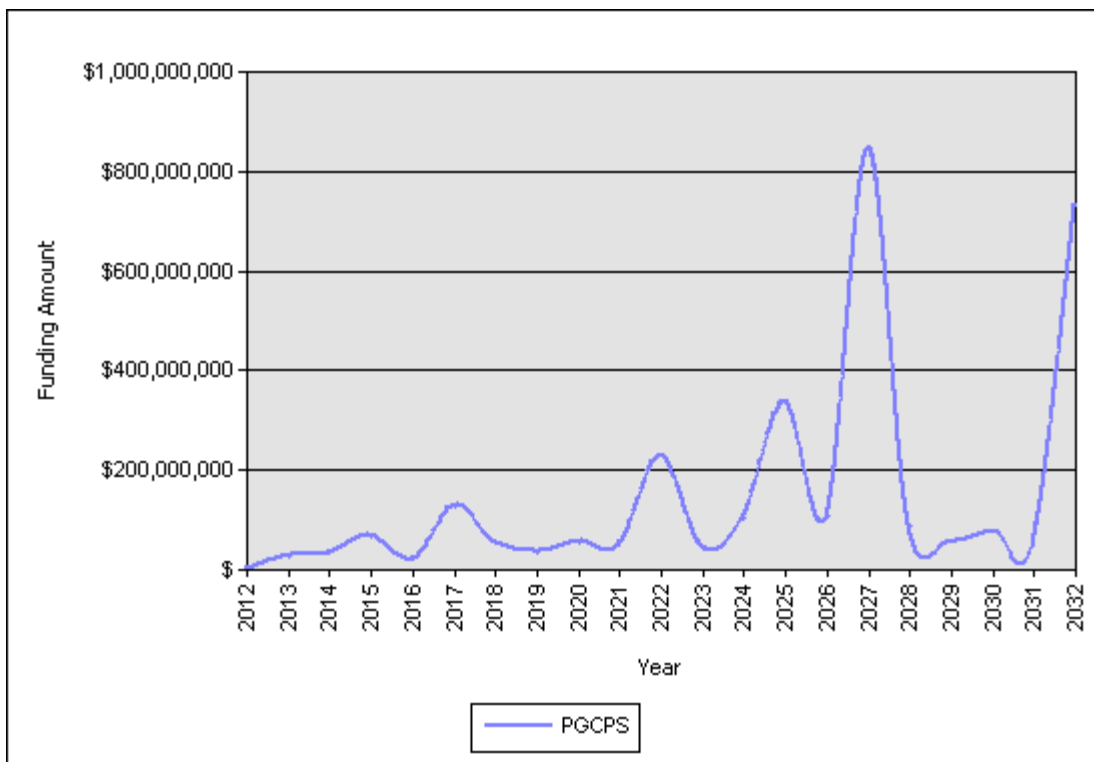
An integral part of this report is a look toward the future. Having identified today's needs, a forecast of future system depreciation was prepared. This forecast assists in the creation of budgets for future capital renewal requirements.

Future capital renewal requirements are estimated by taking the cost of a particular system renewal and forecasting the date of renewal by determining the expected life; we breakdown all building components in our cost models using this same logic. The information generated by the cost models allow us to assess the remaining life of each main system for every school and to forecast the expected time of replacement of those systems. Although the cost models do not provide perfect information, they do produce a reasonable approximation of the expected cost for system replacement. Figure 4 shows the 20 year projection for capital renewal funding, excluding current deficiencies.

This process results in defining replacement projects needed in order to eliminate deferred maintenance and restore functionally obsolete facilities to usable condition. Over the life of a building, there are spikes in capital renewal due to building systems expiring and the need to reinvest in the building's functionality.

See Attachment 5 for renewal costs of building systems, e.g., roofs, walls, plumbing systems, electrical systems, for all schools.

Figure 4 – Capital Renewal Forecast for Prince George's County Schools

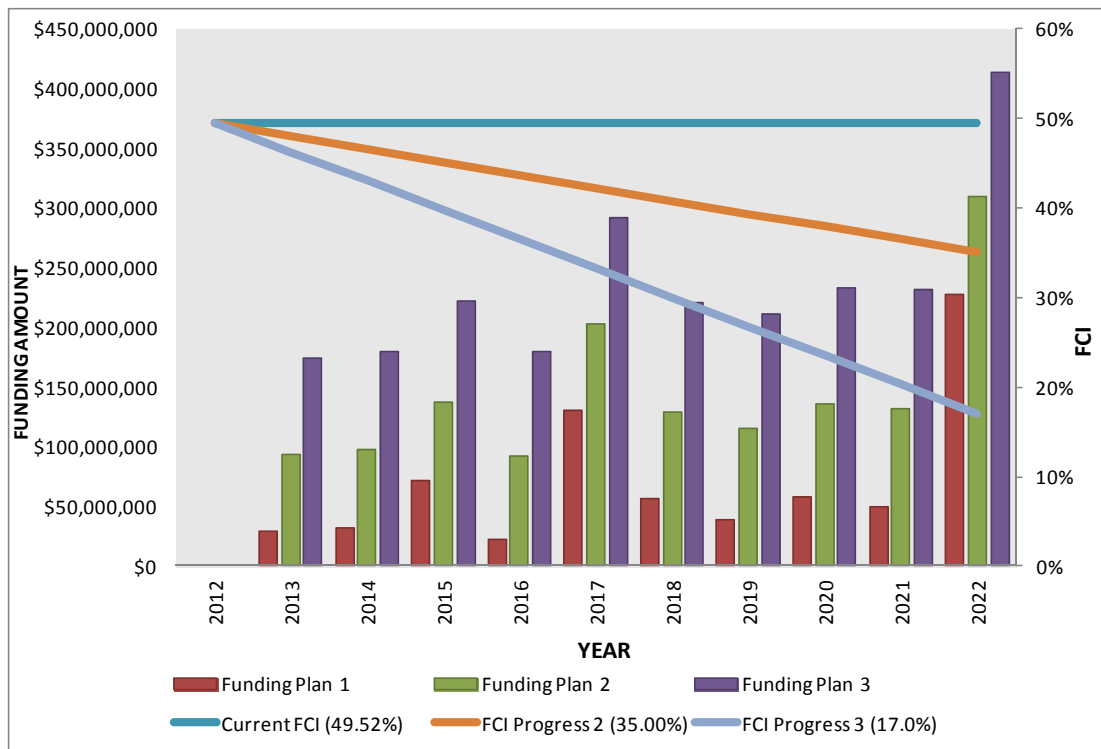


Because the forecast is based on the existing building systems, the above graph helps monitor the annual expenditures and improve the management of building conditions.

Multi-scenario 10-year Funding Projections

Figure 5, Facility Funding vs. FCI for PGCPs, shows the total funding requirements over the next 10 years for three funding scenarios. For example, Funding Plan 1 shows the annual funding needed to maintain the current FCI; Funding Plan 2 shows the annual funding needed to reduce the overall FCI to 35%; and Funding Plan 3 shows annual funding needed to reduce the overall FCI to 17%. Simple adjustments to the target FCI within the eCOMET software will allow PGCPs decision makers to create multiple “what if” scenarios that will provide them with a graphic illustration of each possible funding decision. The table below list the values used to compile the chart.

Figure 5 – Facility Funding vs. FCI for PGCPs

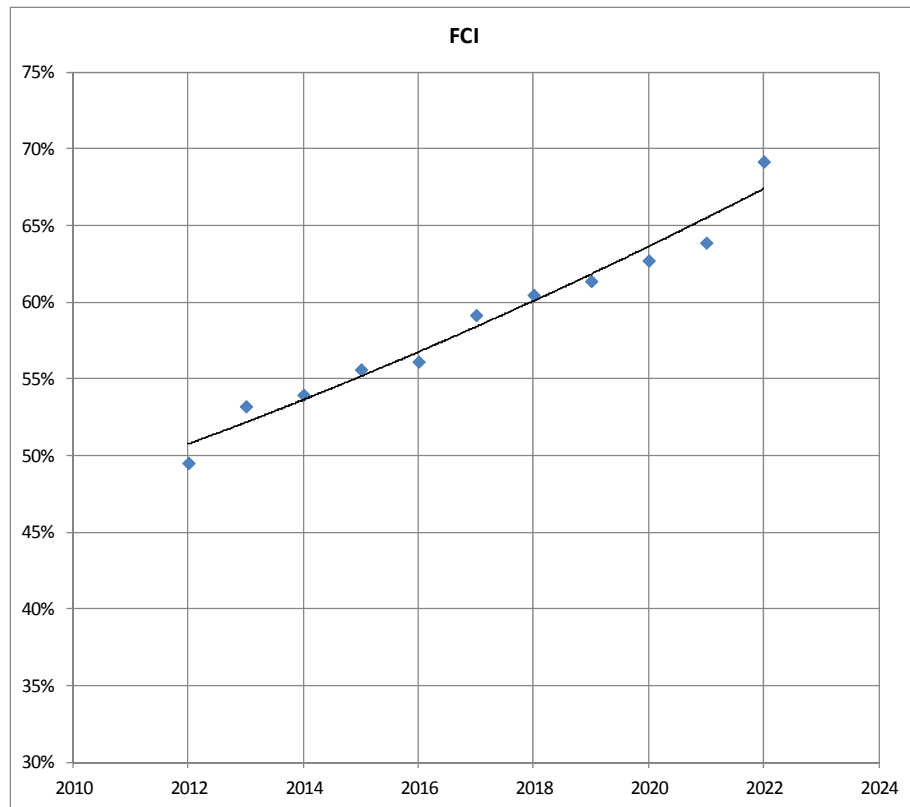


Year	Current FCI	FCI 35%	FCI 17%
2013	\$29,700,669	\$93,933,985	\$173,551,489
2014	\$32,062,222	\$98,222,538	\$180,228,567
2015	\$71,036,973	\$136,920,550	\$221,386,761
2016	\$21,973,440	\$92,162,919	\$179,163,115
2017	\$130,380,438	\$202,675,602	\$292,285,804
2018	\$56,454,755	\$128,969,312	\$221,267,820
2019	\$38,747,404	\$115,445,343	\$210,512,806
2020	\$57,586,240	\$135,667,684	\$233,587,172
2021	\$49,891,624	\$131,260,467	\$232,117,539
2022	\$227,379,840	\$310,035,633	\$413,918,417
Total:	\$715,213,605	\$1,445,294,033	\$2,358,019,491

Facility Condition Assessment Update for Prince George's County Public Schools

If no money is spent on the schools to renew the expiring or failing systems for the next 10 years, the FCI of the Prince George's County schools would deteriorate from the existing value of 49.52% to 69.18% as shown in the Figure 6.

Figure 6 – Increase in the FCI of Schools if No Money is Spent in Next 10 Years



Duvall High School Media Center Addition and Entrance

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Attachments

1. Documents Reviewed as Part of Desk Top Update
2. Cost Model Summary (Facility Condition Report)
3. Facility Condition Index Report
4. Deficiency Estimate Report
5. Renewal Summary Report

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Attachment 1 - Documents Reviewed as Part of Desk Top Update

FY2009 - FY2012 Capital Project Budget Reports

FY2009 - FY2012 Funding Reports

FY2012 Approved Projects Report - Aging School Program

FY2013 Summary of Approvals of Project Planning and Funding

FY2012 - 2017 Supplementary Appropriation (\$9 Million) Revised Request

Proposed Comprehensive 2012 CIP Summer Projects Report June 14, 2012

Dept. of Capital Programs: Project Assignments Report June 7, 2012

Notes: Capital Programs: Project Updates Meeting May 31, 2012

Construction Progress Report June 7, 2012

FY2009 - FY2014 Capital Improvement Program: CIP Highlights Document

FY2010 - FY2015 Capital Improvement Program: CIP Program Highlights

FY2011 - FY2016 Approved Board CIP Dated October 3, 2009

FY2012 - FY2017 Capital Improvement Program

FY2012 Educational Facilities Master Plan

FY2013 - FY2018 Capital Improvement Program

Available Drawings and Specifications

Available Electronic Project Document Files

Bid Cost/Square Foot Analysis June 13, 2012

O&M Work Orders July 2007- July 2012

Fuel Tank Data December 2009

Energy Performance Contract Report Week Ending 6/2/2102

Attachment 2
eComet Facility Report
Facility Condition Report

Systems	Unit Price \$ (Raw)	Unit Price \$	Unit of Measure	Qty	Renewal %	Renewal \$	Gen	Life	Installed	Calc Next Renewal	Next Renewal	FCI%	CI%	Deficiency \$	Replacement Value
Total						\$4,332,556,176						50		\$2,126,651,745	\$4,294,363,760
Substructure						\$241,755,861						0		\$291,330	\$242,320,943
Foundations						\$231,354,662						0		\$255,888	\$231,908,678
Standard Foundations						\$76,140,917								\$247,530	\$76,302,131
Special Foundations															\$0
Slab on Grade						\$155,213,745								\$8,359	\$155,606,547
Basement Construction						\$10,401,199						0		\$35,441	\$10,412,265
Basement Excavation						\$695,398									\$695,398
Basement Walls						\$9,705,801								\$35,441	\$9,716,867
Shell						\$1,075,774,808						15		\$160,826,474	\$1,075,108,807
Superstructure						\$413,166,059						0		\$1,452,190	\$413,166,059
Floor Construction						\$140,102,898								\$1,452,190	\$140,102,898
Roof Construction						\$273,063,161									\$273,063,161
Exterior Enclosure						\$297,376,836						32		\$93,985,143	\$297,064,531
Exterior Walls						\$173,725,659								\$46,665	\$173,725,659
Exterior Windows						\$77,370,738								\$58,333,181	\$77,137,428
Exterior Doors						\$46,280,439								\$35,605,298	\$46,201,444
Roofing						\$365,231,913						18		\$65,389,141	\$364,878,217
Roof Coverings						\$364,304,616								\$65,197,653	\$363,952,973
Roof Openings						\$927,297								\$191,488	\$925,244
Interiors						\$897,256,046						58		\$506,157,038	\$866,457,370
Interior Construction						\$287,898,635						33		\$94,649,290	\$287,640,469
Partitions						\$171,230,405								\$4,488,309	\$171,077,000
Interior Doors						\$48,838,403								\$33,472,500	\$48,733,642
Fittings/Specialties						\$67,829,827								\$56,688,480	\$67,829,827
Stairs						\$13,476,748						17		\$2,299,719	\$13,266,816
Stair Construction						\$13,476,748								\$2,299,719	\$13,266,816
Stair Finishes															\$0
Interior Finishes						\$595,880,663						72		\$409,208,029	\$565,550,085
Wall Finishes						\$130,144,473								\$101,048,922	\$130,142,128
Floor Finishes						\$304,227,604								\$187,988,327	\$274,760,115
Ceiling Finishes						\$161,508,586								\$120,170,781	\$160,647,842
Services						\$1,902,256,951						68		\$1,283,634,542	\$1,896,895,858
Conveying						\$12,809,790						64		\$8,138,592	\$12,708,519
Elevators and Lifts						\$12,809,790								\$8,138,592	\$12,708,519
Escalators and Moving Walks															\$0
Other Conveying Systems															\$0
Plumbing						\$242,941,947						75		\$182,942,204	\$243,382,323
Plumbing Fixtures						\$192,427,339								\$142,105,580	\$192,877,840
Domestic Water Distribution						\$14,291,543								\$11,769,364	\$14,287,940
Sanitary Waste						\$21,146,957								\$17,873,743	\$21,140,435
Rain Water Drainage						\$15,076,108								\$11,193,517	\$15,076,108
Special Plumbing System															\$0
Other Plumbing Systems															\$0
HVAC						\$1,100,270,852						66		\$725,192,213	\$1,094,813,689
Energy Supply															\$0
Heat Generating Systems						\$132,154,153								\$53,183,226	\$131,398,408
Cooling Generating Systems						\$188,677,359								\$72,786,054	\$186,553,238
Distribution Systems						\$247,229,889								\$187,204,531	\$246,214,763
Terminal & Package Units						\$482,700,148								\$373,575,065	\$481,304,271
Controls & Instrumentation						\$29,554,020								\$21,748,988	\$29,452,681
Special HVAC Systems & Equipment						\$18,646,207								\$15,464,753	\$18,581,252
Systems Testing & Balancing															\$0
Other HVAC Systems/Equip						\$1,309,076								\$1,229,596	\$1,309,076
Fire Protection						\$91,006,390						81		\$73,433,909	\$90,972,494
Sprinklers						\$90,313,811								\$72,809,662	\$90,279,915
Standpipes						\$666,077								\$597,744	\$666,077
Fire Protection Specialties															\$0
Special Electrical Systems															\$0
Other Fire Protection Systems						\$26,502								\$26,502	\$26,502
Electrical						\$455,227,972						65		\$293,927,624	\$455,018,833
Electrical Service/Distribution						\$44,521,879								\$30,189,298	\$44,318,049
Lighting and Branch Wiring						\$336,803,014								\$212,872,761	\$336,803,014
Communications and Security						\$68,968,692								\$47,193,811	\$68,963,383
Special Electrical Systems															\$0
Other Electrical Systems						\$4,934,387								\$3,671,754	\$4,934,387

Attachment 2
eComet Facility Report
Facility Condition Report

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Attachment 3
eComet Facility Report
Facility Condition Index Report

Facility Name	Year (Main Building)	Cost Per Sq. Ft. (Raw)	Cost Per Sq. Ft. (Soft)	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	FCI %	Condition Rating
PGCPS		\$176.28	\$268.12	16,016,428	\$2,126,651,745	\$4,294,363,760	49.52%	Fair
Academies		\$167.74	\$255.14	486,897	\$68,521,852	\$124,226,968	55.16%	Fair
Andrew Jackson Academy	1971	\$154.00	\$234.23	151,163	\$14,429,922	\$35,407,395	40.75%	Fair
Beltsville Academy	1961	\$161.07	\$244.99	110,597	\$18,149,379	\$27,095,405	66.98%	Fair
Benjamin Foulois Creative & Performing Arts	1968	\$186.82	\$284.15	114,715	\$17,758,049	\$32,596,482	54.48%	Fair
Thomas G. Pullen School	1967	\$173.43	\$263.79	110,422	\$18,184,503	\$29,127,687	62.43%	Fair
Elementary Schools		\$179.81	\$273.49	6,080,919	\$866,136,697	\$1,663,064,373	52.08%	Fair
Adelphi Elementary	1954	\$181.64	\$276.28	38,872	\$865,757	\$10,739,744	8.06%	Good
Allenwood Elementary	1967	\$178.32	\$271.22	48,686	\$4,266,455	\$13,204,582	32.31%	Good
Apple Grove Elementary	1967	\$179.61	\$273.18	51,842	\$9,911,548	\$14,162,069	69.99%	Fair
Ardmore Elementary	1960	\$183.94	\$279.78	54,047	\$8,067,270	\$15,121,114	53.35%	Fair
Arrowhead Elementary	1966	\$175.60	\$267.08	59,923	\$8,720,716	\$16,004,453	54.49%	Fair
Avalon Elementary	2013	\$174.10	\$264.81	60,520	\$0	\$16,026,282	0.00%	Good
Baden Elementary	1969	\$184.27	\$280.27	56,625	\$8,888,392	\$15,870,175	56.01%	Fair
Barnaby Manor Elementary	1964	\$180.99	\$275.28	54,726	\$8,900,940	\$15,064,951	59.08%	Fair
Beacon Heights Elementary	1965	\$181.47	\$276.01	26,742	\$3,251,898	\$7,381,180	44.06%	Fair
Berwyn Heights Elementary	1958	\$178.85	\$272.03	45,387	\$1,647,628	\$12,346,635	13.34%	Good
Bladensburg Elementary	1990	\$177.02	\$269.25	62,050	\$5,931,685	\$16,706,672	35.50%	Good
Bond Mill Elementary	1968	\$185.51	\$282.16	58,325	\$6,280,034	\$16,456,794	38.16%	Good
Bradbury Heights Elementary	1991	\$185.53	\$282.19	79,457	\$4,353,699	\$22,422,302	19.42%	Good
Brandywine Elementary	1951	\$185.04	\$281.45	58,155	\$10,703,033	\$16,367,446	65.39%	Fair
Calverton Elementary	1964	\$176.34	\$268.21	58,322	\$8,909,610	\$15,642,772	56.96%	Fair
Capitol Heights Elementary	1959	\$185.39	\$281.98	44,764	\$7,358,739	\$12,622,722	58.30%	Fair
Carmody Hills Elementary	1958	\$175.13	\$266.37	52,366	\$1,098,135	\$13,948,819	7.87%	Good
Carole Highlands Elementary	1953	\$178.97	\$272.21	54,125	\$3,405,537	\$14,733,438	23.11%	Good
Carrollton Elementary	1960	\$173.22	\$263.47	45,842	\$5,976,925	\$12,078,026	49.49%	Fair
Catherine T. Reed Elementary	1966	\$177.98	\$270.71	56,889	\$6,931,046	\$15,400,487	45.01%	Fair
Cesar Chavez Elementary	1954	\$174.64	\$265.62	30,066	\$3,168,983	\$7,986,219	39.68%	Good
Cherokee Lane Elementary	1962	\$183.66	\$279.34	44,319	\$8,337,966	\$12,380,212	67.35%	Fair
Chillum Elementary	1952	\$178.26	\$271.14	44,946	\$7,470,667	\$12,186,590	61.30%	Fair
Clinton Grove Elementary	1955	\$181.85	\$276.59	44,379	\$8,691,114	\$12,274,679	70.81%	Fair
Columbia Park Elementary	1928	\$170.29	\$259.01	57,372	\$8,468,785	\$14,859,671	56.99%	Fair
Concord Elementary	1968	\$185.40	\$282.00	43,984	\$8,186,303	\$12,403,278	66.00%	Fair
Cool Spring Elementary	1955	\$177.78	\$270.40	139,211	\$9,342,715	\$37,642,816	24.82%	Good
Cooper Lane Elementary	1962	\$182.85	\$278.12	47,370	\$6,465,298	\$13,174,389	49.07%	Fair
Deerfield Run Elementary	1975	\$185.13	\$281.59	72,390	\$12,728,184	\$20,384,106	62.44%	Fair
District Heights Elementary	1955	\$183.75	\$279.48	54,415	\$9,844,860	\$15,207,743	64.74%	Fair
Dodge Park Elementary	1965	\$175.01	\$266.19	50,499	\$3,498,594	\$13,442,132	26.03%	Good
Doswell E. Brooks Elementary	1953	\$176.06	\$267.79	56,948	\$2,130,783	\$15,250,295	13.97%	Good
Edgar Allan Poe Elementary	1967	\$184.42	\$280.51	45,401	\$5,490,434	\$12,735,560	43.11%	Fair
Flintstone Elementary	1956	\$177.39	\$269.81	47,010	\$5,944,338	\$12,683,673	46.87%	Fair
Forest Heights Elementary	1953	\$182.47	\$277.53	35,971	\$5,508,531	\$9,982,969	55.18%	Fair
Fort Foote Elementary	1960	\$185.41	\$282.01	46,559	\$7,146,298	\$13,130,230	54.43%	Fair
Fort Washington Forest Elementary	1961	\$183.07	\$278.45	45,648	\$8,690,542	\$12,710,642	68.37%	Fair
Francis T. Evans Elementary	1970	\$178.50	\$271.50	57,742	\$10,043,195	\$15,677,200	64.06%	Fair
Gaywood Elementary	1958	\$185.39	\$281.98	42,416	\$7,193,953	\$11,960,470	60.15%	Fair
Gladys Noon Spellman Elementary	1955	\$176.42	\$268.34	59,500	\$5,450,364	\$15,965,517	34.14%	Good
Glassmanor Elementary	1960	\$181.04	\$275.36	35,928	\$6,106,108	\$9,893,283	61.72%	Fair
Glenarden Woods Elementary	1960	\$185.40	\$281.99	52,061	\$9,625,479	\$14,680,566	65.57%	Fair
Glenn Dale Elementary	1928	\$178.57	\$271.60	44,644	\$6,921,951	\$12,125,362	57.09%	Fair
Glenridge Elementary	1954	\$185.39	\$281.98	109,197	\$18,562,008	\$30,791,348	60.28%	Fair
Heather Hills Elementary	1967	\$183.69	\$279.39	36,825	\$5,071,681	\$10,288,371	49.30%	Fair
Henry G. Ferguson (Accokeek Academy)	2013	\$185.05	\$281.46	67,538	\$0	\$19,009,067	0.00%	Good
High Bridge Elementary	1962	\$184.99	\$281.37	54,643	\$10,229,324	\$15,374,645	66.53%	Fair
Highland Park Elementary	1998	\$175.95	\$267.62	61,555	\$3,381,394	\$16,473,346	20.53%	Good
Hillcrest Heights Elementary	1952	\$181.22	\$275.64	70,800	\$8,717,036	\$15,515,523	44.67%	Fair
Hollywood Elementary	1952	\$182.55	\$277.66	40,500	\$5,813,062	\$11,245,217	51.69%	Fair
Hyattsville Elementary	1935	\$176.94	\$269.12	50,345	\$9,072,037	\$13,548,601	66.96%	Fair
Indian Queen Elementary	1974	\$175.88	\$267.51	60,507	\$9,120,214	\$16,186,193	56.35%	Fair
J. Frank Dent Elementary	1970	\$181.26	\$275.69	39,236	\$5,439,568	\$10,816,776	50.29%	Fair
James H. Harrison Elementary	1969	\$174.36	\$265.20	56,925	\$8,585,116	\$15,096,328	56.87%	Fair
James McHenry Elementary	1964	\$179.82	\$273.51	53,162	\$9,426,660	\$14,540,524	64.83%	Fair
James R. Randall Elementary	1964	\$181.39	\$275.90	70,891	\$10,380,517	\$19,558,739	53.07%	Fair
John H. Bayne Elementary	1961	\$181.45	\$275.98	49,779	\$7,367,485	\$13,737,811	53.63%	Fair
John Hanson French Immersion/Montessori	1956	\$185.40	\$281.99	110,413	\$21,692,773	\$31,135,807	69.67%	Fair
Kenilworth Elementary	1963	\$179.95	\$273.71	58,323	\$10,232,369	\$15,963,637	64.10%	Fair
Kenmoor Elementary	1966	\$180.69	\$274.83	43,997	\$7,765,614	\$12,091,521	64.22%	Fair
Kettering Elementary	1969	\$180.85	\$275.07	57,651	\$8,201,780	\$15,857,807	51.72%	Fair
Lamont Elementary	1964	\$173.52	\$263.93	53,247	\$9,626,353	\$14,053,742	68.50%	Fair
Langley Park-McCormick Elementary	1958	\$185.48	\$282.11	64,194	\$8,850,654	\$18,109,947	48.87%	Fair
Laurel Elementary	1974	\$174.73	\$265.77	59,444	\$2,004,957	\$15,798,689	12.69%	Good
Lewisdale Elementary	1953	\$175.18	\$266.45	54,103	\$9,148,251	\$14,415,614	63.46%	Fair
Longfields Elementary	1969	\$185.40	\$281.99	52,565	\$10,458,718	\$14,822,817	70.56%	Fair
Magnolia Elementary	1971	\$182.22	\$277.15	54,506	\$8,697,821	\$15,106,330	57.58%	Fair
Marlton Elementary	1974	\$178.57	\$271.60	60,270	\$10,209,578	\$16,369,186	62.37%	Fair
Mattaponi Elementary	1962	\$181.82	\$276.55	48,912	\$9,291,156	\$13,526,736	68.69%	Fair
Matthew Henson (Excel Charter)	1969	\$185.42	\$282.03	57,857	\$10,703,635	\$16,317,591	65.60%	Fair
Melwood Elementary	1967	\$176.16	\$267.94	68,142	\$10,641,227	\$18,257,829	58.28%	Fair
Middleton Valley Elementary	1961	\$185.38	\$281.97	45,123	\$8,522,661	\$12,723,294	66.98%	Fair
Montpelier Elementary	1968	\$169.93	\$258.47	62,209	\$10,291,570	\$16,079,374	64.00%	Fair
Morningside (Imagine Foundations II Charter)	1954	\$181.07	\$275.41	40,308	\$7,601,345	\$11,101,234	68.47%	Fair
Mount Rainier Elementary	1977	\$170.92	\$259.97	41,242	\$4,337,717	\$10,721,804	40.46%	Fair

Attachment 3
eComet Facility Report
Facility Condition Index Report

Facility Name	Year (Main Building)	Cost Per Sq. Ft. (Raw)	Cost Per Sq. Ft. (Soft)	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	FCI %	Condition Rating
North Forestville Elementary	1954	\$183.50	\$279.10	57,949	\$9,628,450	\$16,173,582	59.53%	Fair
Oakcrest Elementary	1966	\$185.40	\$282.00	46,152	\$7,313,793	\$13,014,938	56.20%	Fair
Oaklands Elementary	1964	\$185.40	\$281.99	41,427	\$5,891,804	\$11,681,976	50.43%	Fair
Overlook Elementary	1969	\$167.73	\$255.12	47,649	\$7,387,025	\$12,156,133	60.77%	Fair
Oxon Hill Elementary	1975	\$181.81	\$276.54	63,729	\$8,908,334	\$17,623,588	50.55%	Fair
Paint Branch Elementary	1972	\$177.05	\$269.30	59,021	\$8,681,671	\$15,894,305	54.62%	Fair
Patuxent Elementary	1971	\$175.98	\$267.66	58,579	\$8,891,350	\$15,679,530	56.71%	Fair
Phyllis E. Williams Elementary	1976	\$180.06	\$273.87	64,451	\$10,799,819	\$17,651,402	61.18%	Fair
Pointer Ridge Elementary	1971	\$183.52	\$279.13	61,978	\$10,170,941	\$17,300,190	58.79%	Fair
Potomac Landing Elementary	1977	\$165.39	\$251.56	60,596	\$10,319,474	\$15,243,491	67.70%	Fair
Princeton Elementary	1960	\$184.80	\$281.08	41,337	\$6,554,598	\$11,618,814	56.41%	Fair
Ridgecrest Elementary	1954	\$179.64	\$273.24	68,546	\$5,216,870	\$18,729,778	27.85%	Good
Riverdale Elementary	1978	\$178.40	\$271.35	64,800	\$11,196,591	\$17,583,672	63.68%	Fair
Robert Frost Elementary	1968	\$185.41	\$282.01	48,852	\$8,977,293	\$13,776,850	65.16%	Fair
Robert Goddard French Immersion/Montessori	1964	\$171.49	\$260.83	133,631	\$23,880,157	\$34,854,862	68.51%	Fair
Rockledge Elementary	1968	\$180.28	\$274.21	56,252	\$7,758,694	\$15,424,945	50.30%	Fair
Rogers Heights Elementary	1959	\$178.69	\$271.79	56,588	\$7,670,799	\$15,380,118	49.87%	Fair
Rose Valley Elementary	1968	\$185.39	\$281.98	56,252	\$9,504,473	\$15,862,165	59.92%	Fair
Samuel Chase Elementary	1962	\$185.60	\$282.30	42,624	\$8,148,399	\$12,032,587	67.72%	Fair
Seabrook Elementary	1953	\$180.00	\$273.78	39,704	\$6,581,888	\$10,870,134	60.55%	Fair
Seat Pleasant Elementary	1971	\$185.40	\$282.00	42,888	\$8,142,715	\$12,094,616	67.33%	Fair
Skyline Elementary	1966	\$185.40	\$282.00	37,225	\$6,568,901	\$10,497,622	62.58%	Fair
Springhill Lake Elementary	1966	\$181.41	\$275.92	70,993	\$11,640,309	\$19,588,090	59.43%	Fair
Tayac Elementary	1955	\$183.27	\$278.75	47,858	\$7,124,217	\$13,340,224	53.40%	Fair
Templeton Elementary	1968	\$177.63	\$270.17	63,432	\$7,657,470	\$17,137,343	44.68%	Fair
Thomas Claggett Elementary	1971	\$176.07	\$267.81	61,175	\$9,955,261	\$16,383,090	60.77%	Fair
Thomas S. Stone Elementary	1950	\$180.83	\$275.61	64,324	\$6,074,553	\$17,691,678	34.34%	Good
Tulip Grove Elementary	1964	\$183.75	\$279.49	42,275	\$9,012,716	\$11,815,430	76.28%	Poor
University Park Elementary	1978	\$174.28	\$265.08	56,264	\$6,048,530	\$14,914,725	40.55%	Fair
Waldon Woods Elementary	1968	\$174.17	\$264.92	56,829	\$7,592,437	\$15,055,162	50.43%	Fair
William Beanes Elementary	1972	\$171.40	\$260.70	56,175	\$10,146,401	\$14,645,073	69.28%	Fair
William Paca Elementary	1963	\$182.49	\$277.56	54,868	\$8,616,474	\$15,228,974	56.58%	Fair
Woodmore Elementary	1964	\$171.52	\$260.88	56,101	\$9,204,170	\$14,635,603	62.89%	Fair
Woodridge Elementary	1954	\$183.45	\$279.02	31,687	\$5,607,067	\$8,841,179	63.42%	Fair
Yorktown Elementary	1967	\$178.16	\$270.98	47,855	\$7,894,281	\$12,967,788	60.88%	Fair
High Schools		\$172.32	\$262.10	4,979,077	\$532,033,061	\$1,305,016,010	40.77%	Fair
Annex Bldg. at Suitland High	1956	\$178.30	\$271.19	70,993	\$13,713,810	\$19,252,750	71.23%	Fair
Belair Annex (Part of Bowie HS)	1963	\$169.72	\$258.15	102,351	\$18,273,547	\$26,422,346	69.16%	Fair
Bladensburg Inst Center (Annapolis Rd Academy)	1939	\$170.28	\$259.00	55,577	\$7,881,290	\$14,394,701	54.75%	Fair
Bowie High	1965	\$174.42	\$265.30	280,306	\$33,597,628	\$74,365,162	45.18%	Fair
Central High	1961	\$174.42	\$265.29	168,366	\$15,684,310	\$44,666,570	35.11%	Good
Crossland High	1963	\$174.77	\$265.82	335,141	\$44,514,308	\$89,087,797	49.97%	Fair
Duval High	1960	\$170.54	\$259.39	281,281	\$24,998,781	\$72,962,044	34.26%	Good
Eleanor Roosevelt High	1974	\$170.34	\$259.09	327,458	\$42,807,917	\$84,841,339	50.46%	Fair
Fairmont Heights High (Replacement)	2015	\$173.56	\$263.98	188,203	\$0	\$49,681,127	0.00%	Good
Forestville Military Academy	1965	\$169.70	\$258.11	193,222	\$25,115,124	\$49,872,866	50.36%	Fair
Frederick Douglass High	1960	\$176.21	\$268.01	184,417	\$14,565,126	\$49,426,212	29.47%	Good
Friendly High	1970	\$178.03	\$270.79	236,861	\$29,728,914	\$64,139,466	46.35%	Fair
Gwynn Park High	1956	\$172.08	\$261.74	194,845	\$32,205,023	\$50,997,929	63.15%	Fair
High Point High	1954	\$170.00	\$258.57	318,376	\$37,184,263	\$82,323,279	45.17%	Fair
Largo High	1970	\$169.68	\$258.09	243,581	\$31,459,329	\$62,865,697	50.04%	Fair
Laurel High	1961	\$172.27	\$262.02	379,024	\$40,079,044	\$99,310,966	40.36%	Fair
Oxon Hill High	2013	\$163.70	\$248.99	287,008	\$290,286	\$71,461,115	0.41%	Good
Parkdale High	1968	\$170.22	\$258.90	304,649	\$23,617,483	\$78,872,704	29.94%	Good
Potomac High	1965	\$174.39	\$265.24	276,838	\$34,774,998	\$73,428,986	47.36%	Fair
Suitland High	1951	\$174.20	\$264.96	344,875	\$42,326,836	\$91,376,503	46.32%	Fair
Surrattsville High	1960	\$174.14	\$264.86	167,322	\$13,806,535	\$44,317,427	31.15%	Good
Tall Oaks Vocational High	1956	\$182.89	\$278.17	39,361	\$5,408,511	\$10,949,018	49.40%	Fair
Middle Schools		\$176.54	\$268.51	2,991,868	\$407,830,837	\$803,336,371	50.77%	Fair
Benjamin Stoddert Middle	1957	\$170.69	\$259.62	101,862	\$15,585,938	\$26,445,881	58.94%	Fair
Benjamin Tasker Middle	1970	\$170.92	\$259.97	161,678	\$25,722,199	\$42,031,287	61.20%	Fair
Buck Lodge Middle	1958	\$173.16	\$263.37	122,497	\$11,045,366	\$32,262,202	34.24%	Good
Charles Carroll Middle	1961	\$176.55	\$268.53	114,778	\$19,833,959	\$30,821,490	64.35%	Fair
Drew-Freeman Middle	1960	\$185.58	\$282.26	142,413	\$26,645,254	\$40,197,706	66.29%	Fair
Dwight D. Eisenhower Middle	1969	\$182.89	\$278.18	139,951	\$19,047,357	\$38,931,087	48.93%	Fair
Eugene Burroughs Middle (Accokeek Academy)	1963	\$176.07	\$267.80	126,286	\$0	\$33,819,766	0.00%	Good
G. Gardner Shugart Middle	1965	\$177.04	\$269.28	100,018	\$15,280,393	\$26,933,087	56.73%	Fair
Greenbelt Middle (Replacement)	2012	\$176.26	\$268.09	135,000	\$0	\$36,192,038	0.00%	Good
Gwynn Park Middle	1968	\$174.45	\$265.34	129,348	\$23,619,963	\$34,321,697	68.82%	Fair
Hyattsville Middle	1938	\$176.96	\$269.15	119,597	\$17,478,466	\$32,189,334	54.30%	Fair
Issac J. Gourdine Middle	1969	\$179.54	\$273.08	136,707	\$16,225,816	\$37,331,319	43.46%	Fair
James Madison Middle	1972	\$177.12	\$269.40	129,348	\$21,009,421	\$34,846,877	60.29%	Fair
Kenmoor Middle	1973	\$176.90	\$269.07	128,381	\$21,194,089	\$34,542,982	61.36%	Fair
Kettering Middle	1977	\$165.94	\$252.39	120,800	\$15,318,865	\$30,489,217	50.24%	Fair
Martin L. King Jr. Middle	1972	\$176.94	\$269.13	127,516	\$15,934,303	\$34,318,245	46.43%	Fair
Nicholas Orem Middle	1962	\$168.78	\$256.72	105,697	\$11,740,963	\$27,134,529	43.27%	Fair
Oxon Hill Middle	1972	\$177.51	\$269.99	106,801	\$16,538,031	\$28,835,323	57.35%	Fair
Samuel Ogle Middle	1967	\$176.86	\$269.00	133,631	\$22,736,078	\$35,947,354	63.25%	Fair
Stephen Decatur Middle	1971	\$185.36	\$281.93	120,070	\$19,708,674	\$33,851,793	58.22%	Fair
Thomas Johnson Middle	1968	\$178.99	\$272.24	133,631	\$21,668,042	\$36,379,441	59.56%	Fair
Thurgood G. Marshall Middle	1962	\$176.65	\$268.68	120,192	\$19,464,630	\$32,293,570	60.27%	Fair
Walker Mill Middle	1970	\$175.94	\$267.61	129,348	\$22,177,073	\$34,614,574	64.07%	Fair
William Wirt Middle	1964	\$176.90	\$269.06	106,318	\$9,855,959	\$28,605,573	34.45%	Good

Attachment 3
eComet Facility Report
Facility Condition Index Report

Facility Name	Year (Main Building)	Cost Per Sq. Ft. (Raw)	Cost Per Sq. Ft. (Soft)	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	FCI %	Condition Rating
Other		\$171.92	\$261.49	1,052,237	\$175,373,348	\$275,150,110	63.74%	Fair
Berkshire Elementary	1964	\$169.59	\$257.94	44,315	\$8,038,181	\$11,430,407	70.32%	Fair
Bonnie F. Johns Educational Media Center	1960	\$171.64	\$261.07	44,083	\$8,077,908	\$11,508,656	70.19%	Fair
Croom Vocational High	1950	\$49.92	\$75.93	111,983	\$6,779,702	\$8,502,356	79.74%	Poor
Facilities Administration Bldg.	1954	\$179.20	\$272.56	22,039	\$3,775,923	\$6,006,953	62.86%	Fair
Fairmont Heights High (Original)	1951	\$184.41	\$280.49	174,128	\$30,628,751	\$48,841,039	62.71%	Fair
Green Valley Academy	1956	\$185.52	\$282.17	42,995	\$7,666,056	\$12,131,842	63.19%	Fair
Greenbelt Middle (Original)	1937	\$166.79	\$253.69	141,125	\$18,034,058	\$35,802,164	50.37%	Fair
Jesse B. Mason	1963	\$183.26	\$278.74	32,174	\$6,375,123	\$8,968,108	71.09%	Fair
John Carroll Elementary	1971	\$162.41	\$247.02	56,505	\$7,479,477	\$13,957,780	53.59%	Fair
John E. Howard Elementary	1968	\$162.32	\$246.89	59,997	\$9,765,434	\$14,812,604	65.93%	Fair
Judith P. Hoyer Montessori	1922	\$167.07	\$254.12	35,801	\$5,635,949	\$9,097,877	61.95%	Fair
Lyndon Hill Elementary	1938	\$171.89	\$261.44	52,342	\$9,030,465	\$13,684,045	65.99%	Fair
Owens Road Elementary	1965	\$172.26	\$262.00	36,493	\$6,818,868	\$9,561,122	71.32%	Fair
Oxon Hill Staff Development Center	1948	\$164.58	\$250.32	91,265	\$13,525,870	\$22,845,765	59.21%	Fair
Sasscer Administration Bldg.	1949	\$169.25	\$257.43	107,411	\$19,551,644	\$27,650,368	70.71%	Fair
Thomas Addison Alternative School	1958	\$169.93	\$258.46	25,438	\$4,969,690	\$6,574,829	75.59%	Poor
Valley View Elementary	1968	\$172.72	\$262.71	52,431	\$9,220,249	\$13,774,197	66.94%	Fair
Special Schools and Centers		\$190.97	\$290.46	425,430	\$76,755,951	\$123,569,926	62.12%	Fair
C. Elizabeth Rieg Regional	1978	\$189.00	\$287.47	45,132	\$7,652,507	\$12,974,009	58.98%	Fair
Chapel Forge ECC	1969	\$183.04	\$278.41	50,373	\$9,648,525	\$14,024,234	68.80%	Fair
Francis R. Fuchs ECC	1965	\$181.66	\$276.30	46,633	\$7,893,105	\$12,884,611	61.26%	Fair
H. Winship Wheatley ECC	1973	\$185.36	\$281.93	85,882	\$13,350,214	\$24,213,013	55.14%	Fair
Howard B. Owens Science Center	1978	\$244.28	\$371.55	27,400	\$6,889,042	\$10,180,344	67.67%	Fair
James Duckworth Regional	1978	\$192.54	\$292.85	41,480	\$8,765,124	\$12,147,379	72.16%	Fair
Margaret Brent Regional	1962	\$196.86	\$299.43	48,236	\$10,821,553	\$14,443,243	74.92%	Fair
Tanglewood Regional	1956	\$196.88	\$299.46	42,148	\$5,186,808	\$12,621,823	41.09%	Fair
William Schmidt Center	1956	\$173.75	\$264.28	38,146	\$6,549,074	\$10,081,270	64.96%	Fair

Attachment 4
eComet Facility Report
Deficiency Estimate Report

Systems	Deficiency \$	Replacement Value
Total	\$2,126,651,745	\$4,294,363,760
Substructure	\$291,330	\$242,320,943
Foundations	\$255,888	\$231,908,678
Standard Foundations	\$247,530	\$76,302,131
Special Foundations		\$0
Slab on Grade	\$8,359	\$155,606,547
Basement Construction	\$35,441	\$10,412,265
Basement Excavation		\$695,398
Basement Walls	\$35,441	\$9,716,867
Shell	\$160,826,474	\$1,075,108,807
Superstructure	\$1,452,190	\$413,166,059
Floor Construction	\$1,452,190	\$140,102,898
Roof Construction		\$273,063,161
Exterior Enclosure	\$93,985,143	\$297,064,531
Exterior Walls	\$46,665	\$173,725,659
Exterior Windows	\$58,333,181	\$77,137,428
Exterior Doors	\$35,605,298	\$46,201,444
Roofing	\$65,389,141	\$364,878,217
Roof Coverings	\$65,197,653	\$363,952,973
Roof Openings	\$191,488	\$925,244
Interiors	\$506,157,038	\$866,457,370
Interior Construction	\$94,649,290	\$287,640,469
Partitions	\$4,488,309	\$171,077,000
Interior Doors	\$33,472,500	\$48,733,642
Fittings/Specialties	\$56,688,480	\$67,829,827
Stairs	\$2,299,719	\$13,266,816
Stair Construction	\$2,299,719	\$13,266,816
Stair Finishes		\$0
Interior Finishes	\$409,208,029	\$565,550,085
Wall Finishes	\$101,048,922	\$130,142,128
Floor Finishes	\$187,988,327	\$274,760,115
Ceiling Finishes	\$120,170,781	\$160,647,842
Services	\$1,283,634,542	\$1,896,895,858
Conveying	\$8,138,592	\$12,708,519
Elevators and Lifts	\$8,138,592	\$12,708,519
Escalators and Moving Walks		\$0
Other Conveying Systems		\$0
Plumbing	\$182,942,204	\$243,382,323
Plumbing Fixtures	\$142,105,580	\$192,877,840
Domestic Water Distribution	\$11,769,364	\$14,287,940
Sanitary Waste	\$17,873,743	\$21,140,435
Rain Water Drainage	\$11,193,517	\$15,076,108
Special Plumbing System		\$0
Other Plumbing Systems		\$0
HVAC	\$725,192,213	\$1,094,813,689
Energy Supply		\$0
Heat Generating Systems	\$53,183,226	\$131,398,408
Cooling Generating Systems	\$72,786,054	\$186,553,238
Distribution Systems	\$187,204,531	\$246,214,763
Terminal & Package Units	\$373,575,065	\$481,304,271
Controls & Instrumentation	\$21,748,988	\$29,452,681
Special HVAC Systems & Equipment	\$15,464,753	\$18,581,252
Systems Testing & Balancing		\$0
Other HVAC Systems/Equip	\$1,229,596	\$1,309,076
Fire Protection	\$73,433,909	\$90,972,494
Sprinklers	\$72,809,662	\$90,279,915
Standpipes	\$597,744	\$666,077
Fire Protection Specialties		\$0
Special Electrical Systems		\$0
Other Fire Protection Systems	\$26,502	\$26,502

Attachment 4
eComet Facility Report
Deficiency Estimate Report

Systems	Deficiency \$	Replacement Value
Electrical	\$293,927,624	\$455,018,833
Electrical Service/Distribution	\$30,189,298	\$44,318,049
Lighting and Branch Wiring	\$212,872,761	\$336,803,014
Communications and Security	\$47,193,811	\$68,963,383
Special Electrical Systems		\$0
Other Electrical Systems	\$3,671,754	\$4,934,387
Equipment & Furnishings	\$88,346,745	\$110,871,436
Equipment	\$88,346,745	\$110,871,436
Commercial Equipment	\$1,202,986	\$2,652,687
Institutional Equipment	\$41,330,060	\$47,408,529
Vehicular Equipment	\$85,222	\$313,118
Other Equipment		\$0
Other Equipment	\$45,728,477	\$60,497,102
Furnishings		
Fixed Furnishings		\$0
Moveable Furnishings		\$0
Special Construction	\$46,447,419	\$13,580,912
Special Construction	\$46,447,419	\$13,580,912
Special Structures	\$8,995,918	\$12,876,804
Integrated Construction		\$0
Special Construction Systems		\$0
Special Facilities	\$37,287,452	\$708,659
Special Controls & Instrumentation		\$0
Selective Building Demolition		
Building Elements Demolition		\$0
Hazardous Components Abatement		\$0
Building Sitework	\$40,948,197	\$89,128,434
Site Preparation		
Site Earthwork		\$0
Site Improvements	\$34,488,213	\$67,092,982
Roadways		\$0
Parking Lots	\$26,269,118	\$47,998,581
Pedestrian Paving	\$7,993,739	\$18,869,045
Site Development	\$225,356	\$225,356
Landscaping		\$0
Site Mechanical Utilities	\$6,459,985	\$22,035,452
Water Supply		\$0
Sanitary Sewer		\$0
Storm Sewer		\$0
Fuel Distribution	\$6,226,384	\$21,638,098
Other Site Mechanical Utilities	\$233,600	\$397,354
Site Electrical Utilities		
Electrical Distribution		\$0
Site Lighting		\$0
Site Communication & Security		\$0
Other Site Electrical Utilities		\$0
Other Site Construction		
Service & Pedestrian Tunnels		\$0
Other Site Systems		\$0

[illegible]

2012 PGCPS FCI Update Comparative Analysis

Facility Condition Legend:

	Poor (FCI > 75)
	Fair (40 < FCI < 75)
	Good (FCI < 40)

Ranking	Facility Name	School Category	Legislative District	School Board District	2012 FCI %	2008 FCI %	2001 FCI%
1	Croom Vocational High	Other	27A	5	79.74%	68.83%	0.00%
2	Tulip Grove Elementary	Elementary	23A	5	76.28%	76.54%	60.0%
3	Thomas Addison Alternative School	Other	N/A	N/A	75.59%	77.92%	NA
4	Margaret Brent Regional	Special Center	22	2	74.92%	74.32%	69.0%
5	James Duckworth Regional	Special Center	21	1	72.16%	71.40%	30.00%
6	Owens Road Elementary	Other	26	7	71.32%	72.25%	63.0%
7	Annex Bldg. at Suitland High	High	24	7	71.23%	75.14%	69.0%
8	Jesse B. Mason	Other	26	7	71.09%	70.62%	36.00%
9	Clinton Grove Elementary	Elementary	25	9	70.81%	80.00%	69.0%
10	Sasscer Administration Bldg.	Other	27A	5	70.71%	69.23%	39.00%
11	Longfields Elementary	Elementary	25	7	70.56%	63.73%	66.0%
12	Berkshire Elementary	Other	25	7	70.32%	69.63%	63.0%
13	Bonnie F. Johns Educational Media Center	Other	24	6	70.19%	69.57%	63.0%
14	Apple Grove Elementary	Elementary	26	8	69.99%	70.83%	54.0%
15	John Hanson French Immersion/Montessori	Elementary	26	8	69.67%	69.20%	60.0%
16	William Beanes Elementary	Elementary	25	7	69.28%	71.44%	54.0%
17	Belair Annex (Part of Bowie HS)	High	23A	5	69.16%	68.77%	66.0%
18	Gwynn Park Middle	Middle	27A	9	68.82%	68.48%	66.0%
19	Chapel Forge ECC	Special Center	23A	5	68.80%	69.58%	60.0%
20	Mattaponi Elementary	Elementary	27A	9	68.69%	68.51%	69.0%
21	Robert Goddard French Immersion/Montessori	Elementary	23A	1	68.51%	69.80%	57.0%
22	Lamont Elementary	Elementary	22	2	68.50%	67.61%	66.0%
23	Morningside (Imagine Found II Charter)	Elementary	25	4	68.47%	84.13%	66.0%
24	Fort Washington Forest Elementary	Elementary	27A	9	68.37%	71.89%	69.0%
25	Samuel Chase Elementary	Elementary	26	8	67.72%	80.85%	60.0%
26	Potomac Landing Elementary	Elementary	26	9	67.70%	69.53%	30.00%
27	Howard B. Owens Science Center	Special Center	22/23A	1	67.67%	66.18%	36.00%
28	Cherokee Lane Elementary	Elementary	47	1	67.35%	67.77%	63.0%
29	Seat Pleasant Elementary	Elementary	24	6	67.33%	64.65%	48.0%
30	Beltsville Academy	Academy	21	1	66.98%	61.48%	57.0%
31	Middleton Valley Elementary	Elementary	26	7	66.98%	75.89%	63.0%
32	Hyattsville Elementary	Elementary	22	3	66.96%	64.24%	27.00%
33	Valley View Elementary	Other	26	8	66.94%	60.64%	69.0%
34	High Bridge Elementary	Elementary	23A	6	66.53%	63.13%	57.0%
35	Drew Freeman Middle	Middle	24	7	66.29%	66.87%	33.00%
36	Concord Elementary	Elementary	24	6	66.00%	62.53%	69.0%
37	Lyndon Hill Elementary	Other	24	6	65.99%	65.09%	69.0%
38	John E. Howard Elementary	Other	24	7	65.93%	62.75%	69.0%
39	Matthew Henson (Excel Charter)	Elementary	22	2	65.60%	74.39%	66.0%
40	Glenarden Woods Elementary	Elementary	24	4	65.57%	72.60%	57.0%
41	Brandywine Elementary	Elementary	27A	9	65.39%	62.05%	66.0%
42	Robert Frost Elementary	Elementary	22	2	65.16%	64.96%	63.0%
43	William Schmidt Center	Special Center	27A	9	64.96%	66.47%	45.0%
44	James McHenry Elementary	Elementary	23A	4	64.83%	57.65%	54.0%
45	District Heights Elementary	Elementary	25	7	64.74%	63.51%	69.0%
46	Charles Carroll Middle	Middle	22	2	64.35%	72.56%	63.0%
47	Kenmoor Elementary	Elementary	24	4	64.22%	65.60%	66.0%
48	Kenilworth Elementary	Elementary	23A	5	64.10%	64.34%	63.0%
49	Walker Mill Middle	Middle	25	6	64.07%	63.03%	45.0%
50	Francis T. Evans Elementary	Elementary	25	9	64.06%	72.06%	60.0%
51	Montpelier Elementary	Elementary	23A	1	64.00%	63.49%	60.2%
52	Riverdale Elementary	Elementary	22	2	63.68%	59.71%	36.00%
53	Lewisdale Elementary	Elementary	22	3	63.46%	41.49%	57.0%

2012 PGCPS FCI Update Comparative Analysis

Facility Condition Legend:

	Poor (FCI > 75)
	Fair (40 < FCI < 75)
	Good (FCI < 40)

Ranking	Facility Name	School Category	Legislative District	School Board District	2012 FCI %	2008 FCI %	2001 FCI%
54	Woodridge Elementary	Elementary	22	4	63.42%	66.15%	57.0%
55	Samuel Ogle Middle	Middle	23A	5	63.25%	61.15%	51.0%
56	Green Valley Academy	Other	26	8	63.19%	62.85%	69.0%
57	Gwynn Park High	High	27A	9	63.15%	63.26%	42.0%
58	Woodmore Elementary	Elementary	23A	5	62.89%	56.44%	45.0%
59	Facilities Administration Bldg	Other	25	5	62.86%	61.27%	54.0%
60	Fairmont Heights High (Original)	Other	24	4	62.71%	62.46%	57.0%
61	Skyline Elementary	Elementary	25	7	62.58%	63.35%	69.0%
62	Deerfield Run Elementary	Elementary	23A	1	62.44%	69.39%	39.00%
63	Thomas G. Pullen Academy	Academy	24	6	62.43%	65.38%	63.0%
64	Marlton Elementary	Elementary	27A	9	62.37%	63.45%	39.00%
65	Judith P. Hoyer Montessori	Other	47	4	61.95%	65.60%	60.0%
66	Glassmanor Elementary	Elementary	26	8	61.72%	60.35%	51.0%
67	Kenmoor Middle	Middle	24	4	61.36%	69.49%	51.0%
68	Chillum Elementary	Elementary	47	3	61.30%	64.88%	60.0%
69	Francis R. Fuchs ECC	Special Center	21	1	61.26%	62.35%	63.0%
70	Benjamin Tasker Middle	Middle	23A	5	61.20%	69.04%	60.0%
71	Phyllis E. Williams Elementary	Elementary	25	6	61.18%	61.97%	24.00%
72	Yorktown Elementary	Elementary	23A	5	60.88%	65.22%	66.0%
73	Overlook Elementary	Elementary	24	7	60.77%	55.44%	54.0%
74	Thomas Claggett Elementary	Elementary	25	6	60.77%	57.79%	51.0%
75	Seabrook Elementary	Elementary	23A	4	60.55%	47.96%	54.0%
76	James Madison Middle	Middle	27A	9	60.29%	61.81%	45.0%
77	Glenridge Elementary	Elementary	22	4	60.28%	60.82%	57.0%
78	Thurgood Marshall Middle	Middle	26	8	60.27%	65.95%	63.0%
79	Gaywood Elementary	Elementary	23A	4	60.15%	66.98%	36.00%
80	Rose Valley Elementary	Elementary	26	9	59.92%	72.41%	60.0%
81	Thomas Johnson Middle	Middle	23A	4	59.56%	66.57%	63.0%
82	North Forestville Elementary	Elementary	25	7	59.53%	61.44%	57.0%
83	Springhill Lake Elementary	Elementary	22	2	59.43%	67.54%	57.0%
84	Oxon Hill Staff Development	Other	26	8	59.21%	61.92%	66.0%
85	Barnaby Manor Elementary	Elementary	26	8	59.08%	59.77%	51.0%
86	C. Elizabeth Rieg Regional	Special Center	23B	5	58.98%	54.88%	36.00%
87	Benjamin Stoddert Middle	Middle	24	4	58.94%	57.02%	0.00%
88	Pointer Ridge Elementary	Elementary	23B	5	58.79%	65.67%	36.00%
89	Capitol Heights Elementary	Elementary	24	6	58.30%	57.48%	63.0%
90	Melwood Elementary	Elementary	27A	9	58.28%	66.27%	54.0%
91	Stephen Decatur Middle	Middle	25	9	58.22%	59.38%	69.0%
92	Magnolia Elementary	Elementary	22	2	57.58%	61.62%	63.0%
93	Oxon Hill Middle	Middle	26	8	57.35%	70.87%	51.0%
94	Glenn Dale Elementary	Elementary	23A	3	57.09%	49.65%	48.0%
95	Columbia Park Elementary	Elementary	24	4	56.99%	70.67%	60.0%
96	Calverton Elementary	Elementary	21	1	56.96%	71.38%	57.0%
97	James H. Harrison Elementary	Elementary	23A	1	56.87%	51.06%	63.0%
98	G. Gardner Shugart Middle	Middle	26	7	56.73%	63.69%	66.0%
99	Patuxent Elementary	Elementary	23B	5	56.71%	55.09%	21.00%
100	William Paca Elementary	Elementary	24	6	56.58%	65.32%	54.0%
101	Princeton Elementary	Elementary	25	7	56.41%	58.68%	57.0%
102	Indian Queen Elementary	Elementary	26	8	56.35%	57.13%	45.0%
103	Oakcrest Elementary	Elementary	24	6	56.20%	58.13%	63.0%
104	Baden Elementary	Elementary	27A	9	56.01%	65.52%	60.0%
105	Forest Heights Elementary	Elementary	26	8	55.18%	68.49%	54.0%
106	H. Winship Wheatley ECC	Special Center	25	6	55.14%	72.06%	69.0%

2012 PGCPS FCI Update Comparative Analysis

Facility Condition Legend:

	Poor (FCI > 75)
	Fair (40 < FCI < 75)
	Good (FCI < 40)

Ranking	Facility Name	School Category	Legislative District	School Board District	2012 FCI %	2008 FCI %	2001 FCI%
107	Bladensburg Inst Center High (Annapolis Road Academy)	High	47	4	54.75%	52.53%	NA
108	Paint Branch Elementary	Elementary	21	2	54.62%	51.73%	45.0%
109	Arrowhead Elementary	Elementary	25	7	54.49%	63.91%	66.0%
110	Benjamin Foulis Creative & Performing Arts	Academy	25	7	54.48%	44.31%	66.0%
111	Fort Foote Elementary	Elementary	26	8	54.43%	64.10%	66.0%
112	Hyattsville Middle	Middle	22	3	54.30%	54.18%	57.0%
113	John H. Bayne Elementary	Elementary	25	6	53.63%	49.83%	66.0%
114	John Carroll Elementary	Other	24	6	53.59%	42.61%	48.0%
115	Tayac Elementary	Elementary	26	8	53.40%	61.21%	57.0%
116	Ardmore Elementary	Elementary	24	4	53.35%	45.07%	66.0%
117	James R. Randall Elementary	Elementary	26	8	53.07%	62.51%	57.0%
118	Kettering Elementary	Elementary	25	6	51.72%	55.60%	60.0%
119	Hollywood Elementary	Elementary	21	2	51.69%	49.17%	69.0%
120	Oxon Hill Elementary	Elementary	26	8	50.55%	58.37%	48.0%
121	Eleanor Roosevelt High	High	22	2	50.46%	48.48%	51.0%
122	Oaklands Elementary	Elementary	21	1	50.43%	52.61%	63.0%
123	Waldon Woods Elementary	Elementary	27A	9	50.43%	61.00%	60.0%
124	Greenbelt Middle (original)	Other	22	2	50.37%	42.69%	0.00%
125	Forestville Military Academy	High	25	7	50.36%	31.63%	0.00%
126	Rockledge Elementary	Elementary	23A	5	50.30%	57.11%	60.0%
127	J. Frank Dent Elementary	Elementary	26	8	50.29%	52.16%	57.0%
128	Kettering Middle	Middle	25	6	50.24%	43.62%	30.00%
129	Largo High	High	25	6	50.04%	47.97%	63.0%
130	Crossland High	High	26	8	49.97%	49.90%	57.0%
131	Rogers Heights Elementary	Elementary	47	4	49.87%	45.19%	63.0%
132	Carrollton Elementary	Elementary	22	2	49.49%	48.46%	54.0%
133	Tall Oaks Vocational High	High	23B	5	49.40%	58.64%	66.0%
134	Heather Hills Elementary	Elementary	23B	5	49.30%	49.36%	60.0%
135	Cooper Lane Elementary	Elementary	47	4	49.07%	55.31%	63.0%
136	Dwight D Eisenhower Middle	Middle	21	1	48.93%	52.39%	66.0%
137	Langley Park-McCormick Elementary	Elementary	47	3	48.87%	46.61%	63.0%
138	Potomac High	High	26	8	47.36%	62.29%	63.0%
139	Flintstone Elementary	Elementary	26	8	46.87%	66.88%	48.0%
140	Martin L. King Middle	Middle	21	1	46.43%	27.91%	51.0%
141	Friendly High	High	26	8	46.35%	49.73%	63.0%
142	Suitland High	High	24	7	46.32%	58.57%	45.0%
143	Bowie High	High	23A	5	45.18%	49.83%	66.0%
144	High Point High	High	21	1	45.17%	31.54%	54.0%
145	Catherine T. Reed Elementary	Elementary	22	1	45.01%	63.29%	60.0%
146	Templeton Elementary	Elementary	47	4	44.68%	43.64%	60.0%
147	Hillcrest Heights Elementary	Elementary	26	8	44.67%	46.76%	0.00%
148	Beacon Heights Elementary	Elementary	22	4	44.06%	38.99%	63.0%
149	Issac J. Gourdine Middle	Middle	26	8	43.46%	50.69%	NA
150	Nicholas Orem Middle	Middle	22	3	43.27%	39.21%	60.0%
151	Edgar Allan Poe Elementary	Elementary	24	7	43.11%	37.20%	57.0%
152	Tanglewood Regional	Special Center	27A	9	41.09%	47.31%	0.00%
153	Andrew Jackson Academy	Academy	25	7	40.75%	40.23%	63.0%
154	University Park Elementary	Elementary	22	3	40.55%	40.99%	27.00%
155	Mount Rainier Elementary	Elementary	47	3	40.46%	35.58%	39.00%
156	Laurel High	High	21	1	40.36%	40.90%	66.0%
157	Cesar Chavez Elementary	Elementary	47	3	39.68%	40.16%	54.0%
158	Bond Mill Elementary	Elementary	21	1	38.16%	47.98%	69.0%
159	Bladensburg Elementary	Elementary	47	4	35.50%	24.52%	3.00%

2012 PGCPs FCI Update Comparative Analysis

Facility Condition Legend:

	Poor (FCI > 75)
	Fair (40 < FCI < 75)
	Good (FCI < 40)

Ranking	Facility Name	School Category	Legislative District	School Board District	2012 FCI %	2008 FCI %	2001 FCI %
160	Central High	High	25	6	35.11%	32.93%	42.0%
161	William Wirt Middle	Middle	22	2	34.45%	43.77%	63.0%
162	Thomas Stone Elementary	Elementary	47	3	34.34%	34.02%	60.0%
163	Duval High	High	22/23A	1	34.26%	37.04%	0.00%
164	Buck Lodge Middle	Middle	47	1	34.24%	36.89%	15.00%
165	Gladys Noon Spellman Elementary	Elementary	47	4	34.14%	17.30%	9.00%
166	Allenwood Elementary	Elementary	26	8	32.31%	54.98%	60.0%
167	Surrattsville High	High	27A	9	31.15%	28.71%	39.00%
168	Parkdale High	High	22	2	29.94%	36.56%	60.0%
169	Frederick Douglass High	High	27A	9	29.47%	25.15%	21.00%
170	Ridgecrest Elementary	Elementary	47	3	27.85%	34.19%	66.0%
171	Dodge Park Elementary	Elementary	24	4	26.03%	24.24%	63.0%
172	Cool Spring Elementary	Elementary	47	3	24.82%	9.39%	24.00%
173	Carole Highlands Elementary	Elementary	47	3	23.11%	13.26%	0.00%
174	Highland Park Elementary	Elementary	24	6	20.53%	12.33%	0.00%
175	Bradbury Heights Elementary	Elementary	24	7	19.42%	11.19%	0.00%
176	Doswell E. Brooks Elementary	Elementary	24	6	13.97%	70.54%	0.00%
177	Berwyn Heights Elementary	Elementary	22	2	13.34%	10.24%	NA
178	Laurel Elementary	Elementary	21	1	12.69%	50.99%	48.0%
179	Adelphi Elementary	Elementary	47	3	8.06%	8.23%	0.00%
180	Carmody Hills Elementary	Elementary	24	6	7.87%	5.50%	0.00%
181	Oxon Hill High	High	26	8	0.41%	50.73%	45.0%
182	Avalon Elementary	Elementary	26	8	0.00%	82.02%	69.0%
183	Eugene Burroughs Middle	Middle	27A	9	0.00%	72.45%	60.0%
184	Fairmont Heights High (Replacement)	High	24	4	0.00%	NA	NA
185	Greenbelt Middle (Replacement)	Middle	22	2	0.00%	NA	NA
186	Henry G. Ferguson Elementary	Elementary	27A	9	0.00%	81.55%	60.0%

Resources:

FY2009 - FY2012 Capital Project Budget Reports
 FY2009 - FY2012 Funding Reports
 FY2012 Approved Projects Report - Aging School Program
 FY2013 Summary of Approvals of Project Planning and Funding
 FY2012 - 2017 Supplementary Appropriation (\$9 Million) Revised Request
 Proposed Comprehensive 2012 CIP Summer Projects Report June 14, 2012
 Dept. of Capital Programs: Project Assignments Report June 7, 2012
 Notes: Capital Programs: Project Updates Meeting May 31, 2012
 Construction Progress Report June 7, 2012
 FY2009 - FY2014 Capital Improvement Program: CIP Highlights Document
 FY2010 - FY2015 Capital Improvement Program: CIP Program Highlights
 FY2011 - FY2016 Approved Board CIP Dated October 3, 2009
 FY2012 - FY2017 Capital Improvement Program
 FY2012 Educational Facilities Master Plan
 FY2013 - FY2018 Capital Improvement Program
 Available Drawings and Specifications
 Available Electronic Project Document Files
 Bid Cost/Square Foot Analysis June 13, 2012
 O&M Work Orders July 2007- July 2012
 Fuel Tank Data December 2009
 Energy Performance Contract Report Week Ending 6/2/2102

Facility Executive Summary**Facility:** \Special Schools and Centers\C. Elizabeth Rieg Regional**Address:** 15542 Peach Walker Drive, Mitchellville, MD 20716**Attributes:**

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	23B
Original Building	Built in 1978, 45,132 S.F.
School Board District	5
School Grade	K-12th

General Information:

Function:	Special School or Center	Year Built:
Gross Area:	45,132 S.F.	Last Renovation:

Facility Description:

C. Elizabeth Rieg Center is a one-story, 45,132 square foot facility located on a 9-acre site close to I-495 (Capital Beltway) in Mitchellville, MD. The original building was constructed in 1978, with no additions constructed or major renovations performed since that time. The school has four temporary buildings on the site.

This school is part of the Special Education Inclusion Initiative. A major renovation of the school is being programmed for a 2017 construction completion that will re-purpose the facility as a Comprehensive Elementary School with a special education component.

ACCESSIBILITY ISSUES

The main entrances to the buildings comply with ADA accessibility guidelines. The main entrance has a ramp, curb cuts, wide doors for wheel chair access, and push button wall switches and automatic door openers. Wide door opening and toilet stalls include metal hand rails and are available in all of the gang restrooms. All programs in this one-story facility are handicap accessible.

A. SUBSTRUCTURE

The building typically rests on the slab-on-grade. The building does not have a basement or crawl spaces.

B. SHELL

The superstructure is load bearing masonry walls. The ceiling is framed with open web steel joist. The exterior enclosure is brick veneer over CMU and metal wall panels with glass embedded. Exterior windows are typically aluminum sash with fixed single-pane glazing. Exterior doors are hollow metal steel. All classrooms have an exterior door with panic hardware for emergency egress. The facility has low-slope built up roof with gravel ballast and metal (tin) sloping roof. The built-up roof was replaced in 1998.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors and a folding metal partition wall in the gymnasium. The interior doors, including fire doors with no fire ratings, are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black boards. There is a metal ladder to access the roof through the roof hatch.

Interior wall finishes are typically painted CMU walls. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT), carpet, and ceramic tiles. There is VAT floor finish in the corridors and several classrooms. There is carpet in the offices, guidance room, library, and six classrooms. There is ceramic tile floor finish in the restrooms. The overall ceiling finishes are typically suspended acoustical tiles. There is Tectum ceiling in gymnasium and paltered ceiling in the therapy tank (pool area).

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The toilets, including flush valves, were replaced throughout the building in 2007. Domestic water distribution is copper piping and the sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by gas-fired hot water heater with a water storage tank, which was installed in 2003.

HVAC

Heating is provided by two oil-fired boilers which were installed in 2007. There is a swimming pool that has a gas-fired water heater. Cooling is supplied by an air-cooled chiller, which was installed in 2001. There are also DX package through-wall HVAC units in the administrative area. The heating/cooling distribution system is a ductwork, and 2-pipe systems using air handlers, fan coil units, fin tube radiators and unit ventilators. Fresh air is supplied by unit ventilators and air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building does not have a fire sprinkler system, except in the boiler room and a small DW system in the woodshop. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel, which was installed in 1978. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, pendent-mounted fluorescent and some incandescent fixtures. Emergency power is provided by a stand-by generator and lighting is battery powered. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors, etc., and do not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and include dedicated space, closets or cabinets that are inadequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is not centrally monitored.

Other Electrical Systems: The building has an emergency generator with auto-transfer switch.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where four out of 45 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system.

Current Repair Cost: \$7,652,506.66**Replacement Cost:** \$12,974,008.82**FCI:** 58.98%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\C. Elizabeth Rieg Regional_Building

Attributes:

None

General Information:

Function:	Special School or Center	Year Built:	1978
Gross Area:	45,132 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$7,652,506.66	Replacement Cost: \$12,974,008.82	FCI: 58.98%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\C. Elizabeth Rieg Regional_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$287.47	S.F.	45,132	101	\$13,101,696	40	1983	1983	2008		\$7,652,506	\$12,974,008	59
Substructure	\$14.18	S.F.	45,132	100	\$639,778	100	1978				\$639,778	\$639,778	
Foundations	\$14.18	S.F.	45,132	100	\$639,778	100	1978				\$639,778	\$639,778	
Standard Foundations	\$4.76	S.F.	45,132	0	\$214,861	100	1978				\$214,861	\$214,861	
Slab on Grade	\$9.41	S.F.	45,132	0	\$424,917	100	1978				\$424,917	\$424,917	
Shell	\$62.42	S.F.	45,132	100	\$2,817,222	59	1985	2008	2010		\$320,576	\$2,817,222	11
Superstructure	\$19.27	S.F.	45,132	100	\$869,742	100	1978				\$869,742	\$869,742	
Roof Construction	\$19.27	S.F.	45,132	0	\$869,742	100	1978				\$869,742	\$869,742	
Exterior Enclosure	\$17.17	S.F.	45,132	100	\$775,011	71	1978	2008	2010		\$320,576	\$775,011	41
Exterior Walls	\$10.07	S.F.	45,132	0	\$454,435	100	1978				\$454,435	\$454,435	
Exterior Windows	\$4.32	S.F.	45,132	100	\$194,954	30	1978	2008	2010		\$194,954	\$194,954	100
Exterior Doors	\$2.78	S.F.	45,132	100	\$125,622	30	1978	2008			\$125,622	\$125,622	100
Roofing	\$25.98	S.F.	45,132	100	\$1,172,469	20	1998	2018			\$1,172,469	\$1,172,469	
Roof Coverings	\$25.80	S.F.	45,132	100	\$1,164,232	20	1998	2018			\$1,164,232	\$1,164,232	
Roof Openings	\$0.18	S.F.	45,132	100	\$8,237	20	1998	2018			\$8,237	\$8,237	
Interiors	\$46.78	S.F.	45,132	106	\$2,239,095	34	1982	1983			\$1,465,319	\$2,111,407	69
Interior Construction	\$16.53	S.F.	45,132	100	\$746,180	70	1978	1998			\$185,344	\$746,180	25
Partitions	\$9.61	S.F.	45,132	100	\$433,841	100	1978				\$433,841	\$433,841	
Concrete Block Partitions - Regular Weight	\$9.61	S.F.	45,132	100	\$433,841	100	1978				\$433,841	\$433,841	
Interior Doors	\$2.81	S.F.	45,132	100	\$126,995	40	1978	2018			\$126,995	\$126,995	
Fittings	\$4.11	S.F.	45,132	100	\$185,344	20	1978	1998			\$185,344	\$185,344	100
Interior Finishes	\$30.25	S.F.	45,132	109	\$1,492,915	16	1987	1983			\$1,279,975	\$1,365,227	94
Wall Finishes	\$5.95	S.F.	45,132	100	\$268,405	5	2005	2010			\$268,405	\$268,405	100
Paint	\$5.95	S.F.	45,132	100	\$268,405	5	2005	2010			\$268,405	\$268,405	100
Floor Finishes	\$14.55	S.F.	45,132	119	\$784,357	16	1978	1983			\$694,162	\$656,669	106
Carpet	\$7.04	S.F.	20,000	100	\$140,845	5	1978	1983			\$140,845	\$140,845	100
Ceramic Tile	\$18.04	S.F.	5,000	100	\$90,195	50	1978	2028			\$90,195	\$90,195	
VAT (Resilient Flooring)	\$21.14	S.F.	20,132	130	\$553,317	13	1978	1991			\$553,317	\$425,629	130
Ceiling Finishes	\$9.75	S.F.	45,132	100	\$440,153	23	1978	1991			\$317,408	\$440,153	72
Plaster Ceilings	\$12.27	S.F.	10,000	100	\$122,745	50	1978	2028			\$122,745	\$122,745	
Acoustical Ceilings	\$9.03	S.F.	35,132	100	\$317,408	13	1978	1991			\$317,408	\$317,408	100
Services	\$117.51	S.F.	45,132	100	\$5,303,573	30	1985	1993			\$3,693,142	\$5,303,573	70
Plumbing	\$15.83	S.F.	45,132	100	\$714,603	30	1984	2008			\$650,076	\$714,603	91
Low Flow Toilets	\$1.43	S.F.	45,132	100	\$64,527	30	2007	2037			\$64,527	\$64,527	
Plumbing Fixtures	\$11.45	S.F.	45,132	100	\$516,903	30	1978	2008			\$516,903	\$516,903	100
Domestic Water Distribution	\$0.81	S.F.	45,132	100	\$36,382	30	1978	2008			\$36,382	\$36,382	100
Sanitary Waste	\$1.25	S.F.	45,132	100	\$56,290	30	1978	2008			\$56,290	\$56,290	100
Rain Water Drainage	\$0.90	S.F.	45,132	100	\$40,501	30	1978	2008			\$40,501	\$40,501	100
HVAC	\$69.10	S.F.	45,132	100	\$3,118,577	30	1987	2008			\$2,456,831	\$3,118,577	79
Heat Generating Systems	\$8.09	S.F.	45,132	100	\$365,196	30	2007	2037			\$365,196	\$365,196	
Boilers	\$8.09	S.F.	45,132	100	\$365,196	30	2007	2037			\$365,196	\$365,196	
Cooling Generating Systems	\$6.57	S.F.	45,132	100	\$296,550	30	2001	2031			\$296,550	\$296,550	
Chilled Water, Air Cooled Condenser Systems	\$6.57	S.F.	45,132	100	\$296,550	30	2001	2031			\$296,550	\$296,550	
Distribution Systems	\$15.00	S.F.	45,132	100	\$676,847	30	1978	2008			\$676,847	\$676,847	100
Terminal & Package Units	\$36.99	S.F.	45,132	100	\$1,669,465	30	1978	2008			\$1,669,465	\$1,669,465	100
Controls & Instrumentation	\$1.37	S.F.	45,132	100	\$61,781	30	1978	2008			\$61,781	\$61,781	100
Systems Testing & Balancing	\$1.08	S.F.	45,132	100	\$48,738	30	1978	2008			\$48,738	\$48,738	100
Fire Protection	\$5.63	S.F.	45,132	100	\$253,989	30	1978	2008			\$253,989	\$253,989	100
Sprinklers	\$5.63	S.F.	45,132	100	\$253,989	30	1978	2008			\$253,989	\$253,989	100
Electrical	\$26.95	S.F.	45,132	100	\$1,216,404	29	1985	1993			\$332,246	\$1,216,404	27
Electrical Service/Distribution	\$2.48	S.F.	45,132	100	\$111,893	30	1978	2008			\$111,893	\$111,893	100
Lighting and Branch Wiring	\$19.59	S.F.	45,132	100	\$884,158	30	2006	2036			\$884,158	\$884,158	
Communications and Security	\$3.89	S.F.	45,132	100	\$175,733	30	1978	2008			\$175,733	\$175,733	100
Other Electrical Systems	\$0.99	S.F.	45,132	100	\$44,620	15	1978	1993			\$44,620	\$44,620	100
Equipment & Furnishings	\$7.49	S.F.	45,132	100	\$337,862	25	1978	1993			\$337,862	\$337,862	100
Equipment	\$7.49	S.F.	45,132	100	\$337,862	25	1978	1993			\$337,862	\$337,862	100
Institutional Equipment	\$2.71	S.F.	45,132	100	\$122,189	15	1978	1993			\$122,189	\$122,189	100
Other Equipment	\$4.78	S.F.	45,132	100	\$215,673	30	1978	2008			\$215,673	\$215,673	100
Food Service Equipment	\$215,672.92	SYSTE M	1	100	\$215,673	30	1978	2008			\$215,673	\$215,673	100
Special Construction	\$34.03	S.F.	45,132	100	\$1,535,632	30	1978	2008	2008		\$1,640,839	\$1,535,632	107
Special Construction	\$34.03	S.F.	45,132	100	\$1,535,632	30	1978	2008	2008		\$1,640,839	\$1,535,632	107
Swimming Pool	\$255.94	S.F.	6,000	100	\$1,535,632	30	1978	2008	2008		\$1,535,632	\$1,535,632	100
ADA Compliance			0	0		0	0				\$105,207	\$105,207	
Building Sitework	\$5.06	S.F.	45,132	100	\$228,534	30	1978	2008	2015		\$194,768	\$228,534	85
Site Improvements	\$2.98	S.F.	45,132	100	\$134,423	30	1978	2008	2015		\$100,657	\$134,423	75

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$2,236.83	Ea.	45	100	\$100,657	30	1978	2008			\$100,657	\$100,657	100
Pedestrian Paving	\$33.77	L.F.	1,000	100	\$33,766	30	1978	2008	2015	3		\$33,766	
Site Mechanical Utilities	\$2.09	S.F.	45,132	100	\$94,111	30	1978	2008			\$94,111	\$94,111	100
Fuel Distribution	\$2.09	S.F.	45,132	100	\$94,111	30	1978	2008			\$94,111	\$94,111	100
NG Supply	\$0.11	S.F.	45,132	100	\$4,805	30	1978	2008			\$4,805	\$4,805	100
Propane Tank	\$5,955.69	SYSTE M	1	100	\$5,956	30	1978	2008			\$5,956	\$5,956	100
Underground Tank	\$83,350.30	SYSTE M	1	100	\$83,350	30	1978	2008			\$83,350	\$83,350	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Special Schools and Centers\C. Elizabeth Rieg Regional_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,652,507			\$36,897		\$474,432	\$1,551,629				\$549,997
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$320,576						\$1,399,990				
Superstructure											
Roof Construction											
Exterior Enclosure	\$320,576										
Exterior Walls											
Exterior Windows	\$194,954										
Exterior Doors	\$125,622										
Roofing							\$1,399,990				
Roof Coverings							\$1,390,154				
Roof Openings							\$9,836				
Interiors	\$1,465,319					\$474,432	\$151,638				\$549,997
Interior Construction	\$185,344						\$151,638				
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors							\$151,638				
Fittings	\$185,344										
Interior Finishes	\$1,279,975					\$474,432					\$549,997
Wall Finishes	\$268,405					\$311,155					\$360,714
Paint	\$268,405					\$311,155					\$360,714
Floor Finishes	\$694,162					\$163,277					\$189,283
Carpet	\$140,845					\$163,277					\$189,283
Ceramic Tile											
VAT (Resilient Flooring)	\$553,317										
Ceiling Finishes	\$317,408										
Plaster Ceilings											
Acoustical Ceilings	\$317,408										
Services	\$3,693,143										
Plumbing	\$650,075										
Low Flow Toilets											
Plumbing Fixtures	\$516,903										
Domestic Water Distribution	\$36,382										
Sanitary Waste	\$56,290										
Rain Water Drainage	\$40,501										
HVAC	\$2,456,832										
Heat Generating Systems											
Boilers											
Cooling Generating Systems											
Chilled Water, Air Cooled											
Condenser Systems											
Distribution Systems	\$676,847										
Terminal & Package Units	\$1,669,465										
Controls & Instrumentation	\$61,781										
Systems Testing & Balancing	\$48,738										
Fire Protection	\$253,989										
Sprinklers	\$253,989										
Electrical	\$332,246										
Electrical Service/Distribution	\$111,893										
Lighting and Branch Wiring											
Communications and Security	\$175,733										
Other Electrical Systems	\$44,620										
Equipment & Furnishings	\$337,862										
Equipment	\$337,862										
Institutional Equipment	\$122,189										
Other Equipment	\$215,673										
Food Service Equipment	\$215,673										
Special Construction	\$1,640,839										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\C. Elizabeth Rieg Regional_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$5,031,234 \$82,592	\$2,621,273 \$43,030	\$7,652,507 \$125,622	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are hollow metal steel that are in fair to poor condition, with rust and damaged weather-stripping and are difficult to operate, especially in pool area and in the courtyard where water comes in through the doors.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$121,856	\$63,487	\$185,344	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards that are old and in fair condition. All of the old toilet accessories are beyond their useful life and need to be replaced.
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$92,600	\$48,245	\$140,845	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices, guidance room, library, and six classrooms is old, beyond useful life, and in poor condition (worn and stained).
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$363,785	\$189,532	\$553,317	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 12x12 vinyl asbestos tile floor finish in corridors and several classrooms are in fair to poor condition (beyond useful life, worn, and cracked).
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$208,684	\$108,724	\$317,408	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling tiles are in fair to poor condition (stained and warped due to leaks from supply pipes).
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$66,178	\$34,479	\$100,657	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair to poor condition with several patches, with cracks, pot holes, and uneven surfaces.
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$445,002	\$231,846	\$676,847	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$40,619	\$21,162	\$61,781	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$32,044	\$16,695	\$48,738	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$166,988	\$87,001	\$253,989	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$73,565	\$38,327	\$111,893	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$115,538	\$60,195	\$175,733	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$29,336	\$15,284	\$44,620	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$54,800	\$28,551	\$83,350	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$3,159	\$1,646	\$4,805	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$80,335	\$41,855	\$122,189	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$141,797	\$73,876	\$215,673	Necessary- 2-5 Yrs	Deferred Maintenance
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$23,920	\$12,462	\$36,382	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$26,628	\$13,873	\$40,501	Necessary- 2-5 Yrs	Deferred Maintenance
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$37,008	\$19,281	\$56,290	Necessary- 2-5 Yrs	Deferred Maintenance
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$339,844	\$177,059	\$516,903	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,097,610	\$571,855	\$1,669,465	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$3,916	\$2,040	\$5,956	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	45,132	S.F.	\$69,169	\$36,037	\$105,207	Does Not Meet Current Code/Standards	ADA / Accessibility
F1010	Swimming Pool	System	Beyond Useful Life	Renew System	1	Ea.	\$1,009,620	\$526,012	\$1,535,632	Necessary- 2-5 Yrs	Deferred Maintenance
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$128,175	\$66,779	\$194,954	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$176,466	\$91,939	\$268,405	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary

Facility: \Special Schools and Centers\Chapel Forge ECC**Address:** 12711 Milan Way, Bowie, MD 20715**Attributes:**

School Area	1
Congressional	5
County Council	4
Historical Building	No
Legislative	23A
Original Building	Built in 1969, 50,373 S.F.
School Board District	5
School Grade	Pre-K

General Information:

Function:	Special School or Center
Gross Area:	50,373 S.F.

Year Built:**Last Renovation:****Facility Description:**

Chapel Forge Early Childhood Center is a single-story, 50,373 square foot facility located on a 10.1-acre site close to MD Route 197 in Bowie, MD. The original building was constructed in 1969, with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Access ramp to the main entrance lacks change of color and texture and may not have recommended gradient. Main entrance hardware, interior signage, doors, and toilet accessories need to be improved to facilitate handicapped accessibility.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is hard board material with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Roofing, which was replaced in 2000, is typically low-slope with built-up roof and standing seam metal along the perimeter.

C. INTERIORS

Interior partition wall types typically include a combination of painted CMU, glazed blocks, and movable walls. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving and toilet partitions. The interior wall finishes are typically ceramic tile. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, carpet, and vinyl asbestos tiles. Floor finishes in assignable spaces are typically ceramic tile, vinyl tile, carpet, and vinyl asbestos tiles. During the 2008 assessment it was noted in the A.H.E.R.A. Management Plan that the school contains 27,525 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels. Also according to the A.H.E.R.A. Management Plan, the school contains 32,500 square feet of asbestos containing needlepoint ceiling tiles.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

The plumbing fixtures are original. Domestic water distribution is copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. The sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has a partial sprinkler system.

HVAC

Heating is provided by two steam, oil fired boilers that supply ceiling mounted fan coil units, air handlers, fin tube radiators and terminal units throughout the building. Cooling is provided an air cooled chiller with condenser on the roof. Distribution is a 2-pipe system to air handlers, fan coil units, and terminal units. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Most of the distribution system is original. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a new diesel fired emergency generator.

Communication and Security

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. The system is inadequate, obsolete, does not comply with ADA or life safety requirements, and should be replaced. Telephone and data systems are combined, not located in a dedicated closet, and does not have an independent cooling system. The security system consists of motion sensors and is inadequate.

Facility Executive Summary

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where three out of 76 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The building has an underground fuel storage tank that was installed in 1969.

Current Repair Cost: \$9,648,524.79**Replacement Cost:** \$14,024,233.75**FCI:** 68.80%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\Chapel Forge ECC_Building

Attributes:

None

General Information:

Function:	Special School or Center	Year Built:	1969
Gross Area:	50,373 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$9,648,524.79	Replacement Cost: \$14,024,233.75	FCI: 68.80%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\Chapel Forge ECC_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$276.26	S.F.	50,373	101	\$14,107,733	39	1973	1974	2008		\$9,540,491	\$13,916,198	69
Substructure	\$15.56	S.F.	50,373	100	\$783,795	100	1969					\$783,795	
Foundations	\$15.56	S.F.	50,373	100	\$783,795	100	1969					\$783,795	
Standard Foundations	\$5.22	S.F.	50,373	0	\$262,797	100	1969					\$262,797	
Slab on Grade	\$10.34	S.F.	50,373	0	\$520,998	100	1969					\$520,998	
Shell	\$68.25	S.F.	50,373	100	\$3,437,820	59	1975	1999			\$392,281	\$3,437,820	11
Superstructure	\$21.14	S.F.	50,373	100	\$1,064,981	100	1969					\$1,064,981	
Roof Construction	\$21.14	S.F.	50,373	0	\$1,064,981	100	1969					\$1,064,981	
Exterior Enclosure	\$18.81	S.F.	50,373	100	\$947,757	71	1969	1999			\$392,281	\$947,757	41
Exterior Walls	\$11.03	S.F.	50,373	0	\$555,476	100	1969					\$555,476	
Exterior Windows	\$4.75	S.F.	50,373	100	\$239,046	30	1969	1999			\$239,046	\$239,046	100
Exterior Doors	\$3.04	S.F.	50,373	100	\$153,235	30	1969	1999			\$153,235	\$153,235	100
Roofing	\$28.29	S.F.	50,373	100	\$1,425,082	20	2000	2020				\$1,425,082	
Roof Coverings	\$28.29	S.F.	50,373	100	\$1,425,082	20	2000	2020				\$1,425,082	
Interiors	\$53.03	S.F.	50,373	107	\$2,862,571	33	1975	1974	2008		\$1,780,996	\$2,671,036	67
Interior Construction	\$18.15	S.F.	50,373	100	\$914,503	67	1969	1989	2008		\$382,320	\$914,503	42
Partitions	\$10.56	S.F.	50,373	100	\$532,183	95	1969	2019				\$532,183	
Concrete Block Partitions - Regular Weight	\$10.54	S.F.	45,336	0	\$477,865	100	1969					\$477,865	
Drywall Partitions/Metal Stud Framing	\$10.78	S.F.	5,037	100	\$54,318	50	1969	2019				\$54,318	
Interior Doors	\$3.09	S.F.	50,373	100	\$155,533	40	1969	2009	2008		\$155,533	\$155,533	100
Fittings	\$4.50	S.F.	50,373	100	\$226,787	20	1969	1989			\$226,787	\$226,787	100
Interior Finishes	\$34.87	S.F.	50,373	111	\$1,948,068	17	1981	1974			\$1,398,676	\$1,756,533	80
Wall Finishes	\$7.86	S.F.	50,373	100	\$395,806	14	1969	1974			\$395,806	\$395,806	100
Paint	\$6.53	S.F.	42,817	100	\$279,385	5	1969	1974			\$279,385	\$279,385	100
Tile	\$15.41	S.F.	7,556	100	\$116,421	35	1969	2004			\$116,421	\$116,421	100
Floor Finishes	\$17.10	S.F.	50,373	122	\$1,052,717	14	1969	1974			\$1,002,870	\$861,182	116
Carpet	\$7.74	S.F.	2,519	100	\$19,502	5	1969	1974			\$19,502	\$19,502	100
Ceramic Tile	\$19.79	S.F.	2,519	100	\$49,847	50	1969	2019				\$49,847	
Concrete	\$3.73	S.F.	1,511	100	\$5,631	10	1969	1979			\$5,631	\$5,631	100
VAT (Resilient Flooring)	\$23.20	S.F.	27,525	130	\$829,984	13	1969	1982			\$829,984	\$638,449	130
VCT	\$9.07	S.F.	16,299	100	\$147,753	10	1969	1979			\$147,753	\$147,753	100
Ceiling Finishes	\$9.92	S.F.	50,373	100	\$499,545	25	2006	2031				\$499,545	
Services	\$125.77	S.F.	50,373	100	\$6,335,487	25	1972	1979			\$6,561,730	\$6,335,487	104
Plumbing	\$15.80	S.F.	50,373	100	\$796,054	30	1969	1999			\$796,054	\$796,054	100
Plumbing Fixtures	\$12.55	S.F.	50,373	100	\$632,093	30	1969	1999			\$632,093	\$632,093	100
Domestic Water Distribution	\$0.90	S.F.	50,373	100	\$45,204	30	1969	1999			\$45,204	\$45,204	100
Sanitary Waste	\$1.38	S.F.	50,373	100	\$69,722	30	1969	1999			\$69,722	\$69,722	100
Rain Water Drainage	\$0.97	S.F.	50,373	100	\$49,035	30	1969	1999			\$49,035	\$49,035	100
HVAC	\$75.21	S.F.	50,373	100	\$3,788,727	22	1969	1979			\$4,021,099	\$3,788,727	106
Heat Generating Systems	\$8.88	S.F.	50,373	100	\$447,445	30	1969	1999			\$676,128	\$447,445	151
Cooling Generating Systems	\$11.16	S.F.	50,373	100	\$562,371	30	1969	1999			\$562,371	\$562,371	100
Distribution Systems	\$16.46	S.F.	50,373	100	\$829,000	30	1969	1999			\$829,000	\$829,000	100
Terminal & Package Units	\$36.02	S.F.	50,373	100	\$1,814,298	15	1969	1984			\$1,817,987	\$1,814,298	100
Controls & Instrumentation	\$1.51	S.F.	50,373	100	\$75,851	20	1969	1989			\$75,851	\$75,851	100
Systems Testing & Balancing	\$1.19	S.F.	50,373	100	\$59,762	10	1969	1979			\$59,762	\$59,762	100
Fire Protection	\$6.16	S.F.	50,373	100	\$310,300	30	1969	1999			\$310,300	\$310,300	100
Sprinklers	\$6.16	S.F.	50,373	100	\$310,300	30	1969	1999			\$310,300	\$310,300	100
Electrical	\$28.59	S.F.	50,373	100	\$1,440,406	30	1979	1999			\$1,434,277	\$1,440,406	100
Electrical Service/Distribution	\$2.72	S.F.	50,373	100	\$137,145	30	1969	1999			\$137,145	\$137,145	100
Lighting and Branch Wiring	\$21.48	S.F.	50,373	100	\$1,081,837	30	1969	1999			\$1,081,837	\$1,081,837	100
Communications and Security	\$4.27	S.F.	50,373	100	\$215,295	30	1969	1999			\$215,295	\$215,295	100
Other Electrical Systems	\$0.12	S.F.	50,373	100	\$6,129	15	2008	2023				\$6,129	
Equipment & Furnishings	\$8.66	S.F.	50,373	100	\$436,228	25	1969	1984			\$436,228	\$436,228	100
Equipment	\$8.66	S.F.	50,373	100	\$436,228	25	1969	1984			\$436,228	\$436,228	100
Institutional Equipment	\$2.97	S.F.	50,373	100	\$149,404	15	1969	1984			\$149,404	\$149,404	100
Other Equipment	\$5.69	S.F.	50,373	100	\$286,824	30	1969	1999			\$286,824	\$286,824	100
Food Service Equipment, EACH	\$286,824.10	SYSTE M	1	100	\$286,824	30	1969	1999			\$286,824	\$286,824	100
Special Construction			0			0	0				\$117,424		
Special Construction			0			0	0				\$117,424		
ADA Compliance			0	0		0	0				\$117,424		
Building Sitework	\$5.00	S.F.	50,373	100	\$251,832	30	1969	1999			\$251,832	\$251,832	100
Site Improvements	\$4.89	S.F.	50,373	100	\$246,469	30	1969	1999			\$246,469	\$246,469	100
Parking Lots	\$2,220.66	Each	76	100	\$168,770	30	1969	1999			\$168,770	\$168,770	100
Pedestrian Paving	\$37.64	L.F.	2,064	100	\$77,699	30	1969	1999			\$77,699	\$77,699	100
Site Mechanical Utilities	\$0.11	S.F.	50,373	100	\$5,363	30	1969	1999			\$5,363	\$5,363	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	50,373	100	\$5,363	30	1969	1999			\$5,363	\$5,363	100
Gas Service Piping	\$0.11	S.F.	50,373	100	\$5,363	30	1969	1999			\$5,363	\$5,363	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\Chapel Forge ECC_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,343,540 \$157,164	\$3,304,985 \$81,882	\$9,648,525 \$239,046	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$100,746	\$52,489	\$153,235	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$149,104	\$77,683	\$226,787	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$183,685	\$95,700	\$279,385	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$76,542	\$39,879	\$116,421	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$97,142	\$50,611	\$147,753	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$12,822	\$6,680	\$19,502	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$3,702	\$1,929	\$5,631	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$415,577	\$216,516	\$632,093	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$29,720	\$15,484	\$45,204	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$32,239	\$16,796	\$49,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$45,839	\$23,882	\$69,722	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,192,833	\$621,466	\$1,814,298	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$294,178	\$153,267	\$447,445	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030		Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$369,738	\$192,633	\$562,371	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$545,036	\$283,964	\$829,000	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$49,869	\$25,982	\$75,851	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$39,291	\$20,471	\$59,762	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$204,011	\$106,290	\$310,300	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$90,168	\$46,977	\$137,145	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$711,267	\$370,570	\$1,081,837	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$141,548	\$73,747	\$215,295	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,526	\$1,837	\$5,363	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$110,960	\$57,810	\$168,770	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$51,084	\$26,615	\$77,699	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necessary- 2-5 Yrs	Functional Adequacy	Server room lacks independent cooling.
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$545,683	\$284,301	\$829,984	Necessary- 2-5 Yrs	Deferred Maintenance	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$102,257	\$53,276	\$155,533	Necessary- 2-5 Yrs	Deferred Maintenance	
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades-Refrigerant Equip in Blr Room	1	SYSTEM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/Standards	Compliance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$98,227	\$51,176	\$149,404	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$188,576	\$98,248	\$286,824	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	50,373	S.F.	\$77,202	\$40,222	\$117,424	Does Not Meet Current Code/Standards	ADA / Accessibility	

Facility Executive Summary

Facility: \Special Schools and Centers\Francis R. Fuchs ECC**Address:** 11011 Cherry Hill Road, Beltsville, MD 20705**Attributes:**

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1965, 28,397 S.F.
School Addition 1	Built in 1966, 18,236 S.F.
School Board District	1
School Grade	Pre-K

General Information:

Function:	Special School or Center
Gross Area:	46,633 S.F.

Year Built:**Last Renovation:****Facility Description:**

Frances R. Fuchs Early Childhood Center is a one-story, 46,633 square foot facility located on a 12.1-acre site close to I-495 (Capital Beltway) in Beltsville, MD. The original building was constructed in 1965 and one addition was constructed in 1966, with major renovation done in 1983.

ACCESSIBILITY ISSUES

The facility is generally not in compliance with ADA requirements. The only ramp to the building is located in the rear and did not have proper safety measures in place. The entrance lacks proper hardware for the handicapped and only two toilets were observed to comply with ADA requirements during the 2008 assessment.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU and glass blocks around windows area. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are aluminum. Roofing, which was replaced in 1998, is typically low-slope with built-up roof with standing seam metal along the eaves and over glass block walls.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, shelving, handrails and toilet partitions. The interior wall finishes are typically tile and glazed blocks. Floor finishes in common areas is typically ceramic tile, vinyl asbestos tiles, and carpet. Floor finishes in assignable spaces is typically carpet and vinyl asbestos tiles. During the 2008 assessment it was noted in the A.H.E.R.A. Management Plan that the school contains 41,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically plastered and suspended acoustical panels, which were installed in 2006. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

The plumbing fixtures are original, except for the low flow toilets, which were recently installed. Domestic water distribution is copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system except in janitors closets and the stage area in the multipurpose room.

HVAC

Heating is provided by two dual fired steam boilers that supply ceiling mounted fan coil units, fin tube radiators and terminal units throughout the building. Cooling is provided an air cooled chiller. Distribution is a 2-pipe system to fan coil units. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. A separate transformer provides service to the air cooled chiller. Lighting has been upgraded to electronic ballast and T-8 lamps and light levels are adequate. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a propane fired emergency generator.

Communication and Security

Facility Executive Summary

The system consists of visual/audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings. Kitchen/food service equipment upgrades were planned for Summer 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 56 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The fuel oil tank lacks leak detection and level indication.

Current Repair Cost: \$7,893,104.75**Replacement Cost:** \$12,884,610.95**FCI:** 61.26%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\Francis R. Fuchs ECC_Building

Attributes:

None

General Information:

Function:	Special School or Center	Year Built:	1965
Gross Area:	46,633 S.F.	Last Renovation:	1983

Facility Description:

Current Repair Cost: \$7,893,104.75	Replacement Cost: \$12,884,610.95	FCI: 61.26%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\Francis R. Fuchs ECC_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$274.44	S.F.	46,633	102	\$13,078,930	38	1971	1970	2008		\$7,806,274	\$12,797,780	61
Substructure	\$13.52	S.F.	46,633	100	\$630,557	100	1965					\$630,557	
Foundations	\$13.52	S.F.	46,633	100	\$630,557	100	1965					\$630,557	
Standard Foundations	\$3.86	S.F.	46,633	0	\$180,159	100	1965					\$180,159	
Slab on Grade	\$9.66	S.F.	46,633	0	\$450,398	100	1965					\$450,398	
Shell	\$63.84	S.F.	46,633	100	\$2,976,881	59	1972	1995			\$340,458	\$2,976,881	11
Superstructure	\$19.77	S.F.	46,633	100	\$922,074	100	1965					\$922,074	
Roof Construction	\$19.77	S.F.	46,633	0	\$922,074	100	1965					\$922,074	
Exterior Enclosure	\$17.61	S.F.	46,633	100	\$821,355	71	1965	1995			\$340,458	\$821,355	41
Exterior Walls	\$10.31	S.F.	46,633	0	\$480,897	100	1965					\$480,897	
Exterior Windows	\$4.44	S.F.	46,633	100	\$207,112	30	1965	1995			\$207,112	\$207,112	100
Exterior Doors	\$2.86	S.F.	46,633	100	\$133,346	30	1965	1995			\$133,346	\$133,346	100
Roofing	\$26.45	S.F.	46,633	100	\$1,233,452	20	1998	2018				\$1,233,452	
Roof Coverings	\$26.45	S.F.	46,633	100	\$1,233,452	20	1998	2018				\$1,233,452	
Interiors	\$65.21	S.F.	46,633	109	\$3,322,153	33	1970	1970	2009		\$1,922,025	\$3,041,003	63
Interior Construction	\$27.30	S.F.	46,633	101	\$1,287,301	59	1965	1985			\$331,238	\$1,273,172	26
Partitions	\$10.10	S.F.	46,633	103	\$485,096	40	1965	2005				\$470,967	
Partitions	\$10.10	S.F.	46,633	100	\$470,967	100	1965	2065				\$470,967	
Concrete Block Partitions - Regular Weight	\$10.10	S.F.	46,633	0	\$470,967	100	1965	2065				\$470,967	
Interior Doors	\$2.89	S.F.	46,633	100	\$134,765	40	1965	2005			\$134,765	\$134,765	100
Fittings	\$4.21	S.F.	46,633	100	\$196,473	20	1965	1985			\$196,473	\$196,473	100
Stairs	\$1.03	S.F.	46,633	100	\$48,232	50	1965	2015	2009		\$48,232	\$48,232	100
Stair Construction	\$1.03	S.F.	46,633	100	\$48,232	50	1965	2015	2009		\$48,232	\$48,232	100
Stairs	\$1.03	S.F.	46,633	100	\$48,232	50	1965	2015	2009		\$48,232	\$48,232	100
Interior Finishes	\$36.88	S.F.	46,633	116	\$1,986,620	16	1979	1970			\$1,542,555	\$1,719,599	90
Wall Finishes	\$7.76	S.F.	46,633	100	\$361,882	16	1965	1970			\$361,882	\$361,882	100
Paint	\$6.10	S.F.	37,306	100	\$227,537	5	1965	1970			\$227,537	\$227,537	100
Tile	\$14.40	S.F.	9,327	100	\$134,345	35	1965	2000			\$134,345	\$134,345	100
Floor Finishes	\$20.22	S.F.	46,633	128	\$1,209,805	14	1965	1970			\$1,180,673	\$942,784	125
Carpet	\$7.22	S.F.	3,264	100	\$23,582	5	1965	1970			\$23,582	\$23,582	100
Ceramic Tile	\$18.51	S.F.	1,399	100	\$25,896	50	1965	2015				\$25,896	
Concrete	\$3.47	S.F.	933	100	\$3,236	10	1965	1975				\$3,236	
VAT (Resilient Flooring)	\$21.69	S.F.	41,037	130	\$1,157,091	13	1965	1978			\$1,157,091	\$890,070	130
Ceiling Finishes	\$8.90	S.F.	46,633	100	\$414,933	25	2006	2031				\$414,933	
Services	\$119.57	S.F.	46,633	100	\$5,575,712	24	1972	1975			\$4,861,459	\$5,575,712	87
Plumbing	\$16.24	S.F.	46,633	100	\$757,519	30	1973	1995			\$688,718	\$757,519	91
Low Flow Toilets	\$1.48	S.F.	46,633	100	\$68,801	30	2007	2037				\$68,801	
Plumbing Fixtures	\$11.73	S.F.	46,633	100	\$546,861	30	1965	1995			\$546,861	\$546,861	100
Domestic Water Distribution	\$0.84	S.F.	46,633	100	\$39,011	30	1965	1995			\$39,011	\$39,011	100
Sanitary Waste	\$1.29	S.F.	46,633	100	\$60,289	30	1965	1995			\$60,289	\$60,289	100
Rain Water Drainage	\$0.91	S.F.	46,633	100	\$42,557	30	1965	1995			\$42,557	\$42,557	100
HVAC	\$70.85	S.F.	46,633	100	\$3,303,863	21	1970	1975			\$2,988,939	\$3,303,863	90
Heat Generating Systems	\$8.29	S.F.	46,633	100	\$386,562	30	1965	1995			\$386,562	\$386,562	100
Cooling Generating Systems	\$6.75	S.F.	46,633	100	\$314,924	30	1997	2027				\$314,924	
Distribution Systems	\$15.38	S.F.	46,633	100	\$717,090	30	1965	1995			\$717,090	\$717,090	100
Terminal & Package Units	\$37.92	S.F.	46,633	100	\$1,768,255	15	1965	1980			\$1,768,255	\$1,768,255	100
Controls & Instrumentation	\$1.40	S.F.	46,633	100	\$65,254	20	1965	1985			\$65,254	\$65,254	100
Systems Testing & Balancing	\$1.11	S.F.	46,633	100	\$51,778	10	1965	1975			\$51,778	\$51,778	100
Fire Protection	\$5.75	S.F.	46,633	100	\$268,111	30	1965	1995			\$268,111	\$268,111	100
Sprinklers	\$5.75	S.F.	46,633	100	\$268,111	30	1965	1995			\$268,111	\$268,111	100
Electrical	\$26.72	S.F.	46,633	100	\$1,246,219	27	1973	1980			\$915,691	\$1,246,219	73
Electrical Service/Distribution	\$2.54	S.F.	46,633	100	\$118,451	30	1965	1995			\$118,451	\$118,451	100
Branch Wiring	\$12.99	S.F.	46,633	100	\$605,732	30	1965	1995			\$605,732	\$605,732	100
Lighting	\$7.09	S.F.	46,633	100	\$330,528	20	2007	2027				\$330,528	
Communications and Security	\$4.00	S.F.	46,633	100	\$186,543	30	1965	1995			\$186,543	\$186,543	100
Other Electrical Systems	\$0.11	S.F.	46,633	100	\$4,965	15	1965	1980			\$4,965	\$4,965	100
Equipment & Furnishings	\$7.53	S.F.	46,633	100	\$350,949	24	1965	1980			\$350,949	\$350,949	100
Equipment	\$7.53	S.F.	46,633	100	\$350,949	24	1965	1980			\$350,949	\$350,949	100
Institutional	\$2.78	S.F.	46,633	100	\$129,800	15	1965	1980			\$129,800	\$129,800	100
Other Equipment	\$4.74	S.F.	46,633	100	\$221,149	30	1965	1995			\$221,149	\$221,149	100
Food Service Equipment, EACH	\$221,149.34	SYSTEM	1	100	\$221,149	30	1965	1995			\$221,149	\$221,149	100
Special Construction			0			0	0				\$108,705		
Special Construction			0			0	0				\$108,705		
ADA Compliance			0	0		0	0				\$108,705		
Building Sitework	\$4.78	S.F.	46,633	100	\$222,678	30	1965	1995	2008		\$222,678	\$222,678	100
Site Improvements	\$4.02	S.F.	46,633	100	\$187,294	30	1965	1995	2008		\$187,294	\$187,294	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$2,293.62	Each	56	100	\$128,443	30	1965	1995	2008		\$128,443	\$128,443	100
Pedestrian Paving	\$34.62	L.F.	1,700	100	\$58,851	30	1965	1995	2008		\$58,851	\$58,851	100
Site Mechanical Utilities	\$0.76	S.F.	46,633	100	\$35,384	30	1965	1995			\$35,384	\$35,384	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	46,633	100	\$4,965	30	1965	1995			\$4,965	\$4,965	100
Gas Service Piping	\$0.11	S.F.	46,633	100	\$4,965	30	1965	1995			\$4,965	\$4,965	100
Propane	\$30,419.50	SYSTEM	1	100	\$30,419	30	1965	1995			\$30,419	\$30,419	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Special Schools and Centers\Francis R. Fuchs ECC_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\Francis R. Fuchs ECC_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$5,189,418 \$136,168	\$2,703,687 \$70,944	\$7,893,105 \$207,112	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$87,670	\$45,676	\$133,346	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$88,603	\$46,162	\$134,765	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$129,173	\$67,299	\$196,473	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$149,597	\$77,940	\$227,537	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$88,327	\$46,018	\$134,345	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System		1	Ea.	\$760,744	\$396,348	\$1,157,091	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$15,504	\$8,078	\$23,582	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$359,540	\$187,321	\$546,861	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$25,648	\$13,363	\$39,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$27,980	\$14,577	\$42,557	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$39,638	\$20,651	\$60,289	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,162,561	\$605,694	\$1,768,255	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$254,150	\$132,412	\$386,562	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$471,460	\$245,630	\$717,090	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$42,902	\$22,352	\$65,254	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$34,042	\$17,736	\$51,778	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$176,273	\$91,838	\$268,111	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$77,877	\$40,574	\$118,451	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$398,246	\$207,486	\$605,732	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$122,645	\$63,898	\$186,543	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,264	\$1,701	\$4,965	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$85,338	\$44,461	\$129,800	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$57,088	\$29,743	\$86,831	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,264	\$1,701	\$4,965	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$20,000	\$10,420	\$30,419	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$84,446	\$43,997	\$128,443	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$38,692	\$20,159	\$58,851	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$145,397	\$75,752	\$221,149	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	46,633	S.F.	\$71,470	\$37,236	\$108,705	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$31,710	\$16,521	\$48,232	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Special Schools and Centers\H. Winship Wheatley ECC**Address:** 1200 Ritchie Road, Forestville, MD 20743**Attributes:**

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1970, 56,252 S.F.
School Addition 1	Built in 1972, 22,695 S.F.
School Addition 2	Built in 1983, 6,935 S.F.
School Board District	6
School Grade	PreK-5th

General Information:

Function:	Special School or Center
Gross Area:	85,882 S.F.

Year Built:**Last Renovation:****Facility Description:**

The H. Winship Wheatley Special Center is a single-story, 85,882 square foot facility located on a 17.7-acre site close to the I-95/I-495 freeways in Capitol Heights, MD. The original building was constructed in 1970, an addition was constructed in 1972, and major renovations were performed in 1983. The site has ten portable classroom buildings.

ACCESSIBILITY ISSUES

The facility seems to generally comply with ADA requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of concrete masonry with brick veneer. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof; the entire roof was replaced in 2011.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, lockers, shelving and toilet partitions. The interior wall finishes are typically tile and glazed blocks. Floor finishes in common areas are typically vinyl composition tile, carpet and VAT resilient tiles. Floor finishes in assignable spaces is typically ceramic tile vinyl tile, carpet and VAT resilient tiles. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, suspended acoustical panels and exposed deck.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

The plumbing fixtures are original, except for the low flow toilets which were recently installed. Domestic water distribution is copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. The building has a sprinkler system.

HVAC

Heating is provided from three mechanical rooms by a combination of dual fuel boilers and roof mounted gas fired package units. Cooling is provided a scroll chiller with cooling tower, roof mounted multi-zone air handlers, roof mounted package units, and terminal units in the spaces. During the 2008 assessment, safety and code issues were noted involving the chiller in a fired equipment room. Fresh air is supplied by package units and air handlers. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

120/208 volt electrical service enters the building at two main panels. Minor circuit additions have been installed to address air conditioning and computer circuits, but most of the system is original. Lighting has been upgraded to electronic ballasts and T-8 lamps. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a propane fired emergency generator.

Communication and Security

Facility Executive Summary

The system consists of visual/audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings. Kitchen/food service equipment upgrades were planned for Summer 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 85 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school does not have a fuel oil tank; it uses natural gas and propane.

Current Repair Cost: \$13,350,213.64**Replacement Cost:** \$24,213,013.22**FCI:** 55.14%

Prince George County Public Schools

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eCOMET Facility Report

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Facility Executive Summary

Facility: \Special Schools and Centers\H. Winship Wheatley ECC_Building

Attributes:

None

General Information:

Function:

Special School or Center

Year Built:

1973

Gross Area:

85,882 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$13,350,213.64

Replacement Cost: \$24,213,013.22

FCI: 55.14%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\H. Winship Wheatley ECC_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.93	S.F.	85,882	101	\$24,545,062	38	1979	1978			\$13,350,211	\$24,213,009	55
Substructure	\$13.78	S.F.	85,882	100	\$1,183,476	100	1973					\$1,183,476	
Foundations	\$13.78	S.F.	85,882	100	\$1,183,476	100	1973					\$1,183,476	
Standard Foundations	\$3.92	S.F.	85,882	0	\$337,016	100	1973					\$337,016	
Slab on Grade	\$9.86	S.F.	85,882	0	\$846,460	100	1973					\$846,460	
Shell	\$65.10	S.F.	85,882	100	\$5,590,815	59	1987	2003			\$389,267	\$5,590,815	7
Superstructure	\$20.15	S.F.	85,882	100	\$1,730,801	100	1973					\$1,730,801	
Roof Construction	\$20.15	S.F.	85,882	0	\$1,730,801	100	1973					\$1,730,801	
Exterior Enclosure	\$17.98	S.F.	85,882	100	\$1,544,006	71	1984	2003			\$389,267	\$1,544,006	25
Exterior Walls	\$10.53	S.F.	85,882	0	\$903,936	100	1973					\$903,936	
Exterior Windows	\$4.53	S.F.	85,882	100	\$389,267	30	1973	2003			\$389,267	\$389,267	100
Exterior Doors	\$2.92	S.F.	85,882	100	\$250,803	30	2007	2037				\$250,803	
Roofing	\$26.97	S.F.	85,882	100	\$2,316,008	20	2011	2031				\$2,316,008	
Roof Coverings	\$26.97	S.F.	85,882	100	\$2,316,008	20	2011	2031				\$2,316,008	
Interiors	\$48.93	S.F.	85,882	100	\$4,201,981	34	1975	1978			\$2,027,688	\$4,201,981	48
Interior Construction	\$17.29	S.F.	85,882	100	\$1,484,962	66	1973	1993			\$369,673	\$1,484,962	25
Partitions	\$10.05	S.F.	85,882	100	\$863,180	94	1973	2023				\$863,180	
Concrete Block Partitions - Regular Weight	\$10.30	S.F.	73,000	0	\$751,693	100	1973					\$751,693	
Drywall Partitions/Metal Stud Framing	\$8.65	S.F.	12,882	100	\$111,487	50	1973	2023				\$111,487	
Interior Doors	\$2.94	S.F.	85,882	100	\$252,109	40	1973	2013				\$252,109	
Fittings	\$4.30	S.F.	85,882	100	\$369,673	20	1973	1993			\$369,673	\$369,673	100
Interior Finishes	\$31.64	S.F.	85,882	100	\$2,717,019	17	1978	1978			\$1,658,015	\$2,717,019	61
Wall Finishes	\$7.49	S.F.	85,882	100	\$643,398	14	1973	1978			\$643,398	\$643,398	100
Paint	\$6.22	S.F.	73,000	100	\$454,125	5	1973	1978			\$454,125	\$454,125	100
Tile	\$14.69	S.F.	12,882	100	\$189,273	35	1973	2008			\$189,273	\$189,273	100
Floor Finishes	\$14.32	S.F.	85,882	100	\$1,230,037	16	1987	1978			\$312,759	\$1,230,037	25
Carpet	\$7.38	S.F.	30,259	100	\$223,216	5	1973	1978			\$223,216	\$223,216	100
Ceramic Tile	\$18.86	S.F.	8,588	100	\$161,973	50	1973	2023				\$161,973	
Concrete	\$3.54	S.F.	4,294	100	\$15,218	10	1973	1983			\$15,218	\$15,218	100
VCT	\$22.12	S.F.	34,153	100	\$755,305	13	2008	2021				\$755,305	
VCT	\$8.65	S.F.	8,588	100	\$74,325	12	1973	1985			\$74,325	\$74,325	100
Ceiling Finishes	\$9.82	S.F.	85,882	100	\$843,584	19	1973	1986			\$701,858	\$843,584	83
Plaster Ceilings	\$16.50	S.F.	8,588	100	\$141,726	50	1973	2023				\$141,726	
Acoustical Ceilings	\$9.08	S.F.	77,294	100	\$701,858	13	1973	1986			\$701,858	\$701,858	100
Services	\$121.74	S.F.	85,882	103	\$10,787,399	25	1979	1983			\$9,957,920	\$10,455,346	95
Plumbing	\$16.53	S.F.	85,882	100	\$1,419,910	30	1980	2003			\$1,290,590	\$1,419,910	91
Low Flow Toilets	\$1.51	S.F.	85,882	100	\$129,320	30	2007	2037				\$129,320	
Plumbing Fixtures	\$11.96	S.F.	85,882	100	\$1,026,724	30	1973	2003			\$1,026,724	\$1,026,724	100
Domestic Water Distribution	\$0.85	S.F.	85,882	100	\$73,151	30	1973	2003			\$73,151	\$73,151	100
Sanitary Waste	\$1.31	S.F.	85,882	100	\$112,339	30	1973	2003			\$112,339	\$112,339	100
Rain Water Drainage	\$0.91	S.F.	85,882	100	\$78,376	30	1973	2003			\$78,376	\$78,376	100
HVAC	\$73.53	S.F.	85,882	105	\$6,646,539	21	1980	1983			\$5,946,380	\$6,314,486	94
Heat Generating Systems	\$8.46	S.F.	85,882	100	\$726,283	30	1973	2003			\$726,283	\$726,283	100
Boilers	\$8.46	S.F.	85,882	100	\$726,283	30	1973	2003			\$726,283	\$726,283	100
Cooling Generating Systems	\$8.15	S.F.	85,882	100	\$700,159	30	1998	2028				\$700,159	
Water Cooled Chiller	\$6.51	S.F.	85,882	100	\$559,082	30	1998	2028				\$559,082	
Cooling Tower System	\$1.64	S.F.	85,882	100	\$141,077	30	1998	2028				\$141,077	
Distribution Systems	\$15.68	S.F.	85,882	100	\$1,346,759	30	1973	2003			\$1,346,759	\$1,346,759	100
Terminal & Package Units	\$38.66	S.F.	85,882	110	\$3,652,579	15	1973	1988			\$3,652,579	\$3,320,526	110
Controls & Instrumentation	\$1.43	S.F.	85,882	100	\$122,789	20	1973	1993			\$122,789	\$122,789	100
Systems Testing & Balancing	\$1.14	S.F.	85,882	100	\$97,970	10	1973	1983			\$97,970	\$97,970	100
Fire Protection	\$5.87	S.F.	85,882	100	\$504,218	30	1973	2003			\$504,218	\$504,218	100
Sprinklers	\$5.87	S.F.	85,882	100	\$504,218	30	1973	2003			\$504,218	\$504,218	100
Electrical	\$25.81	S.F.	85,882	100	\$2,216,732	30	1976	1998			\$2,216,732	\$2,216,732	100
Electrical Service/Distribution	\$1.16	S.F.	85,882	100	\$99,276	30	1973	2003			\$99,276	\$99,276	100
Main Panel	\$1.16	S.F.	85,882	100	\$99,276	30	1973	2003			\$99,276	\$99,276	100
Lighting and Branch Wiring	\$20.47	S.F.	85,882	100	\$1,758,233	30	1973	2003			\$1,758,233	\$1,758,233	100
Communications and Security	\$4.08	S.F.	85,882	100	\$350,079	30	1973	2003			\$350,079	\$350,079	100
Other Electrical Systems	\$0.11	S.F.	85,882	100	\$9,144	15	1983	1998			\$9,144	\$9,144	100
Equipment & Furnishings	\$5.45	S.F.	85,882	100	\$468,437	17	1973	1988			\$468,437	\$468,437	100
Equipment			0	0		0	0						
Equipment	\$5.45	S.F.	85,882	100	\$468,437	17	1973	1988			\$468,437	\$468,437	100
Institutional Equipment	\$2.83	S.F.	85,882	100	\$242,965	15	1973	1988			\$242,965	\$242,965	100
Other Equipment	\$2.63	S.F.	85,882	100	\$225,472	20	1973	1993			\$225,472	\$225,472	100
Food Service Equipment	\$225,472.22	SYSTE M	1	100	\$225,472	20	1973	1993			\$225,472	\$225,472	100

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction	\$21.61	S.F.	85,882	100	\$1,855,522	30	1983	2013			\$200,198	\$1,855,522	11
Special Construction	\$21.61	S.F.	85,882	100	\$1,855,522	30	1983	2013			\$200,198	\$1,855,522	11
Swimming Pool	\$267.56	S.F.	6,935	100	\$1,855,522	30	1983	2013				\$1,855,522	
ADA Compliance			0	0		0	0				\$200,198		
Building Sitework	\$5.33	S.F.	85,882	100	\$457,432	30	1973	2003			\$306,701	\$457,432	67
Site Improvements	\$3.50	S.F.	85,882	100	\$300,475	30	1973	2003			\$300,475	\$300,475	100
Parking Lots	\$2,338.46	Each	85	100	\$198,769	30	1973	2003			\$198,769	\$198,769	100
Pedestrian Paving	\$35.30	L.F.	2,881	100	\$101,706	30	1973	2003			\$101,706	\$101,706	100
Site Mechanical Utilities	\$1.83	S.F.	85,882	100	\$156,957	30	1980	2003			\$6,226	\$156,957	4
Fuel Distribution	\$1.83	S.F.	85,882	100	\$156,957	30	1980	2003			\$6,226	\$156,957	4
Propane Tank	\$6,226.29	SYSTEM	1	100	\$6,226	30	1973	2003			\$6,226	\$6,226	100
Underground Tank	\$150,730.63	SYSTEM	1	100	\$150,731	30	1987	2017				\$150,731	

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Facility Executive Summary

Facility: \Special Schools and Centers\H. Winship Wheatley ECC_Building (continued)

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Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Other Equipment	\$225,472										
Food Service Equipment	\$225,472										
Special Construction	\$200,198	\$1,911,188									
Special Construction	\$200,198	\$1,911,188									
Swimming Pool		\$1,911,188									
ADA Compliance	\$200,198										
Building Sitework	\$306,702					\$174,738					
Site Improvements	\$300,475										
Parking Lots	\$198,769										
Pedestrian Paving	\$101,706										
Site Mechanical Utilities	\$6,226					\$174,738					
Fuel Distribution	\$6,226					\$174,738					
Propane Tank	\$6,226										
Underground Tank						\$174,738					

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Facility: \Special Schools and Centers\H. Winship Wheatley ECC_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$8,777,261 \$255,928	\$4,572,953 \$133,339	\$13,350,214 \$389,267	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$243,046	\$126,627	\$369,673	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$298,570	\$155,555	\$454,125	Necess ary- 2-5 Yrs	Deferred Maintena nce	Damage to paint has been observed in several places.
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$48,866	\$25,459	\$74,325	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$146,756	\$76,460	\$223,216	Necess ary- 2-5 Yrs	Deferred Maintena nce	Extensive damage to capet have been observed.
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$10,005	\$5,213	\$15,218	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$461,445	\$240,413	\$701,858	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some acoustical ceiling panels and some plaster ceilings have been damaged by pipe leaks.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$675,033	\$351,692	\$1,026,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$48,094	\$25,057	\$73,151	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$51,529	\$26,847	\$78,376	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$73,859	\$38,480	\$112,339	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$2,401,432	\$1,251,146	\$3,652,579	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System	Beyond Useful Life	Renew System		1	Ea.	\$477,504	\$248,780	\$726,283	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$885,443	\$461,316	\$1,346,759	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$80,729	\$42,060	\$122,789	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$64,412	\$33,558	\$97,970	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System		1	Ea.	\$331,505	\$172,714	\$504,218	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$65,270	\$34,006	\$99,276	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,155,972	\$602,261	\$1,758,233	Necessary- 2-5 Yrs	Deferred Maintenance	Lighting was upgraded with new lamps and ballasts, but fixtures and lenses are old, broken and discolored. Recommend replacing all fixtures.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$230,164	\$119,915	\$350,079	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$6,012	\$3,132	\$9,144	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$130,683	\$68,086	\$198,769	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$66,868	\$34,838	\$101,706	Necessary- 2-5 Yrs	Deferred Maintenance	Pedestrian paving is cracked and overgrown in some locations.
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,094	\$2,133	\$6,226	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$148,239	\$77,233	\$225,472	Necessary- 2-5 Yrs	Deferred Maintenance	
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$124,440	\$64,833	\$189,273	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$159,741	\$83,225	\$242,965	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	85,882	S.F.	\$131,623	\$68,575	\$200,198	Does Not Meet Current Code/Standards	ADA / Accessibility	

Facility Executive Summary**Facility:** \Special Schools and Centers\Howard B. Owens Science Center**Address:** 9601 Greenbelt Road, Lanham, MD 20706**Attributes:**

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	22/23A
Original Building	Built in 1978, 27,400 S.F.
School Board District	1
School Grade	K-12th

General Information:

Function: Special School or Center
Gross Area: 27,400 S.F.

Year Built:
Last Renovation:

Facility Description:

Howard B. Owens Science Center is a two-story, 27,400 square foot facility located on a 7.3-acre site close to MD Route 193, I-295 (Baltimore-Washington Parkway), and I-95 (Capital Beltway) in Lanham, MD. The original building was constructed in 1978 and has had no additions constructed or major renovations performed since that time, with the exception of the Science Renovation (2,984 S.F.), which was performed in 2000. The center contains classrooms, laboratories, exhibition areas, and a planetarium.

ACCESSIBILITY ISSUES

The facility is only partially in compliance with ADA requirements. The main entrance is not in compliance with ADA requirements, as the ramp to the main entrance is relatively far from the entrance and needs improvement, and the doors need hardware improvements to facilitate handicap accessibility.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. First floor construction is slab on grade and the second floor construction is metal pan with lightweight fill. Roof construction is metal pan with lightweight fill in all areas except the planetarium, which has steel roof joists. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing, which was replaced in 2006, is typically low-slope with built-up roof in most areas. The planetarium has a standing seam metal roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes concrete risers and treads with rubber finishes. Interior wall finishes are typically drywall and tiles and generally. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, and carpet. Floor finishes in assignable spaces is typically vinyl tile and carpet. During the 2008 assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 9,850 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are plaster, suspended acoustical panels, and exposed deck.

D. SERVICES**Conveying**

The building has a hydraulic elevator.

Plumbing

The plumbing fixtures are original. Domestic water distribution is copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is a combination of roof drains, gutters, and downspouts. The building has a sprinkler system.

HVAC

Heating is provided by two gas fired boilers that supply air handlers in the mechanical room and terminal units. Cooling is provided by an air cooled chiller. Distribution is provided by a 2-pipe system connected to terminal units and air handlers. Distribution is provided by two roof top package units for the science lab classrooms. Fresh air is supplied by air handlers and roof mounted package units. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Lighting has not been upgraded but light levels are adequate. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a propane fired emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Renovation of the lab classrooms included addition of strobes. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 26 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school does not have a fuel oil tank; it uses natural gas.

Current Repair Cost: \$6,889,042.15**Replacement Cost:** \$10,180,344.03**FCI:** 67.67%

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Facility Executive Summary

Facility: \Special Schools and Centers\Howard B. Owens Science Center_Building

Attributes:

None

General Information:

Function:	Special School or Center	Year Built:	1978
Gross Area:	27,400 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$6,889,042.15	Replacement Cost: \$10,180,344.03	FCI: 67.67%
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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\Howard B. Owens Science Center_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$371.55	S.F.	27,400	100	\$10,180,343	40	1982	1983	2011		\$6,889,042	\$10,180,343	68
Substructure	\$16.62	S.F.	27,400	100	\$455,512	100	1978					\$455,512	
Foundations	\$16.62	S.F.	27,400	100	\$455,512	100	1978					\$455,512	
Standard Foundations	\$6.11	S.F.	27,400	0	\$167,535	100	1978					\$167,535	
Slab on Grade	\$10.51	S.F.	27,400	0	\$287,977	100	1978					\$287,977	
Shell	\$81.46	S.F.	27,400	100	\$2,232,134	70	1986	2008			\$214,628	\$2,232,134	10
Superstructure	\$38.82	S.F.	27,400	100	\$1,063,556	100	1978					\$1,063,556	
Floor Construction	\$18.65	S.F.	27,400	0	\$510,940	100	1978					\$510,940	
Roof Construction	\$20.17	S.F.	27,400	0	\$552,616	100	1978					\$552,616	
Exterior Enclosure	\$18.91	S.F.	27,400	100	\$518,025	71	1978	2008			\$214,628	\$518,025	41
Exterior Walls	\$11.07	S.F.	27,400	0	\$303,397	100	1978					\$303,397	
Exterior Windows	\$4.87	S.F.	27,400	100	\$133,361	30	1978	2008			\$133,361	\$133,361	100
Exterior Doors	\$2.97	S.F.	27,400	100	\$81,267	30	1978	2008			\$81,267	\$81,267	100
Roofing	\$23.74	S.F.	27,400	100	\$650,553	20	2006	2026				\$650,553	
Roof Coverings	\$23.68	S.F.	27,400	100	\$648,886	20	2006	2026				\$648,886	
Roof Openings	\$0.06	S.F.	27,400	100	\$1,667	20	2006	2026				\$1,667	
Interiors	\$47.71	S.F.	27,400	100	\$1,307,182	32	1980	1983	2011		\$743,219	\$1,307,182	57
Interior Construction	\$17.11	S.F.	27,400	100	\$468,860	56	1978	1998			\$125,860	\$468,860	27
Partitions	\$9.57	S.F.	27,400	100	\$262,150	77	1978	2028				\$262,150	
Concrete Block Partitions - Regular Weight	\$10.27	S.F.	14,000	0	\$143,734	100	1978					\$143,734	
Drywall Partitions/Metal Stud Framing	\$8.84	S.F.	13,400	100	\$118,416	50	1978	2028				\$118,416	
Interior Doors	\$2.95	S.F.	27,400	100	\$80,850	40	1978	2018				\$80,850	
Fittings	\$4.59	S.F.	27,400	100	\$125,860	20	1978	1998			\$125,860	\$125,860	100
Stairs	\$1.61	S.F.	27,400	100	\$44,176	50	1978	2028				\$44,176	
Stair Construction	\$1.61	S.F.	27,400	100	\$44,176	50	1978	2028				\$44,176	
Interior Finishes	\$28.98	S.F.	27,400	100	\$794,146	17	1982	1983	2011		\$617,359	\$794,146	78
Wall Finishes	\$7.66	S.F.	27,400	100	\$209,752	11	1978	1983			\$166,160	\$209,752	79
Paint	\$6.74	S.F.	24,660	100	\$166,160	5	1978	1983			\$166,160	\$166,160	100
Tile	\$15.91	S.F.	2,740	100	\$43,592	35	1978	2013				\$43,592	
Floor Finishes	\$10.81	S.F.	27,400	100	\$296,167	17	1990	1988	2011		\$232,987	\$296,167	79
Carpet	\$9.02	S.F.	12,330	100	\$111,211	5	2004	2009	2011		\$111,211	\$111,211	100
Ceramic Tile	\$23.06	S.F.	2,740	100	\$63,180	50	1978	2028				\$63,180	
Concrete	\$4.32	S.F.	1,370	100	\$5,918	10	1978	1988			\$5,918	\$5,918	100
VCT	\$10.57	S.F.	10,960	100	\$115,858	12	1978	1990			\$115,858	\$115,858	100
Ceiling Finishes	\$10.52	S.F.	27,400	100	\$288,227	22	1978	1991			\$218,212	\$288,227	76
Plaster Ceilings	\$17.04	S.F.	4,110	100	\$70,015	50	1978	2028				\$70,015	
Acoustical Ceilings	\$9.37	S.F.	23,290	100	\$218,212	13	1978	1991			\$218,212	\$218,212	100
Services	\$125.25	S.F.	27,400	100	\$3,431,968	25	1981	1993			\$3,151,493	\$3,431,968	92
Conveying	\$5.69	S.F.	27,400	100	\$155,866	30	1978	2008			\$155,866	\$155,866	100
Elevators and Lifts	\$5.69	S.F.	27,400	100	\$155,866	30	1978	2008			\$155,866	\$155,866	100
Plumbing	\$14.50	S.F.	27,400	100	\$397,167	30	1978	2008			\$397,167	\$397,167	100
Plumbing Fixtures	\$11.21	S.F.	27,400	100	\$307,148	30	1978	2008			\$307,148	\$307,148	100
Domestic Water Distribution	\$0.93	S.F.	27,400	100	\$25,422	30	1978	2008			\$25,422	\$25,422	100
Sanitary Waste	\$1.34	S.F.	27,400	100	\$36,674	30	1978	2008			\$36,674	\$36,674	100
Rain Water Drainage	\$1.02	S.F.	27,400	100	\$27,923	30	1978	2008			\$27,923	\$27,923	100
HVAC	\$70.83	S.F.	27,400	100	\$1,940,823	22	1982	1993			\$1,778,706	\$1,940,823	92
Heat Generating Systems	\$8.78	S.F.	27,400	100	\$240,467	30	1978	2008			\$240,467	\$240,467	100
Cooling Generating Systems	\$5.92	S.F.	27,400	100	\$162,117	30	2004	2034				\$162,117	
Distribution Systems	\$16.05	S.F.	27,400	100	\$439,675	30	1978	2008			\$439,675	\$439,675	100
Terminal & Package Units	\$37.37	S.F.	27,400	100	\$1,023,965	15	1978	1993			\$1,023,965	\$1,023,965	100
Controls & Instrumentation	\$1.48	S.F.	27,400	100	\$40,425	20	1978	1998			\$40,425	\$40,425	100
Systems Testing & Balancing	\$1.25	S.F.	27,400	100	\$34,174	30	1978	2008			\$34,174	\$34,174	100
Fire Protection	\$5.49	S.F.	27,400	100	\$150,448	30	1978	2008			\$150,448	\$150,448	100
Sprinklers	\$5.49	S.F.	27,400	100	\$150,448	30	1978	2008			\$150,448	\$150,448	100
Electrical	\$28.75	S.F.	27,400	100	\$787,664	27	1985	1993			\$669,306	\$787,664	85
Electrical Service/Distribution	\$2.83	S.F.	27,400	100	\$77,516	30	1978	2008			\$77,516	\$77,516	100
Lighting and Branch Wiring	\$20.82	S.F.	27,400	100	\$570,536	30	1978	2008			\$570,536	\$570,536	100
Communications and Security	\$4.32	S.F.	27,400	100	\$118,358	10	2005	2015				\$118,358	
Other Electrical Systems	\$0.78	S.F.	27,400	100	\$21,254	15	1978	1993			\$21,254	\$21,254	100
Equipment & Furnishings	\$3.22	S.F.	27,400	100	\$88,352	15	1978	1993			\$88,352	\$88,352	100
Equipment	\$3.22	S.F.	27,400	100	\$88,352	15	1978	1993			\$88,352	\$88,352	100
Institutional Equipment	\$3.22	S.F.	27,400	100	\$88,352	15	1978	1993			\$88,352	\$88,352	100
Special Construction	\$93.53	S.F.	27,400	100	\$2,562,739	30	1978	2008			\$2,588,894	\$2,562,739	101
Special Construction	\$93.53	S.F.	27,400	100	\$2,562,739	30	1978	2008			\$2,588,894	\$2,562,739	101
Planetarium	\$492.83	S.F.	5,200	100	\$2,562,739	30	1978	2008			\$2,562,739	\$2,562,739	100
ADA Compliance			0	0		0	0				\$26,155		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$3.74	S.F.	27,400	100	\$102,456	30	1978	2008			\$102,456	\$102,456	100
Site Improvements	\$3.37	S.F.	27,400	100	\$92,373	30	1978	2008			\$92,373	\$92,373	100
Parking Lots	\$2,304.41	Each	26	100	\$59,915	30	1978	2008			\$59,915	\$59,915	100
Pedestrian Paving	\$39.06	L.F.	831	100	\$32,458	30	1978	2008			\$32,458	\$32,458	100
Site Mechanical Utilities	\$0.37	S.F.	27,400	100	\$10,083	30	1978	2008			\$10,083	\$10,083	100
Fuel Distribution	\$0.37	S.F.	27,400	100	\$10,083	30	1978	2008			\$10,083	\$10,083	100
NG Supply	\$0.12	S.F.	27,400	100	\$3,334	30	1978	2008			\$3,334	\$3,334	100
Propane Tank	\$6,748.68	SYSTEM	1	100	\$6,749	30	1978	2008			\$6,749	\$6,749	100

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Facility Executive Summary

Facility: \Special Schools and Centers\Howard B. Owens Science Center_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,889,042	\$44,900		\$129,333		\$321,549	\$96,539				\$380,716
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$214,628										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$214,628										
Exterior Walls											
Exterior Windows	\$133,361										
Exterior Doors	\$81,267										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$743,218	\$44,900				\$321,549	\$96,539				\$380,716
Interior Construction	\$125,860						\$96,539				
Partitions											
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											
Interior Doors							\$96,539				
Fittings	\$125,860										
Stairs											
Stair Construction											
Interior Finishes	\$617,359	\$44,900				\$321,549					\$380,716
Wall Finishes	\$166,160	\$44,900				\$192,625					\$223,305
Paint	\$166,160					\$192,625					\$223,305
Tile		\$44,900									
Floor Finishes	\$232,986					\$128,924					\$157,411
Carpet	\$111,211					\$128,924					\$149,458
Ceramic Tile											
Concrete	\$5,918										\$7,953
VCT	\$115,858										
Ceiling Finishes	\$218,212										
Plaster Ceilings											
Acoustical Ceilings	\$218,212										
Services	\$3,151,494			\$129,333							
Conveying	\$155,866										
Elevators and Lifts	\$155,866										
Plumbing	\$397,167										
Plumbing Fixtures	\$307,148										
Domestic Water Distribution	\$25,422										
Sanitary Waste	\$36,674										
Rain Water Drainage	\$27,923										
HVAC	\$1,778,706										
Heat Generating Systems	\$240,467										
Cooling Generating Systems											
Distribution Systems	\$439,675										
Terminal & Package Units	\$1,023,965										
Controls & Instrumentation	\$40,425										
Systems Testing & Balancing	\$34,174										
Fire Protection	\$150,448										
Sprinklers	\$150,448										
Electrical	\$669,307			\$129,333							
Electrical Service/Distribution	\$77,516										
Lighting and Branch Wiring	\$570,536										
Communications and Security				\$129,333							
Other Electrical Systems	\$21,254										
Equipment & Furnishings	\$88,352										

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\Howard B. Owens Science Center_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,529,285 \$87,680	\$2,359,757 \$45,681	\$6,889,042 \$133,361	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$53,430	\$27,837	\$81,267	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$82,748	\$43,112	\$125,860	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$109,244	\$56,916	\$166,160	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$76,172	\$39,686	\$115,858	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$3,891	\$2,027	\$5,918	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$143,466	\$74,746	\$218,212	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010		Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$102,476	\$53,390	\$155,866	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$201,938	\$105,210	\$307,148	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$16,714	\$8,708	\$25,422	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$18,358	\$9,565	\$27,923	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$24,112	\$12,562	\$36,674	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$158,098	\$82,369	\$240,467	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$289,070	\$150,605	\$439,675	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$26,578	\$13,847	\$40,425	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$22,468	\$11,706	\$34,174	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$98,914	\$51,534	\$150,448	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$50,964	\$26,552	\$77,516	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$375,106	\$195,430	\$570,536	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$13,974	\$7,280	\$21,254	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$58,088	\$30,264	\$88,352	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,192	\$1,142	\$3,334	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$39,392	\$20,523	\$59,915	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$21,340	\$11,118	\$32,458	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,437	\$2,312	\$6,749	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	27,400	S.F.	\$17,196	\$8,959	\$26,155	Does Not Meet Current Code/Standards	ADA / Accessibility
F1010	Planetarium	System	Beyond Useful Life	Renew System	1	Ea.	\$1,684,904	\$877,835	\$2,562,739	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$73,117	\$38,094	\$111,211	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$673,218	\$350,747	\$1,023,965	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\James Duckworth Regional

Address: 11201 Evans Trail, Beltsville, MD 20705

Attributes:

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1978, 41,480 S.F.
School Board District	1
School Grade	K-12th

General Information:

Function:	Special School or Center
Gross Area:	41,480 S.F.

Year Built:
Last Renovation:

Facility Description:

James Duckworth Special Center is a one-story, 41,480 square foot facility located on a 10-acre site close to I-95 in Beltsville, MD. The original building was constructed in 1978, with no additions constructed or major renovations performed since that time.

This school is part of the Special Education Inclusion Initiative. A major renovation of the school is being programmed for a 2016 construction completion that will re-purpose the facility as a Comprehensive Elementary School with a special education component.

ACCESSIBILITY ISSUES

The facility is generally in compliance with ADA requirements. The bus loading area is covered and automobile-pedestrian traffic is separated well. The main entrance has a ramp leading to it and the main entrance doors have a push button mechanism to open them for the handicapped. Corridors and swimming pool appear to have adequate accessibility for the handicapped as well.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The swimming pool has a slab on grade concrete roof. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are a combination to hollow metal steel, solid core wood and FRP (Fiberglass Reinforced Plastic). Roofing was replaced in 2007, is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. The interior wall finishes are typically tiles and glazed blocks. Floor finishes in common areas are typically ceramic tile and vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile and ceramic tiles. Ceiling finishes in common areas are typically plaster and suspended acoustical panels that are in fair condition. Ceiling finishes in assignable areas are typically plaster, suspended acoustical panels, and exposed deck. During the 2008 assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 4,800 square feet of Tectum acoustical panels.

D. Services

Conveying

The building does not have an elevator, but does have a handicap lift for the swimming pool.

Plumbing

The plumbing fixtures are original, except for the low flow toilets, which were recently installed. Domestic water distribution is copper piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two dual fired steam boilers that supply above-ceiling air handlers, fin tube radiators, and terminal units throughout the building. Cooling is provided by an air cooled scroll chiller, which was installed in 2004. Distribution is by a 2-pipe system and metal duct work from the air handlers to the spaces. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Most of the distribution system is original. Most of the lighting has not been upgraded. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a propane powered emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible visual/annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 43 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school does not have a fuel oil tank; it uses natural gas.

Current Repair Cost: \$8,765,124.36**Replacement Cost:** \$12,147,378.86**FCI:** 72.16%

Prince George County Public Schools

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\James Duckworth Regional_ Building

Attributes:

None

General Information:

Function:	Special School or Center	Year Built:	1978
Gross Area:	41,480 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$8,765,124.36	Replacement Cost: \$12,147,378.86	FCI: 72.16%
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Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\James Duckworth Regional_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$292.85	S.F.	41,480	102	\$12,447,723	39	1982	1983	2008		\$8,765,124	\$12,147,378	72
Substructure	\$12.70	S.F.	41,480	100	\$526,811	100	1978					\$526,811	
Foundations	\$12.70	S.F.	41,480	100	\$526,811	100	1978					\$526,811	
Standard Foundations	\$3.64	S.F.	41,480	0	\$150,788	100	1978					\$150,788	
Slab on Grade	\$9.07	S.F.	41,480	0	\$376,023	100	1978					\$376,023	
Shell	\$45.93	S.F.	41,480	100	\$1,905,350	70	1988	2008			\$218,926	\$1,905,350	11
Superstructure	\$18.53	S.F.	41,480	100	\$768,449	100	1978					\$768,449	
Roof Construction	\$18.53	S.F.	41,480	0	\$768,449	100	1978					\$768,449	
Exterior Enclosure	\$14.95	S.F.	41,480	100	\$620,185	75	1978	2008			\$218,926	\$620,185	35
Exterior Walls	\$9.67	S.F.	41,480	0	\$401,259	100	1978					\$401,259	
Exterior Windows	\$4.15	S.F.	41,480	100	\$172,239	30	1978	2008			\$172,239	\$172,239	100
Exterior Doors	\$1.13	S.F.	41,480	100	\$46,687	30	1978	2008			\$46,687	\$46,687	100
Roofing	\$12.46	S.F.	41,480	100	\$516,716	20	2007	2027				\$516,716	
Roof Coverings	\$12.40	S.F.	41,480	100	\$514,192	20	2007	2027				\$514,192	
Roof Openings	\$0.06	S.F.	41,480	100	\$2,524	20	2007	2027				\$2,524	
Interiors	\$43.44	S.F.	41,480	100	\$1,801,934	29	1978	1983	2008		\$995,567	\$1,801,934	55
Interior Construction	\$14.65	S.F.	41,480	100	\$607,567	40	1978	1998	2008		\$276,970	\$607,567	46
Partitions	\$7.97	S.F.	41,480	100	\$330,597	50	1978	2028				\$330,597	
Drywall Partitions/Metal Stud Framing	\$7.97	S.F.	41,480	100	\$330,597	50	1978	2028				\$330,597	
Interior Doors	\$2.74	S.F.	41,480	100	\$113,564	40	1978	2018	2008		\$113,564	\$113,564	100
Fittings	\$3.94	S.F.	41,480	100	\$163,406	20	1978	1998				\$163,406	
Interior Finishes	\$28.79	S.F.	41,480	100	\$1,194,367	23	1978	1983			\$718,597	\$1,194,367	60
Wall Finishes	\$9.88	S.F.	41,480	100	\$409,651	23	1978	1983			\$166,056	\$409,651	41
Paint	\$5.72	S.F.	29,036	100	\$166,056	5	1978	1983			\$166,056	\$166,056	100
Tile	\$19.58	S.F.	12,444	100	\$243,595	35	1978	2013				\$243,595	
Floor Finishes	\$9.69	S.F.	41,480	100	\$402,100	26	1978	1988			\$258,126	\$402,100	64
Ceramic Tile	\$17.35	S.F.	8,296	100	\$143,974	50	1978	2028				\$143,974	
Concrete	\$3.25	S.F.	1,244	100	\$4,049	10	1978	1988			\$4,049	\$4,049	100
VCT	\$7.95	S.F.	31,940	100	\$254,077	12	1978	1990			\$254,077	\$254,077	100
Ceiling Finishes	\$9.22	S.F.	41,480	100	\$382,616	22	1978	1991			\$294,415	\$382,616	77
Plaster Ceilings	\$14.18	S.F.	6,222	100	\$88,201	50	1978	2028				\$88,201	
Acoustical Ceilings	\$8.35	S.F.	35,258	100	\$294,415	13	1978	1991			\$294,415	\$294,415	100
Services	\$117.27	S.F.	41,480	106	\$5,164,667	29	1981	1988			\$4,669,339	\$4,864,322	96
Plumbing	\$13.81	S.F.	41,480	100	\$572,867	30	1984	2008			\$515,454	\$572,867	90
Low Flow Toilets	\$1.38	S.F.	41,480	100	\$57,413	30	2007	2037				\$57,413	
Plumbing Fixtures	\$9.58	S.F.	41,480	100	\$397,474	30	1978	2008			\$397,474	\$397,474	100
Domestic Water Distribution	\$0.78	S.F.	41,480	100	\$32,176	30	1978	2008			\$32,176	\$32,176	100
Sanitary Waste	\$1.22	S.F.	41,480	100	\$50,473	30	1978	2008			\$50,473	\$50,473	100
Rain Water Drainage	\$0.85	S.F.	41,480	100	\$35,331	30	1978	2008			\$35,331	\$35,331	100
HVAC	\$73.07	S.F.	41,480	110	\$3,331,241	30	1982	1988			\$2,893,326	\$3,030,896	95
Heat Generating Systems	\$7.91	S.F.	41,480	110	\$360,881	30	1978	2008			\$360,881	\$328,074	110
Boilers	\$7.91	S.F.	41,480	110	\$360,881	30	1978	2008			\$360,881	\$328,074	110
Cooling Generating Systems	\$48.37	S.F.	41,480	110	\$2,206,926	30	1991	2008			\$1,769,011	\$2,006,297	88
Air Handlers and terminal units	\$38.77	S.F.	41,480	110	\$1,769,011	30	1978	2008			\$1,769,011	\$1,608,192	110
Air Cooled Chiller	\$9.60	S.F.	41,480	110	\$437,915	30	2004	2034				\$398,105	
Distribution Systems	\$14.42	S.F.	41,480	110	\$657,914	30	1978	2008			\$657,914	\$598,103	110
Controls & Instrumentation	\$1.32	S.F.	41,480	105	\$57,634	20	1978	1998			\$57,634	\$54,889	105
Systems Testing & Balancing	\$1.05	S.F.	41,480	110	\$47,886	10	1978	1988			\$47,886	\$43,533	110
Fire Protection	\$5.38	S.F.	41,480	100	\$223,342	30	1978	2008			\$223,342	\$223,342	100
Sprinklers	\$5.38	S.F.	41,480	100	\$223,342	30	1978	2008			\$223,342	\$223,342	100
Electrical	\$25.01	S.F.	41,480	100	\$1,037,217	28	1978	1993			\$1,037,217	\$1,037,217	100
Electrical Service/Distribution	\$2.34	S.F.	41,480	100	\$97,160	30	1978	2008			\$97,160	\$97,160	100
Main Panel	\$2.34	S.F.	41,480	100	\$97,160	30	1978	2008			\$97,160	\$97,160	100
Lighting and Branch Wiring	\$18.81	S.F.	41,480	100	\$780,437	30	1978	2008			\$780,437	\$780,437	100
Communications and Security	\$3.74	S.F.	41,480	100	\$155,204	20	1978	1998			\$155,204	\$155,204	100
Other Electrical Systems	\$0.11	S.F.	41,480	100	\$4,416	15	1978	1993			\$4,416	\$4,416	100
Equipment & Furnishings	\$7.61	S.F.	41,480	100	\$315,782	25	1978	1993			\$108,517	\$315,782	34
Equipment	\$7.61	S.F.	41,480	100	\$315,782	25	1978	1993			\$108,517	\$315,782	34
Institutional Equipment	\$2.62	S.F.	41,480	100	\$108,517	15	1978	1993			\$108,517	\$108,517	100
Other Equipment	\$5.00	S.F.	41,480	100	\$207,265	30	1997	2027				\$207,265	
Food Service Equipment	\$207,265.30	SYSTEM	1	100	\$207,265	30	1997	2027				\$207,265	
Special Construction	\$57.51	S.F.	41,480	100	\$2,385,463	30	1978	2008			\$2,425,059	\$2,385,463	102
Special Construction	\$57.51	S.F.	41,480	100	\$2,385,463	30	1978	2008			\$2,425,059	\$2,385,463	102
Swimming Pool	\$350.80	S.F.	6,800	100	\$2,385,463	30	1978	2008			\$2,385,463	\$2,385,463	100
ADA Compliance			0	0		0	0				\$39,596		
Building Sitework	\$8.38	S.F.	41,480	100	\$347,716	30	1978	2008			\$347,716	\$347,716	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$3.39	S.F.	41,480	100	\$140,579	30	1978	2008			\$140,579	\$140,579	100
Parking Lots	\$2,149.63	S.F.	43	100	\$92,434	30	1978	2008			\$92,434	\$92,434	100
Pedestrian Paving	\$32.44	L.F.	1,484	100	\$48,145	30	1978	2008			\$48,145	\$48,145	100
Site Mechanical Utilities	\$4.99	S.F.	41,480	100	\$207,137	30	1978	2008			\$207,137	\$207,137	100
Fuel Distribution	\$4.99	S.F.	41,480	100	\$207,137	30	1978	2008			\$207,137	\$207,137	100
NG Supply	\$0.14	S.F.	41,480	100	\$5,678	30	1978	2008			\$5,678	\$5,678	100
Propane Tank	\$5,723.52	SYSTEM	1	100	\$5,724	30	1978	2008			\$5,724	\$5,724	100
Underground Tank	\$195,735.42	SYSTEM	1	100	\$195,735	30	1978	2008			\$195,735	\$195,735	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Special Schools and Centers\James Duckworth Regional_ **Building** (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\James Duckworth Regional_ Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,762,738 \$113,240	\$3,002,386 \$58,998	\$8,765,124 \$172,239	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$30,695	\$15,992	\$46,687	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$107,433	\$55,973	\$163,406	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$109,175	\$56,880	\$166,056	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$167,046	\$87,031	\$254,077	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$2,662	\$1,387	\$4,049	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$193,566	\$100,848	\$294,415	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$261,324	\$136,150	\$397,474	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$21,155	\$11,022	\$32,176	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$23,229	\$12,102	\$35,331	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$33,184	\$17,289	\$50,473	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106		Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$237,266	\$123,615	\$360,881	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030110		Air Handlers and terminal units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,163,058	\$605,953	\$1,769,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$432,553	\$225,360	\$657,914	Necess ary- 2-5 Yrs	Deferred Maintena nce	Distribution system includes dry transformers located on the roof. Recommend reloaction as part of the replacement project.
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$37,892	\$19,742	\$57,634	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$31,483	\$16,403	\$47,886	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$146,839	\$76,503	\$223,342	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$63,879	\$33,281	\$97,160	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$513,108	\$267,329	\$780,437	Necess ary- 2-5 Yrs	Deferred Maintena nce	LV transformers are mounted on roof, exposed to weather. The units are not NEMA Class 3 rated.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$102,041	\$53,163	\$155,204	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,904	\$1,513	\$4,416	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$71,346	\$37,171	\$108,517	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$60,772	\$31,662	\$92,434	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$31,654	\$16,492	\$48,145	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$128,689	\$67,047	\$195,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$3,733	\$1,945	\$5,678	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$3,763	\$1,961	\$5,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$74,664	\$38,900	\$113,564	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	41,480	S.F.	\$26,033	\$13,563	\$39,596	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
F1010	Swimming Pool	System	Beyond Useful Life	Renew System	1	Ea.	\$1,568,352	\$817,111	\$2,385,463	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\Margaret Brent Regional
Address: 5816 Lamont Terrace, New Carrollton, MD 20784

Attributes:

School Area	1
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1962, 38,933 S.F.
School Addition 1	Built in 1970, 3,268 S.F.
School Addition 2	Built in 1983, 6,035 S.F.
School Board District	2
School Grade	K-12th

General Information:

Function:	Special School or Center	Year Built:
Gross Area:	48,236 S.F.	Last Renovation:

Facility Description:

Margaret Brent School is a one-story, 48,236 square foot facility located on an 11-acre site close to I-495 (Capital Beltway) in New Carrollton, MD. The original building was constructed in 1962 and additions were constructed in 1970 and 1983, with major renovation done in 1983. In addition, FY03 FSRP - Fire Alarm and FY03 SR Roof Replacement were performed in 2004. The school has two temporary buildings on the site.

This school is part of the Special Education Inclusion Initiative. A major renovation of the school is being programmed for a 2018 construction completion that will re-purpose the facility as a Comprehensive Elementary School with a special education component.

ACCESSIBILITY ISSUES

The main entrance has curb cuts; doors are wide enough for wheel chair access, and push button wall switches and automatic door openers. Handicap toilet stalls are available in the gang restrooms and in the restrooms attached to the classrooms. All the programs in the facility are handicap accessible.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure concrete frame load bearing masonry walls and open web steel joist roof framing. The roof structure is steel joists. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. Several classrooms have a fire window exits. All classrooms have exterior doors. The original building has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 2004

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors. Interior doors, including fire doors, are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards and a few have new electronic white boards. The facility does not have stair construction. There is a metal ladder to access the roof through the roof hatch.

The interior wall finishes are typically painted CMU. The floor finishes throughout the building are typically vinyl composition tiles (VCT), vinyl asbestos tiles, or vinyl asbestos tiles (VAT), carpet, and ceramic tiles. There is VCT floor finishes in the classrooms. There is carpet in the main office. There are ceramic tiles in the restrooms and kitchen. During the 2008 assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 31,650 square feet of vinyl asbestos tiles, and 54 square feet of asbestos containing vinyl sheet flooring. The overall ceiling finishes are typically suspended acoustical tiles in the corridor and acoustical tiles in the classrooms.

D. SERVICES

Conveying

The building does not include conveying equipment, with exception of a chair lift in the swimming pool (therapeutic tank).

Plumbing

The plumbing fixtures are original. Domestic water distribution is copper piping and the sanitary waste system is cast iron. Rain water system is external with roof gutters and leaders, installed in 2004.

HVAC

Facility Executive Summary

Heating is provided by three gas-fired steam boilers - two in the boiler room and one in the penthouse feeding the pool area. Control of the system is through Prince George's County main office. Cooling is supplied by a water cooled chillers. The heating/cooling distribution system is a combination of ductwork in office, and unit ventilators and VAV boxes in classrooms. Fresh air is supplied by infiltration. Ceiling and wall-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a minimal fire sprinkler system only feeding storage areas. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panels wiring is typically copper and the system trips. Lighting and branch wiring is typically serving recessed fluorescents fixtures. Emergency power and lighting are present and exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in most of the building, which were installed in 2004, and appears to comply with ADA requirements. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored; however, there are no surveillance cameras.

Other Electrical Systems: The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings. Kitchen/food service equipment upgrades were planned for Summer 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where four out of 35 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has a fuel storage tank that was replaced in 2008.

Current Repair Cost: \$10,821,552.97**Replacement Cost:** \$14,443,242.55**FCI:** 74.92%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\Margaret Brent Regional_Building

Attributes:

None

General Information:

Function:	Special School or Center	Year Built:	1962
Gross Area:	48,236 S.F.	Last Renovation:	1983

Facility Description:

Current Repair Cost: \$10,821,552.97 **Replacement Cost:** \$14,443,242.55 **FCI:** 74.92%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\Margaret Brent Regional_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$299.43	S.F.	48,236	101	\$14,614,183	37	1967	1975			\$10,821,553	\$14,443,243	75
Substructure	\$12.93	S.F.	48,236	100	\$623,619	100	1962					\$623,619	
Foundations	\$12.93	S.F.	48,236	100	\$623,619	100	1962					\$623,619	
Standard Foundations	\$3.68	S.F.	48,236	0	\$177,548	100	1962					\$177,548	
Slab on Grade	\$9.25	S.F.	48,236	0	\$446,071	100	1962					\$446,071	
Shell	\$61.14	S.F.	48,236	100	\$2,949,352	59	1976	1992			\$337,488	\$2,949,352	11
Superstructure	\$18.92	S.F.	48,236	100	\$912,685	100	1962					\$912,685	
Roof Construction	\$18.92	S.F.	48,236	0	\$912,685	100	1962					\$912,685	
Exterior Enclosure	\$16.87	S.F.	48,236	100	\$813,640	71	1962	1992			\$337,488	\$813,640	41
Exterior Walls	\$9.87	S.F.	48,236	0	\$476,152	100	1962					\$476,152	
Exterior Windows	\$4.26	S.F.	48,236	100	\$205,427	30	1962	1992			\$205,427	\$205,427	100
Exterior Doors	\$2.74	S.F.	48,236	100	\$132,061	30	1962	1992			\$132,061	\$132,061	100
Roofing	\$25.36	S.F.	48,236	100	\$1,223,027	20	2004	2024				\$1,223,027	
Roof Coverings	\$25.31	S.F.	48,236	100	\$1,220,826	20	2004	2024				\$1,220,826	
Roof Openings	\$0.05	S.F.	48,236	100	\$2,201	20	2004	2024				\$2,201	
Interiors	\$47.52	S.F.	48,236	107	\$2,462,928	33	1973	1975			\$2,008,053	\$2,291,988	88
Interior Construction	\$16.24	S.F.	48,236	100	\$783,559	70	1969	2002			\$328,684	\$783,559	42
Partitions	\$9.43	S.F.	48,236	100	\$454,875	100	1962					\$454,875	
Concrete Block Partitions - Regular Weight	\$9.43	S.F.	48,236	0	\$454,875	100	1962					\$454,875	
Interior Doors	\$2.77	S.F.	48,236	100	\$133,528	40	1962	2002			\$133,528	\$133,528	100
Fittings	\$4.05	S.F.	48,236	100	\$195,156	20	1983	2003			\$195,156	\$195,156	100
Interior Finishes	\$31.27	S.F.	48,236	111	\$1,679,369	15	1978	1975			\$1,679,369	\$1,508,429	111
Wall Finishes	\$5.83	S.F.	48,236	100	\$280,995	5	1983	1988			\$280,995	\$280,995	100
Paint	\$5.83	S.F.	48,236	100	\$280,995	5	1983	1988			\$280,995	\$280,995	100
Floor Finishes	\$16.21	S.F.	48,236	122	\$952,612	16	1969	1975			\$952,612	\$781,672	122
Carpet	\$6.94	S.F.	4,000	100	\$27,743	5	1983	1988			\$27,743	\$27,743	100
Ceramic Tile	\$17.70	S.F.	5,000	100	\$88,522	50	1962	2012			\$88,522	\$88,522	100
VAT (Resilient Flooring)	\$20.75	S.F.	27,465	130	\$740,741	13	1962	1975			\$740,741	\$569,801	130
VCT	\$8.12	S.F.	11,771	100	\$95,606	12	1983	1995			\$95,606	\$95,606	100
Ceiling Finishes	\$9.24	S.F.	48,236	100	\$445,762	19	1981	1996			\$445,762	\$445,762	100
Plaster Ceilings	\$15.50	S.F.	5,000	100	\$77,495	50	1962	2012			\$77,495	\$77,495	100
Acoustical Ceilings	\$8.52	S.F.	43,236	100	\$368,267	13	1983	1996			\$368,267	\$368,267	100
Services	\$113.34	S.F.	48,236	100	\$5,467,306	25	1962	1977			\$5,467,306	\$5,467,306	100
Plumbing	\$14.13	S.F.	48,236	100	\$681,579	30	1962	1992			\$681,579	\$681,579	100
Plumbing Fixtures	\$11.24	S.F.	48,236	100	\$542,182	30	1962	1992			\$542,182	\$542,182	100
Domestic Water Distribution	\$0.79	S.F.	48,236	100	\$38,151	30	1962	1992			\$38,151	\$38,151	100
Sanitary Waste	\$1.23	S.F.	48,236	100	\$59,427	30	1962	1992			\$59,427	\$59,427	100
Rain Water Drainage	\$0.87	S.F.	48,236	100	\$41,819	30	1962	1992			\$41,819	\$41,819	100
HVAC	\$67.84	S.F.	48,236	100	\$3,272,167	22	1962	1977			\$3,272,167	\$3,272,167	100
Heat Generating Systems	\$7.94	S.F.	48,236	100	\$382,976	30	1962	1992			\$382,976	\$382,976	100
Cooling Generating Systems	\$6.45	S.F.	48,236	100	\$311,076	30	1962	1992			\$311,076	\$311,076	100
Distribution Systems	\$14.72	S.F.	48,236	100	\$710,192	30	1962	1992			\$710,192	\$710,192	100
Terminal & Package Units	\$36.31	S.F.	48,236	100	\$1,751,269	15	1962	1977			\$1,751,269	\$1,751,269	100
Controls & Instrumentation	\$1.35	S.F.	48,236	100	\$65,297	20	1962	1982			\$65,297	\$65,297	100
Systems Testing & Balancing	\$1.06	S.F.	48,236	100	\$51,357	30	1962	1992			\$51,357	\$51,357	100
Fire Protection	\$5.51	S.F.	48,236	100	\$265,588	30	1962	1992			\$265,588	\$265,588	100
Sprinklers	\$5.51	S.F.	48,236	100	\$265,588	30	1962	1992			\$265,588	\$265,588	100
Electrical	\$25.87	S.F.	48,236	100	\$1,247,972	30	1962	1977			\$1,247,972	\$1,247,972	100
Electrical Service/Distribution	\$2.45	S.F.	48,236	100	\$118,121	30	1962	1992			\$118,121	\$118,121	100
Lighting and Branch Wiring	\$19.21	S.F.	48,236	100	\$926,625	30	1962	1992			\$926,625	\$926,625	100
Communications and Security	\$3.82	S.F.	48,236	100	\$184,151	30	1962	1992			\$184,151	\$184,151	100
Other Electrical Systems	\$0.40	S.F.	48,236	100	\$19,075	15	1962	1977			\$19,075	\$19,075	100
Equipment & Furnishings	\$7.07	S.F.	48,236	100	\$340,804	24	1962	1977			\$340,804	\$340,804	100
Equipment	\$7.07	S.F.	48,236	100	\$340,804	24	1962	1977			\$340,804	\$340,804	100
Institutional Equipment	\$2.68	S.F.	48,236	100	\$129,126	15	1962	1977			\$129,126	\$129,126	100
Other Equipment	\$4.39	S.F.	48,236	100	\$211,678	30	1962	1992			\$211,678	\$211,678	100
Food Service Equipment	\$211,678.24	SYSTEM	1	100	\$211,678	30	1962	1992			\$211,678	\$211,678	100
Special Construction	\$52.08	S.F.	48,236	100	\$2,512,084	30	1962	1992			\$2,624,512	\$2,512,084	104
Special Construction	\$52.08	S.F.	48,236	100	\$2,512,084	30	1962	1992			\$2,624,512	\$2,512,084	104
Special Structures	\$251.21	S.F.	10,000	100	\$2,512,084	30	1962	1992			\$2,512,084	\$2,512,084	100
ADA Compliance			0	0		0	0				\$112,428		
Building Sitework	\$5.35	S.F.	48,236	100	\$258,090	30	1962	1992			\$43,390	\$258,090	17
Site Improvements	\$2.28	S.F.	48,236	100	\$109,982	30	1963	1992			\$33,143	\$109,982	30
Parking Lots	\$2,195.40	Ea.	35	100	\$76,839	30	2002	2032				\$76,839	
Pedestrian Paving	\$33.14	L.F.	1,000	100	\$33,143	30	1962	1992			\$33,143	\$33,143	100
Site Mechanical Utilities	\$3.07	S.F.	48,236	100	\$148,108	30	1962	1992			\$10,247	\$148,108	7

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution	\$3.07	S.F.	48,236	100	\$148,108	30	1962	1992			\$10,247	\$148,108	7
NG Supply	\$0.09	S.F.	48,236	100	\$4,402	30	1962	1992			\$4,402	\$4,402	100
Propane Tank	\$5,845.39	SYSTEM	1	100	\$5,845	30	1962	1992			\$5,845	\$5,845	100
Underground Tank	\$137,861.33	SYSTEM	1	100	\$137,861	30	2009	2039				\$137,861	

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Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Special Schools and Centers\Margaret Brent Regional_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$10,821,553					\$357,913					\$414,919
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$337,488										
Superstructure											
Roof Construction											
Exterior Enclosure	\$337,488										
Exterior Walls											
Exterior Windows	\$205,427										
Exterior Doors	\$132,061										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$2,008,054					\$357,913					\$414,919
Interior Construction	\$328,684										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$133,528										
Fittings	\$195,156										
Interior Finishes	\$1,679,370					\$357,913					\$414,919
Wall Finishes	\$280,995					\$325,751					\$377,634
Paint	\$280,995					\$325,751					\$377,634
Floor Finishes	\$952,612					\$32,162					\$37,284
Carpet	\$27,743					\$32,162					\$37,284
Ceramic Tile	\$88,522										
VAT (Resilient Flooring)	\$740,741										
VCT	\$95,606										
Ceiling Finishes	\$445,762										
Plaster Ceilings	\$77,495										
Acoustical Ceilings	\$368,267										
Services	\$5,467,306										
Plumbing	\$681,579										
Plumbing Fixtures	\$542,182										
Domestic Water Distribution	\$38,151										
Sanitary Waste	\$59,427										
Rain Water Drainage	\$41,819										
HVAC	\$3,272,166										
Heat Generating Systems	\$382,976										
Cooling Generating Systems	\$311,076										
Distribution Systems	\$710,192										
Terminal & Package Units	\$1,751,269										
Controls & Instrumentation	\$65,297										
Systems Testing & Balancing	\$51,357										
Fire Protection	\$265,588										
Sprinklers	\$265,588										
Electrical	\$1,247,972										
Electrical Service/Distribution	\$118,121										
Lighting and Branch Wiring	\$926,625										
Communications and Security	\$184,151										
Other Electrical Systems	\$19,075										
Equipment & Furnishings	\$340,804										
Equipment	\$340,804										
Institutional Equipment	\$129,126										
Other Equipment	\$211,678										
Food Service Equipment	\$211,678										
Special Construction	\$2,624,512										
Special Construction	\$2,624,512										
Special Structures	\$2,512,084										
ADA Compliance	\$112,428										
Building Sitework	\$43,390		</								

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 10 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Special Schools and Centers\Margaret Brent Regional_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$7,114,762 \$135,061	\$3,706,791 \$70,367	\$10,821,553 \$205,427	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows throughout the building are beyond useful life and in fair to poor condition, especially in the pool area where they are rusted.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$86,825	\$45,236	\$132,061	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors throughout the building are beyond useful life and in poor condition (difficult to operate, especially in the pool area). The door hardware is beyond useful life and in fair condition (does not lock properly).
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$87,790	\$45,738	\$133,528	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors, including fire doors, are generally solid core wood doors with hollow metal frames that are in fair condition, with worn surface finishes and chipped corners. The door hardware is in poor condition (hard to lock and unlock).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$128,308	\$66,848	\$195,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most restroom accessories are original, rusted, stained, and in poor condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$184,744	\$96,252	\$280,995	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the facility has not been painted for more than five years and the paint is in fair condition (stained and peeling).
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$62,857	\$32,749	\$95,606	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VCT floor finishes in classrooms are in fair condition (worn surface finishes) and beyond useful life.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$18,240	\$9,503	\$27,743	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office is beyond useful life and in poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$487,009	\$253,732	\$740,741	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VAT floor finishes in the classrooms and the corridors are beyond useful life and in fair to poor condition (worn and cracked).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$242,122	\$126,145	\$368,267	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are beyond useful life and in fair to poor condition, with stains, warped tiles, and mold-like growth, especially in classrooms 2, 3, and 13, and the multi-purpose room.

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Facility Executive Summary

G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$21,790	\$11,353	\$33,143	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in poor condition, with cracks and damaged edges.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$356,464	\$185,718	\$542,182	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original and need update. Some toilets and urinals were updated while most sinks, faucets, drinking fountains and other plumbing fixtures were not updated. Some were covered with plastic bags to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$25,083	\$13,068	\$38,151	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is original and is beyond useful life.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$27,495	\$14,325	\$41,819	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$39,071	\$20,356	\$59,427	Necess ary- 2-5 Yrs	Deferred Maintena nce	The sanitary piping is beyond useful life, outdated, and in some areas are clogged or leaking.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,151,393	\$599,876	\$1,751,269	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$251,792	\$131,184	\$382,976	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heat generation system is original and is beyond useful life. The boilers are in poor condition. The school engineer indicated that these boilers are in constant break and repair.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$204,521	\$106,555	\$311,076	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the cooling generation is original with control issues and needs to be updated.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$466,924	\$243,268	\$710,192	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system pipes, pumps, ductwork, vents and units are mostly outdated and beyond useful life. Circulation pumps are leaking, pipe insulation is peeling off, and pipes are leaking. There are some of leaks and stains throughout the school.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$42,930	\$22,367	\$65,297	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system is limited to heating units and is original and needs to be updated.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$33,765	\$17,592	\$51,357	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$77,660	\$40,461	\$118,121	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need to be updated. Some panels have no capacity to expand at the time of need.

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D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$609,221	\$317,404	\$926,625	Necess ary- 2-5 Yrs	Deferred Maintena nce	The lighting system is partially updated, but most classrooms and offices are in need of update. Many of the light covers are stained and broken. Some rooms need ballast and wiring. The security and communication systems are beyond useful life and in need of update. The communication system's equipment is original and has wires in areas that could be a tripping hazard. Other electrical systems are not included in dedicated space and jammed with other materials in small storage room. Some electrical panels have no expanding capacity.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$121,072	\$63,079	\$184,151	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$12,541	\$6,534	\$19,075	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$174,614	\$90,974	\$265,588	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$84,895	\$44,230	\$129,126	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$139,170	\$72,508	\$211,678	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,894	\$1,508	\$4,402	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$3,843	\$2,002	\$5,845	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	48,230	S.F.	\$73,917	\$38,511	\$112,428	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
F1010	Special Structures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,651,600	\$860,484	\$2,512,084	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$58,200	\$30,322	\$88,522	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$50,950	\$26,545	\$77,495	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\Tanglewood Regional
Address: 8333 Woodyard Road, Clinton, MD 20735

Attributes:

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1957, 25,024 S.F.
School Addition 1	Built in 1964, 10,349 S.F.
School Addition 2	Built in 1983, 6,775 S.F.
School Board District	9
School Grade	K-8th

General Information:

Function: Special School or Center
Gross Area: 42,148 S.F.

Year Built:
Last Renovation:

Facility Description:

Tanglewood Regional Center is a one-story, 42,148 square foot facility located on a 10-acre site close to MD Route 5 in Clinton, MD. The original building was constructed in 1957 and additions were constructed in 1964 (four classrooms) and 1983 (swimming pool), with major renovation performed in 1983.

ACCESSIBILITY ISSUES

The main entrance has a ramp and is wide enough for wheel chair access and push button wall switches and automatic door openers. Handicap toilet stalls are available in the gang restrooms for both men and women. Toilet configurations and accessories are adequate.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised mainly of brick veneer over CMU, partial vinyl siding, single panel metal windows (some with operable frames), and hollow core metal steel doors. The exterior enclosure is brick veneer. Each classroom has a fire exit window. The roof construction is low-slope, built-up roof with stone ballast and flashing. The entire roof was replaced in 2009.

C. INTERIORS

The interior partition walls typically include painted CMU with glazed block wainscot in the corridors and drywall. Interior doors are generally solid core wood doors with hollow metal frames. The Interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The school has a concrete stair with steel frame to access the mechanical room close to the pool. The school also has small metal stair in the boiler room and concrete stair in the stage area because of difference in the floor level.

Interior wall finishes are typically painted CMU and drywall. Floor finishes are typically vinyl composition tiles in classrooms, multi-purpose room, and kitchen, terrazzo in hallways and carpet in three classrooms. The carpet in most of the classrooms has been replaced with vinyl tiles within the last few years. There is ceramic tile in the pool and shower areas. There is terrazzo flooring in the hallways. During the 2008 assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 960 square feet of vinyl asbestos tiles. The ceiling finishes are typically suspended acoustical panels. The kitchen has drywall ceilings.

D. SERVICES

Conveying

The building does not include an elevator.

Plumbing

The plumbing fixtures are original to the building. Domestic water distribution is copper piping, and the sanitary waste system is cast iron. Rain water system is internal and external with roof drains. The building has a sprinkler system.

HVAC

Heating is provided by two gas-fired boilers supplying the main building and one gas-fired boiler supplying the pool area, installed in 1987. Cooling is supplied by water cooled chillers, installed in 1992. The heating/cooling distribution system is a mixture of fin tube radiators and unit ventilators and is in poor condition. Ceiling-mounted exhaust fans are installed in restrooms and ventilation is adequate, October 2006. Controls and instrumentation are pneumatic and are original and not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system that supplies less than 10% of the building. Fire extinguishers are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pole mounted transformer that delivers power to a main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted fluorescent and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in interior corridors and appears to comply with ADA requirements. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems: The building has an emergency generator

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 45 are handicap spaces with strip paths to building entrance. The parking lot was repaved in 2012. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school does not have a fuel oil tank; it uses natural gas.

Current Repair Cost: \$5,186,807.60**Replacement Cost:** \$12,621,823.49**FCI:** 41.09%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\Tanglewood Regional_Building

Attributes:

None

General Information:

Function:	Special School or Center	Year Built:	1956
Gross Area:	42,148 S.F.	Last Renovation:	1983

Facility Description:

Current Repair Cost: \$5,186,807.60	Replacement Cost: \$12,621,823.49	FCI: 41.09%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\Tanglewood Regional_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$299.46	S.F.	42,148	100	\$12,621,822	39	1960	1961	2010		\$5,186,808	\$12,621,822	41
Substructure	\$13.05	S.F.	42,148	100	\$550,039	100	1956					\$550,039	
Foundations	\$13.05	S.F.	42,148	100	\$550,039	100	1956					\$550,039	
Standard Foundations	\$3.73	S.F.	42,148	0	\$157,062	100	1956					\$157,062	
Slab on Grade	\$9.32	S.F.	42,148	0	\$392,977	100	1956					\$392,977	
Shell	\$61.59	S.F.	42,148	100	\$2,595,696	59	1967	1986			\$296,816	\$2,595,696	11
Superstructure	\$19.07	S.F.	42,148	100	\$803,903	100	1956					\$803,903	
Roof Construction	\$19.07	S.F.	42,148	0	\$803,903	100	1956					\$803,903	
Exterior Enclosure	\$16.99	S.F.	42,148	100	\$716,076	71	1956	1986			\$296,816	\$716,076	41
Exterior Walls	\$9.95	S.F.	42,148	0	\$419,260	100	1956					\$419,260	
Exterior Windows	\$4.29	S.F.	42,148	100	\$180,782	30	1956	1986			\$180,782	\$180,782	100
Exterior Doors	\$2.75	S.F.	42,148	100	\$116,034	30	1956	1986			\$116,034	\$116,034	100
Roofing	\$25.52	S.F.	42,148	100	\$1,075,717	20	2009	2029				\$1,075,717	
Roof Coverings	\$25.52	S.F.	42,148	100	\$1,075,717	20	2009	2029				\$1,075,717	
Interiors	\$48.05	S.F.	42,148	100	\$2,025,297	45	1969	1961	2010		\$1,227,829	\$2,025,297	61
Interior Construction	\$16.23	S.F.	42,148	100	\$683,858	67	1957	1976			\$288,482	\$683,858	42
Partitions	\$9.38	S.F.	42,148	100	\$395,376	96	1959	2033				\$395,376	
Concrete Block Partitions - Regular Weight	\$9.51	S.F.	38,148	100	\$362,644	100	1956					\$362,644	
Drywall Partitions/Metal Stud Framing	\$8.18	S.F.	4,000	100	\$32,732	50	1983	2033				\$32,732	
Interior Doors	\$2.78	S.F.	42,148	100	\$117,316	40	1956	1996			\$117,316	\$117,316	100
Fittings	\$4.06	S.F.	42,148	100	\$171,166	20	1956	1976			\$171,166	\$171,166	100
Interior Finishes	\$31.83	S.F.	42,148	100	\$1,341,439	34	1982	1961	2010		\$939,347	\$1,341,439	70
Wall Finishes	\$6.65	S.F.	42,148	100	\$280,157	11	1993	1991	2010		\$280,157	\$280,157	100
Paint	\$5.89	S.F.	38,148	100	\$224,549	5	1997	2002	2010		\$224,549	\$224,549	100
Tile	\$13.90	S.F.	4,000	100	\$55,608	35	1956	1991			\$55,608	\$55,608	100
Floor Finishes	\$16.25	S.F.	42,148	100	\$685,023	53	1971	1961	2012		\$282,931	\$685,023	41
Carpet	\$6.98	S.F.	2,000	100	\$13,963	5	1956	1961			\$13,963	\$13,963	100
Ceramic Tile	\$17.84	S.F.	4,000	100	\$71,365	50	1956	2006			\$71,365	\$71,365	100
Terrazo	\$33.51	S.F.	12,000	100	\$402,092	75	1956	2031				\$402,092	
VCT	\$8.18	S.F.	24,148	100	\$197,603	12	1983	1995	2012		\$197,603	\$197,603	100
Ceiling Finishes	\$8.93	S.F.	42,148	100	\$376,259	16	1982	1996			\$376,259	\$376,259	100
Plaster Ceilings	\$15.62	S.F.	2,000	100	\$31,241	50	1956	2006			\$31,241	\$31,241	100
Acoustical Ceilings	\$8.59	S.F.	40,148	100	\$345,018	13	1983	1996			\$345,018	\$345,018	100
Services	\$114.11	S.F.	42,148	100	\$4,809,314	25	1956	1966			\$3,197,662	\$4,809,314	66
Plumbing	\$14.24	S.F.	42,148	100	\$600,043	30	1956	1986			\$600,043	\$600,043	100
Plumbing Fixtures	\$11.32	S.F.	42,148	100	\$476,957	30	1956	1986			\$476,957	\$476,957	100
Domestic Water Distribution	\$0.81	S.F.	42,148	100	\$33,977	30	1956	1986			\$33,977	\$33,977	100
Sanitary Waste	\$1.25	S.F.	42,148	100	\$52,568	30	1956	1986			\$52,568	\$52,568	100
Rain Water Drainage	\$0.87	S.F.	42,148	100	\$36,541	30	1956	1986			\$36,541	\$36,541	100
HVAC	\$68.57	S.F.	42,148	100	\$2,889,948	21	1956	1966			\$1,282,142	\$2,889,948	44
Heat Generating Systems	\$10.46	S.F.	42,148	100	\$441,057	30	1956	1986			\$441,057	\$441,057	100
Boilers	\$8.00	S.F.	42,148	100	\$337,203	30	1956	1986			\$337,203	\$337,203	100
Piping and Misc Equipment	\$2.46	S.F.	42,148	100	\$103,854	30	1956	1986			\$103,854	\$103,854	100
Cooling Generating Systems	\$7.73	S.F.	42,148	100	\$325,664	30	1956	1986			\$259,634	\$325,664	80
Chilled Water, Air Cooled	\$3.85	S.F.	42,148	100	\$162,191	30	1956	1986			\$162,191	\$162,191	100
Condenser Systems													
Chilled Water, Cooling Tower	\$1.57	S.F.	42,148	100	\$66,030	30	1956	1986				\$66,030	
Systems													
Piping and Misc Equipment	\$2.31	S.F.	42,148	100	\$97,443	30	1956	1986			\$97,443	\$97,443	100
Distribution Systems	\$11.36	S.F.	42,148	100	\$478,880	30	1956	1986			\$478,880	\$478,880	100
Terminal & Package Units	\$36.58	S.F.	42,148	100	\$1,541,776	15	1956	1971				\$1,541,776	
Controls & Instrumentation	\$1.35	S.F.	42,148	100	\$57,055	20	1956	1976			\$57,055	\$57,055	100
Systems Testing & Balancing	\$1.08	S.F.	42,148	100	\$45,516	10	1956	1966			\$45,516	\$45,516	100
Fire Protection	\$5.57	S.F.	42,148	100	\$234,632	30	1956	1986			\$234,632	\$234,632	100
Sprinklers	\$5.57	S.F.	42,148	100	\$234,632	30	1956	1986			\$234,632	\$234,632	100
Electrical	\$25.74	S.F.	42,148	100	\$1,084,691	30	1956	1971			\$1,080,845	\$1,084,691	100
Electrical Service/Distribution	\$2.43	S.F.	42,148	100	\$102,571	30	1956	1986			\$102,571	\$102,571	100
New Main Line	\$1.35	S.F.	42,148	100	\$57,055	30	1956	1986			\$57,055	\$57,055	100
Main Panel	\$1.08	S.F.	42,148	100	\$45,516	30	1956	1986			\$45,516	\$45,516	100
Lighting and Branch Wiring	\$19.36	S.F.	42,148	100	\$816,083	30	1956	1986			\$816,083	\$816,083	100
Communications and Security	\$3.85	S.F.	42,148	100	\$162,191	30	1956	1986			\$162,191	\$162,191	100
Other Electrical Systems	\$0.09	S.F.	42,148	100	\$3,846	15	1956	1971				\$3,846	
Equipment & Furnishings	\$7.74	S.F.	42,148	100	\$326,169	25	1956	1971			\$326,169	\$326,169	100
Equipment	\$7.74	S.F.	42,148	100	\$326,169	25	1956	1971			\$326,169	\$326,169	100
Institutional Equipment	\$2.68	S.F.	42,148	100	\$112,829	15	1956	1971			\$112,829	\$112,829	100
Other Equipment	\$5.06	S.F.	42,148	100	\$213,340	30	1956	1986			\$213,340	\$213,340	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Food Service Equipment, EACH	\$213,339.61	SYSTEM	1	100	\$213,340	30	1956	1986			\$213,340	\$213,340	100
Special Construction	\$48.05	S.F.	42,148	100	\$2,025,364	30	1983	2013			\$98,251	\$2,025,364	5
Special Construction	\$48.05	S.F.	42,148	100	\$2,025,364	30	1983	2013			\$98,251	\$2,025,364	5
Swimming Pool	\$253.17	S.F.	8,000	100	\$2,025,364	30	1983	2013				\$2,025,364	
ADA Compliance			0	0		0	0				\$98,251		
Building Sitework	\$6.88	S.F.	42,148	100	\$289,943	30	1958	1986	2012		\$40,081	\$289,943	14
Site Improvements	\$3.31	S.F.	42,148	100	\$139,649	30	1958	1986	2012		\$40,081	\$139,649	29
Parking Lots	\$2,212.63	Each	45	100	\$99,568	30	2012	2042				\$99,568	
Pedestrian Paving	\$33.40	L.F.	1,200	100	\$40,081	30	1956	1986	2012		\$40,081	\$40,081	100
Site Mechanical Utilities	\$3.57	S.F.	42,148	100	\$150,294	30	1956	1986				\$150,294	
Fuel Distribution	\$3.57	S.F.	42,148	100	\$150,294	30	1956	1986				\$150,294	
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1956	1986				\$6,911	
Pumps	\$35,347.52	SYSTEM	1	100	\$35,348	30	1956	1986				\$35,348	
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1956	1986				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Special Schools and Centers\Tanglewood Regional_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,186,808	\$2,086,125				\$276,501					\$381,710
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$296,816										
Superstructure											
Roof Construction											
Exterior Enclosure	\$296,816										
Exterior Walls											
Exterior Windows	\$180,782										
Exterior Doors	\$116,034										
Roofing											
Roof Coverings											
Interiors	\$1,227,829					\$276,501					\$320,540
Interior Construction	\$288,482										
Partitions											
Concrete Block Partitions - Regular											
Weight											
Drywall Partitions/Metal Stud											
Framing											
Interior Doors	\$117,316										
Fittings	\$171,166										
Interior Finishes	\$939,347					\$276,501					\$320,540
Wall Finishes	\$280,157					\$260,314					\$301,776
Paint	\$224,549					\$260,314					\$301,776
Tile	\$55,608										
Floor Finishes	\$282,931					\$16,187					\$18,765
Carpet	\$13,963					\$16,187					\$18,765
Ceramic Tile	\$71,365										
Terrazo											
VCT	\$197,603										
Ceiling Finishes	\$376,259										
Plaster Ceilings	\$31,241										
Acoustical Ceilings	\$345,018										
Services	\$3,197,663										\$61,170
Plumbing	\$600,043										
Plumbing Fixtures	\$476,957										
Domestic Water Distribution	\$33,977										
Sanitary Waste	\$52,568										
Rain Water Drainage	\$36,541										
HVAC	\$1,282,142										\$61,170
Heat Generating Systems	\$441,057										
Boilers	\$337,203										
Piping and Misc Equipment	\$103,854										
Cooling Generating Systems	\$259,634										
Chilled Water, Air Cooled	\$162,191										
Condenser Systems											
Chilled Water, Cooling Tower											
Systems											
Piping and Misc Equipment	\$97,443										
Distribution Systems	\$478,880										
Terminal & Package Units											
Controls & Instrumentation	\$57,055										
Systems Testing & Balancing	\$45,516										\$61,170
Fire Protection	\$234,632										
Sprinklers	\$234,632										
Electrical	\$1,080,846										
Electrical Service/Distribution	\$102,571										
New Main Line	\$57,055										
Main Panel	\$45,516										
Lighting and Branch Wiring	\$816,083		</								

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Special Schools and Centers\Tanglewood Regional_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,410,130 \$118,857	\$1,776,678 \$61,925	\$5,186,808 \$180,782	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are generally in poor condition and should be replaced. Some do not close properly due to a thick layer of paint on them.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$76,288	\$39,746	\$116,034	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are old, do not close properly, and are rusted.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$77,131	\$40,185	\$117,316	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in fair to poor condition and need to be refinished. The door hardware is in poor condition, with some door knobs not working well.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$112,535	\$58,631	\$171,166	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The metal toilet partitions are old, rusted, and in fair to poor condition.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$36,560	\$19,048	\$55,608	Necess ary- 2-5 Yrs	Deferred Maintena nce	In last few years, the carpet in most of the classroom was replaced with vinyl tiles, but few classrooms still have old, stained carpet.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$9,180	\$4,783	\$13,963	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$46,920	\$24,445	\$71,365	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$20,540	\$10,701	\$31,241	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling finishes are typically 2x2 or 2x4 suspended acoustical panels in classrooms, multi-purpose room, hallways, and small area near pool that are in poor condition due to stains caused by water leakages.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$226,836	\$118,182	\$345,018	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$313,581	\$163,376	\$476,957	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some plumbing fixtures are new. There is still a sufficient number that needs to be updated, along with piping network.
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$34,561	\$18,006	\$52,568	Necess ary- 2-5 Yrs	Deferred Maintena nce	Boilers are said to be in less than fair condition.
	D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$221,698	\$115,505	\$337,203	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

D3020315	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$68,280	\$35,574	\$103,854	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pipings are poor throughout. Generator needs replacement also.
D3030110	Chilled Water, Air Cooled Condenser Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$106,634	\$55,557	\$162,191	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$314,846	\$164,035	\$478,880	Necess ary- 2-5 Yrs	Deferred Maintena nce	Unit ventilators are in poor condition.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$37,512	\$19,544	\$57,055	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls are original to the building and have been tampered with throughout the years.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$154,262	\$80,370	\$234,632	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$106,634	\$55,557	\$162,191	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$22,338	\$11,638	\$33,977	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$64,065	\$33,378	\$97,443	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pipes are in less than fair condition.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$29,925	\$15,591	\$45,516	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$536,544	\$279,539	\$816,083	Necess ary- 2-5 Yrs	Deferred Maintena nce	Lighting and branch wiring has only been updated in corridors, but not elsewhere, e.g., classrooms.
D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$37,512	\$19,544	\$57,055	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$29,925	\$15,591	\$45,516	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some panels are antiquated fuse-type systems.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$74,180	\$38,648	\$112,829	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$24,024	\$12,517	\$36,541	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$140,263	\$73,077	\$213,340	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	42,148	S.F.	\$64,596	\$33,655	\$98,251	Does Not Meet Current Code/St andards	ADA / Accessibility	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$147,633	\$76,917	\$224,549	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$129,916	\$67,686	\$197,603	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$26,352	\$13,729	\$40,081	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Special Schools and Centers\William Schmidt Center

Address: 18501 Aquasco Road, Brandywine, MD 20613

Attributes:

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1956, 14,722 S.F.
School Addition 1	Built in 1959, 2,611 S.F.
School Addition 2	Built in 1975, 2,912 S.F.
School Addition 3	Built in 1982, 17,851 S.F.
School Board District	9
School Grade	K-12th

General Information:

Function:	Special School or Center	Year Built:
Gross Area:	38,146 S.F.	Last Renovation:

Facility Description:

William S. Schmidt Center is a one-story, 38,146 square foot facility located on a 449.6-acre site close to US Route 301 in Brandywine, MD. This outdoor educational center consists of one administrative building and three sites (i.e., Site 1, Site 2, and Site 3). Site 1 includes three village buildings, a camp center, and two new temporary buildings. Site 2 includes a school building formerly Orme Elementary School. Site 3 includes a service building, six old temporary buildings. The Lodge, Field Station and the remaining four are named boy cabins and girl cabins. The Orme Elementary School building was originally built in 1956, with an addition of two rooms constructed in 1959. In 1975, a service building was constructed and in 1982, an administrative building, three villages, and the camp center were constructed. Six temporary buildings were originally placed at Site 3 in 1972 and were removed and replaced in 1995. Three temporary buildings were placed at the site (site 1 and site 3) in 2006.

ASSESSIBILITY ISSUES

The main entrance door to the Orme Elementary School building has a ramp and is wide enough for wheel chair access, but the entrance lacks push button wall switches and automatic door openers. Handrails are available.

A. SUBSTRUCTURE

The facility buildings, including the Orme Elementary School building, three villages, camp center, and service center building, typically rest on slab-on-grade foundations. The facility buildings do not have a basement, sub-floor, or crawl space, with exception of a small cellar in the boiler room in Orme Elementary School building, which holds a water tank.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of exposed CMU. The exterior enclosure of Orme Elementary School building has both brick veneer over CMU and exposed CMU bricks. The service building, camp center, and three villages have both exposed CMU and T1-11 plywood sheathing as exterior siding. The exterior enclosure also includes single panel metal windows with operable frames and hollow metal steel doors. The metal windows in the Orme Elementary School building, administrative building, villages, and camp center buildings are old. The service building does not have windows. There are metal windows in three new temporary buildings.

There are hollow metal steel doors in the Orme Elementary School building, administrative building, villages, camp center, and service center. There are exterior wood doors on the four temporary buildings (cabins). There are hollow metal steel doors in two old temporary buildings. There are hollow metal steel doors in the three new temporary buildings.

The roof construction is both low-slope built-up roof with stone ballast and asphalt shingle roof. The built-up roof on the Orme Elementary School building was replaced in 1997. The asphalt shingle roof on the administrative building was replaced in 2000. The asphalt shingle roofs on the villages, camp center, and service buildings were replaced in 2006. The asphalt shingle roof on the six old temporary buildings was replaced in 2007.

C. INTERIORS

Interior partition walls typically include painted CMU in the Orme Elementary School building, service building, and camp center, with glazed block wainscot in the corridors. The partition walls in administrative building and villages are typically painted CMU and drywalls, which divide offices and sleeping quarters. Interior doors are generally solid core wood doors or hollow core metal doors with hollow metal frames. The solid core wood doors metal frames are rusting in the Orme Elementary School building. There are hollow core metal doors in the administrative building, villages, camp center, and service building. Interior fittings in the building include chalk/tack boards (in camp center and village), toilet accessories, handrails, and toilet partitions. The facility does not have second floor and the only ladder present is in the boiler room that provides access to the cellar that holds water tank.

Interior wall finishes are typically painted CMU and drywall. The four old temporary buildings (cabins) have T1-11 plywood sheathing, which does not require painting. The two old temporary buildings, Lodge and the Field Station all have painted drywall. The new temporary buildings have painted drywall.

Facility Executive Summary

Floor finishes are typically carpet, terrazzo, vinyl asbestos tiles, and ceramic tiles in toilets and showers. The administrative building has carpet in offices and conference rooms and concrete in the remainder of the building. The Orme Elementary School building has terrazzo flooring in corridors and cafeteria and vinyl asbestos tiles in sleeping rooms and kitchen. There are concrete floors in camp center. The villages have concrete floors in the lobby, vinyl composition tiles in the sleeping quarters, and ceramic tiles in the toilets and showers. The four old temporary buildings (cabins) have carpet and plywood floors. The remaining two old temporary building and three new temporary buildings have vinyl composition tile floor finish. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan, the school contains 18,720 square feet of vinyl asbestos tiles.

The overall ceiling finishes are typically suspended acoustical panels and drywall. The acoustic tiles in the Orme Elementary School building are old. There is painted drywall ceilings in the administrative building, villages, camp center, and service center. The four old temporary buildings (cabins) have T1-11 plywood sheathing that holds insulation and does not require finish. The remaining two old temporary buildings and three new temporary buildings have drop ceilings.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

The plumbing fixtures are original and need updating. Domestic water distribution is copper piping and sanitary waste system is cast iron. The rain water systems are cast iron and aluminum.

HVAC

There is a propane-fired boiler and unit ventilators which provide heating for the building. Cooling is provided by temporary window units. Ceiling-mounted exhaust fans are installed in restrooms and ventilation is inadequate. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The buildings do not have a fire sprinkler system, except for the boiler room. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole-mounted transformer that delivers power to a main panel. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically serving surface-mounted fluorescents fixtures. Emergency power and lighting are not present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible with strobe annunciators in corridors and appears to comply with ADA requirements. The system is activated by pull stations and smoke/heat detectors, and appears to be in fair condition. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices.

Other Electrical Systems: The building does not have a generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 19 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has a fuel oil storage tank installed in 1995.

Current Repair Cost: \$6,549,073.87**Replacement Cost:** \$10,081,270.41**FCI:** 64.96%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Special Schools and Centers\William Schmidt Center_Building

Attributes:

None

General Information:

Function:	Special School or Center	Year Built:	1956
Gross Area:	38,146 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$6,549,073.87	Replacement Cost: \$10,081,270.41	FCI: 64.96%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Special Schools and Centers\William Schmidt Center_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$264.28	S.F.	38,146	101	\$10,140,155	41	1959	1961	2020		\$6,549,070	\$10,081,265	65
Substructure	\$13.58	S.F.	38,146	100	\$518,019	100	1956					\$518,019	
Foundations	\$13.58	S.F.	38,146	100	\$518,019	100	1956					\$518,019	
Standard Foundations	\$3.88	S.F.	38,096	0	\$147,757	100	1956					\$147,757	
Slab on Grade	\$9.72	S.F.	38,096	0	\$370,262	100	1956					\$370,262	
Shell	\$64.16	S.F.	38,146	100	\$2,447,556	59	1970	1986			\$279,870	\$2,447,556	11
Superstructure	\$19.85	S.F.	38,146	100	\$757,328	100	1956					\$757,328	
Roof Construction	\$19.88	S.F.	38,096	0	\$757,328	100	1956					\$757,328	
Exterior Enclosure	\$17.71	S.F.	38,146	100	\$675,628	71	1956	1986			\$279,870	\$675,628	41
Exterior Walls	\$10.39	S.F.	38,096	0	\$395,758	100	1956					\$395,758	
Exterior Windows	\$4.46	S.F.	38,096	100	\$169,776	30	1956	1986			\$169,776	\$169,776	100
Exterior Doors	\$2.89	S.F.	38,096	100	\$110,094	30	1956	1986			\$110,094	\$110,094	100
Roofing	\$26.60	S.F.	38,146	100	\$1,014,600	20	1997	2017				\$1,014,600	
Roof Coverings	\$26.60	S.F.	38,096	100	\$1,013,441	20	1997	2017				\$1,013,441	
Roof Openings	\$0.03	S.F.	38,096	100	\$1,159	20	1997	2017				\$1,159	
Interiors	\$51.46	S.F.	38,146	103	\$2,022,026	43	1959	1961	2020		\$1,135,759	\$1,963,136	58
Interior Construction	\$16.88	S.F.	38,146	100	\$644,076	67	1957	1976			\$271,757	\$644,076	42
Partitions	\$9.76	S.F.	38,146	100	\$372,319	95	1958	2025				\$372,319	
Concrete Block Partitions - Regular Weight	\$9.92	S.F.	34,096	0	\$338,127	100	1956					\$338,127	
Drywall Partitions/Metal Stud Framing	\$8.55	S.F.	4,000	100	\$34,192	50	1975	2025				\$34,192	
Interior Doors	\$2.91	S.F.	38,096	100	\$110,673	40	1956	1996			\$110,673	\$110,673	100
Fittings	\$4.23	S.F.	38,096	100	\$161,084	20	1956	1976			\$161,084	\$161,084	100
Stairs	\$0.03	S.F.	38,146	100	\$1,034	50	1956	2006	2020			\$1,034	
Stair Construction	\$1.03	S.F.	1,000	100	\$1,034	50	1956	2006	2020	8		\$1,034	
Interior Finishes	\$34.55	S.F.	38,146	104	\$1,376,916	32	1961	1961			\$864,002	\$1,318,026	66
Wall Finishes	\$7.00	S.F.	38,146	100	\$266,977	12	1956	1961			\$266,977	\$266,977	100
Paint	\$6.13	S.F.	34,096	100	\$208,996	5	1956	1961			\$208,996	\$208,996	100
Tile	\$14.50	S.F.	4,000	100	\$57,981	35	1956	1991			\$57,981	\$57,981	100
Floor Finishes	\$14.62	S.F.	38,146	111	\$616,431	35	1962	1966			\$441,744	\$557,541	79
Carpet	\$7.27	S.F.	400	100	\$2,908	5	1997	2002			\$2,908	\$2,908	100
Ceramic Tile	\$18.62	S.F.	4,000	100	\$74,468	50	1956	2006			\$74,468	\$74,468	100
Concrete	\$3.50	S.F.	11,696	100	\$40,916	10	1956	1966			\$40,916	\$40,916	100
Terrazo	\$34.94	S.F.	5,000	100	\$174,687	75	1956	2031				\$174,687	
VAT (Resilient Flooring)	\$21.81	S.F.	9,000	130	\$255,190	13	1956	1969			\$255,190	\$196,300	130
VCT	\$8.53	S.F.	8,000	100	\$68,262	12	1982	1994			\$68,262	\$68,262	100
Ceiling Finishes	\$12.94	S.F.	38,146	100	\$493,508	38	1966	1969			\$155,281	\$493,508	31
Plaster Ceilings	\$16.29	S.F.	20,763	100	\$338,227	50	1975	2025				\$338,227	
Acoustical Ceilings	\$8.96	S.F.	17,333	100	\$155,281	13	1956	1969			\$155,281	\$155,281	100
Services	\$119.95	S.F.	38,146	100	\$4,575,674	25	1956	1971			\$4,575,674	\$4,575,674	100
Plumbing	\$14.81	S.F.	38,146	100	\$564,953	30	1956	1986			\$564,953	\$564,953	100
Plumbing Fixtures	\$11.79	S.F.	38,096	100	\$449,066	30	1956	1986			\$449,066	\$449,066	100
Domestic Water Distribution	\$0.84	S.F.	38,096	100	\$31,869	30	1956	1986			\$31,869	\$31,869	100
Sanitary Waste	\$1.29	S.F.	38,096	100	\$49,252	30	1956	1986			\$49,252	\$49,252	100
Rain Water Drainage	\$0.91	S.F.	38,096	100	\$34,766	30	1956	1986			\$34,766	\$34,766	100
HVAC	\$72.18	S.F.	38,146	100	\$2,753,337	22	1956	1971			\$2,753,337	\$2,753,337	100
Heat Generating Systems	\$10.02	S.F.	38,146	100	\$382,268	30	1956	1986			\$382,268	\$382,268	100
Boilers	\$8.35	S.F.	38,146	100	\$318,530	30	1956	1986			\$318,530	\$318,530	100
Piping and Misc Equipment	\$1.67	S.F.	38,096	100	\$63,738	30	1956	1986			\$63,738	\$63,738	100
Cooling Generating Systems	\$6.09	S.F.	38,146	100	\$232,355	30	1956	1986			\$232,355	\$232,355	100
Chilled Water, Air Cooled	\$3.82	S.F.	38,096	100	\$145,439	30	1956	1986			\$145,439	\$145,439	100
Condenser Systems													
Piping and Misc Equipment	\$2.28	S.F.	38,096	100	\$86,916	30	1956	1986			\$86,916	\$86,916	100
Distribution Systems	\$15.47	S.F.	38,096	100	\$589,291	30	1956	1986			\$589,291	\$589,291	100
Terminal & Package Units	\$38.13	S.F.	38,096	100	\$1,452,656	15	1956	1971			\$1,452,656	\$1,452,656	100
Controls & Instrumentation	\$1.41	S.F.	38,096	100	\$53,888	20	1956	1976			\$53,888	\$53,888	100
Systems Testing & Balancing	\$1.13	S.F.	38,096	100	\$42,879	30	1956	1986			\$42,879	\$42,879	100
Fire Protection	\$5.77	S.F.	38,146	100	\$220,187	30	1956	1986			\$220,187	\$220,187	100
Sprinklers	\$5.78	S.F.	38,096	100	\$220,187	30	1956	1986			\$220,187	\$220,187	100
Electrical	\$27.19	S.F.	38,146	100	\$1,037,197	30	1956	1971			\$1,037,197	\$1,037,197	100
Electrical Service/Distribution	\$2.57	S.F.	38,146	100	\$97,925	30	1956	1986			\$97,925	\$97,925	100
New Main Line	\$1.43	S.F.	38,096	100	\$54,467	30	1956	1986			\$54,467	\$54,467	100
Main Panel	\$1.14	S.F.	38,096	100	\$43,458	30	1956	1986			\$43,458	\$43,458	100
Lighting and Branch Wiring	\$20.18	S.F.	38,096	100	\$768,917	30	1956	1986			\$768,917	\$768,917	100
Communications and Security	\$4.02	S.F.	38,096	100	\$152,972	30	1956	1986			\$152,972	\$152,972	100
Other Electrical Systems	\$0.46	S.F.	38,096	100	\$17,383	15	1956	1971			\$17,383	\$17,383	100
Equipment & Furnishings	\$8.63	S.F.	38,146	100	\$329,015	25	1956	1971			\$329,015	\$329,015	100

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment			0	0		0	0						
Equipment	\$8.63	S.F.	38,146	100	\$329,015	25	1956	1971			\$329,015	\$329,015	100
Institutional Equipment	\$2.80	S.F.	38,096	100	\$106,617	15	1956	1971			\$106,617	\$106,617	100
Other Equipment	\$5.83	S.F.	38,146	100	\$222,398	30	1965	1995			\$222,398	\$222,398	100
Food Service Equipment, EACH	\$222,397.82	SYSTEM	1	100	\$222,398	30	1965	1995			\$222,398	\$222,398	100
Special Construction			0			0	0				\$88,922		
Special Construction			0			0	0				\$88,922		
ADA Compliance			0	0		0	0				\$88,922		
Building Sitework	\$6.50	S.F.	38,146	100	\$247,865	30	1956	1986			\$139,830	\$247,865	56
Site Improvements	\$2.52	S.F.	38,146	100	\$96,071	30	1956	1986			\$96,071	\$96,071	100
Parking Lots	\$2,306.57	Each	19	100	\$43,825	30	1956	1986			\$43,825	\$43,825	100
Pedestrian Paving	\$34.83	L.F.	1,500	100	\$52,246	30	1956	1986			\$52,246	\$52,246	100
Site Mechanical Utilities	\$3.98	S.F.	38,146	100	\$151,794	30	1969	1986			\$43,759	\$151,794	29
Fuel Distribution	\$3.98	S.F.	38,146	100	\$151,794	30	1969	1986			\$43,759	\$151,794	29
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1956	1986			\$6,911	\$6,911	100
Pumps	\$36,848.32	SYSTEM	1	100	\$36,848	30	1956	1986			\$36,848	\$36,848	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1995	2025				\$108,035	

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Facility: \Special Schools and Centers\William Schmidt Center_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,549,074					\$1,421,854			\$1,310		\$339,769
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$279,870					\$1,176,199					
Superstructure											
Roof Construction											
Exterior Enclosure	\$279,870										
Exterior Walls											
Exterior Windows	\$169,776										
Exterior Doors	\$110,094										
Roofing						\$1,176,199					
Roof Coverings						\$1,174,856					
Roof Openings						\$1,343					
Interiors	\$1,135,760					\$245,655			\$1,310		\$339,769
Interior Construction	\$271,757										
Partitions											
Concrete Block Partitions - Regular											
Weight											
Drywall Partitions/Metal Stud											
Framing											
Interior Doors	\$110,673										
Fittings	\$161,084										
Stairs									\$1,310		
Stair Construction									\$1,310		
Interior Finishes	\$864,003					\$245,655					\$339,769
Wall Finishes	\$266,976					\$242,283					\$280,873
Paint	\$208,996					\$242,283					\$280,873
Tile	\$57,981										
Floor Finishes	\$441,745					\$3,371					\$58,896
Carpet	\$2,908					\$3,371					\$3,908
Ceramic Tile	\$74,468										
Concrete	\$40,916										\$54,988
Terrazo											
VAT (Resilient Flooring)	\$255,190										
VCT	\$68,262										
Ceiling Finishes	\$155,281										
Plaster Ceilings											
Acoustical Ceilings	\$155,281										
Services	\$4,575,677										
Plumbing	\$564,954										
Plumbing Fixtures	\$449,066										
Domestic Water Distribution	\$31,869										
Sanitary Waste	\$49,252										
Rain Water Drainage	\$34,766										
HVAC	\$2,753,338										
Heat Generating Systems	\$382,269										
Boilers	\$318,530										
Piping and Misc Equipment	\$63,738										
Cooling Generating Systems	\$232,356										
Chilled Water, Air Cooled	\$145,439										
Condenser Systems											
Piping and Misc Equipment	\$86,916										
Distribution Systems	\$589,291										
Terminal & Package Units	\$1,452,656										
Controls & Instrumentation	\$53,888										
Systems Testing & Balancing	\$42,879										
Fire Protection	\$220,187										
Sprinklers	\$220,187										
Electrical	\$1,037,198					</					

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

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Facility: \Special Schools and Centers\William Schmidt Center_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,305,768 \$111,621	\$2,243,305 \$58,155	\$6,549,074 \$169,776	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows in Orme Elementary School building, administrative building, villages, and camp center building are old, difficult to open, and in poor condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$72,382	\$37,711	\$110,094	Necess ary- 2-5 Yrs	Deferred Maintena nce	The hollow metal steel doors in the Orme Elementary School building, administrative building, villages, camp center, and service center are old, beyond useful life, and in poor condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$72,763	\$37,910	\$110,673	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors are generally solid core wood doors or hollow core metal doors with rusted hollow metal frames and are in poor condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$105,907	\$55,177	\$161,084	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal toilet partitions are old, rusted, and in poor condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$137,407	\$71,589	\$208,996	Necess ary- 2-5 Yrs	Deferred Maintena nce	The classroom wall paint is stained, peeling, and generally in fair to poor condition. The building has not been painted in last ten years.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$38,120	\$19,861	\$57,981	Necess ary- 2-5 Yrs	Deferred Maintena nce	The facility has ceramic tiles in the restrooms and showers. The wall tiles are in fair to poor condition, old, and beyond its useful life.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$44,880	\$23,382	\$68,262	Necess ary- 2-5 Yrs	Deferred Maintena nce	The villages have vinyl composition tiles in the sleeping quarters, which are in fair to poor condition.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$1,912	\$996	\$2,908	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the administrative building is 10 years old and is beyond useful life.
	C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$26,901	\$14,015	\$40,916	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$48,960	\$25,508	\$74,468	Necess ary- 2-5 Yrs	Deferred Maintena nce	The facility has ceramic tiles in the restrooms and showers, which are beyond useful life, stained, and in poor condition.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$167,778	\$87,412	\$255,190	Necess ary- 2-5 Yrs	Deferred Maintena nce	The Orme Elementary School building has 9x9 vinyl asbestos tiles in sleeping rooms and kitchen. The vinyl asbestos tiles are in poor condition and recommended to be replaced.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$102,091	\$53,190	\$155,281	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustic tiles in the Orme Elementary School building are old and in poor condition.

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G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$28,813	\$15,012	\$43,825	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site only at the Orme Elementary School building and is in fair to poor condition with patches done over time. The parking surface has cracks and pot holes. Parking striping is old and needs to be repainted.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$34,350	\$17,896	\$52,246	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are in fair to poor condition and require repairs.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$295,244	\$153,822	\$449,066	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$20,953	\$10,916	\$31,869	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$32,382	\$16,871	\$49,252	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$955,067	\$497,590	\$1,452,656	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020315	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$41,906	\$21,833	\$63,738	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$387,436	\$201,854	\$589,291	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$35,429	\$18,459	\$53,888	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$144,765	\$75,422	\$220,187	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$505,534	\$263,383	\$768,917	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Chilled Water, Air Cooled Condenser Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$95,621	\$49,819	\$145,439	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$57,144	\$29,772	\$86,916	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$28,191	\$14,688	\$42,879	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$35,810	\$18,657	\$54,467	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$28,572	\$14,886	\$43,458	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$100,573	\$52,399	\$152,972	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$11,429	\$5,954	\$17,383	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$24,226	\$12,622	\$36,848	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$70,097	\$36,520	\$106,617	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$146,218	\$76,180	\$222,398	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$22,858	\$11,909	\$34,766	Necessary- 2-5 Yrs	Deferred Maintenance
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$209,422	\$109,109	\$318,530	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	38,146	S.F.	\$58,463	\$30,459	\$88,922	Does Not Meet Current Code/Standards	ADA / Accessibility

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Berkshire Elementary

Address: 6201 Surrey Square Lane, Forestville, MD 20747

Attributes:

Historical Building	No
Legislative	25
Original Building	Built in 1964, 29,536 S.F.
School Addition 1	Built in 1965, 11,899 S.F.
School Addition 2	Built in 1986, 2,880 S.F. (Relocatables)
School Board District	7
School Grade	NA

General Information:

Function:	Other	Year Built:
Gross Area:	44,315 S.F.	Last Renovation:

Facility Description:

Berkshire Elementary School is a two-story, 44,315 square foot facility located on a 10-acre site close to I-495 (Capital Beltway) in District Heights, MD. The original building was constructed in 1964, with additions constructed in 1965 and 1986 (Four Modulares) and no major renovations, with exception of FY03 FSRP - Fire Alarm, which was performed in 2004.

ACCESSIBILITY ISSUES

The school has no elevator or ramp to the second floor and the programs on the second floor are not handicap accessible. Handicap toilet stalls are available in the gang restrooms on the first floor only. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor. The building has a crawl space.

B. SHELL

The superstructure of the facility is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over concrete masonry unit (CMU), single pane metal windows with operable frames, and hollow metal steel doors. The original building has low-slope built up roof with gravel ballast that was replaced in 1994. The 1986 addition has a single ply rubber membrane roof.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The stairs have steel treads and risers with steel frames. There is a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU. Floor finishes throughout the building are typically 9x9 vinyl asbestos tiles (VAT), 12x12 vinyl composition tiles (VCT), carpet, and ceramic tiles. The ceiling finishes are typically suspended 2x2 or 2x4 acoustical tiles.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Fixtures are original. The toilets were updated 100% in 2007. Domestic water distribution is primarily copper. Sanitary waste system is cast iron. Rain water system is external with roof drains and scuppers. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by oil/gas-fired boilers. Cooling is supplied by window units in selected areas. The heating/cooling distribution system is typically unit ventilators and fin-tube radiators. Fresh air is supplied by infiltration and window units. Ceiling-mounted exhaust fans are installed in restrooms and kitchen. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer. Power distribution wiring is typically copper 3-wire grounded. Lighting and branch wiring is 3-wire grounded serving recessed and pendent-mounted fluorescent. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

Facility Executive Summary

The fire alarm system consists of a main panel in the boiler room and audible and strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and aural bell/horn alert devices and two heat sensors in storage areas. The telephone and data systems are separate. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, and food service equipment. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multipurpose room. The grease trap is serviced by building personnel.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site. There are two reserved handicap spaces out of total 35 parking spaces. The bus drop-off zone at the front entrance is covered. Drainage is handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$8,038,181.47**Replacement Cost:** \$11,430,406.61**FCI:** 70.32%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Berkshire Elementary_Building

Attributes:

None

General Information:

Function: Other
Gross Area: 44,315 S.F.

Year Built: 1964
Last Renovation:

Facility Description:

Current Repair Cost: \$8,038,181.47 **Replacement Cost:** \$11,430,406.61 **FCI:** 70.32%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Berkshire Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%	
Total	\$255.50	S.F.	44,315	101	\$11,487,556	42	1966	1974	2012		\$7,930,148	\$11,322,374	70	
Substructure	\$14.59	S.F.	44,315	100	\$646,396	100	1964				\$15,471	\$646,396	2	
Foundations	\$14.59	S.F.	44,315	100	\$646,396	100	1964				\$15,471	\$646,396	2	
Standard Foundations	\$4.90	S.F.	44,315	0	\$217,038	100	1964				\$15,471	\$217,038	7	
Slab on Grade	\$9.69	S.F.	44,315	0	\$429,358	100	1964					\$429,358		
Shell	\$61.33	S.F.	44,315	100	\$2,717,932	73	1968	1994			\$378,904	\$2,717,932	14	
Superstructure	\$29.51	S.F.	44,315	100	\$1,307,915	100	1964	2064				\$1,307,915		
Floor Construction	\$19.53	S.F.	22,000	0	\$429,652	100	1964	2064				\$429,652		
Roof Construction	\$19.82	S.F.	44,315	0	\$878,263	100	1964	2064				\$878,263		
Exterior Enclosure	\$17.64	S.F.	44,315	100	\$781,875	71	1965	1994			\$302,508	\$781,875	39	
Exterior Walls	\$10.34	S.F.	44,315	0	\$458,341	100	1964					\$458,341		
Exterior Windows (1986 Addition)	\$4.46	S.F.	2,880	100	\$12,835	30	1986	2016				\$12,835		
Exterior Windows (Original Bldg.)	\$4.46	S.F.	41,435	100	\$184,656	30	1964	1994			\$184,656	\$184,656	100	
Exterior Doors (1986 Addition)	\$2.84	S.F.	2,880	100	\$8,191	30	1986	2016				\$8,191		
Exterior Doors (Original Bldg.)	\$2.84	S.F.	41,435	100	\$117,852	30	1964	1994			\$117,852	\$117,852	100	
Roofing	\$14.17	S.F.	44,315	100	\$628,142	20	1993	2006			\$76,396	\$628,142	12	
Roof Coverings (1986 Addition)	\$26.53	S.F.	2,880	100	\$76,396	20	1986	2006			\$76,396	\$76,396	100	
Roof Coverings (Original Bldg.)	\$26.53	S.F.	20,800	100	\$551,746	20	1994	2014				\$551,746		
Interiors	\$50.27	S.F.	44,315	107	\$2,392,837	34	1969	1976	2012		\$1,834,658	\$2,227,655	82	
Interior Construction	\$16.99	S.F.	44,315	100	\$752,893	70	1964	1984			\$314,773	\$752,893	42	
Partitions	\$9.89	S.F.	44,315	100	\$438,120	100	1964					\$438,120		
Concrete Block Partitions - Regular Weight	\$9.89	S.F.	44,315	100	\$438,120	100	1964					\$438,120		
Interior Doors	\$2.89	S.F.	44,315	100	\$128,066	40	1964	2004			\$128,066	\$128,066	100	
Fittings	\$4.21	S.F.	44,315	100	\$186,707	20	1964	1984			\$186,707	\$186,707	100	
Stairs	\$1.03	S.F.	44,315	100	\$45,834	50	1964	2014				\$45,834		
Stair Construction	\$1.03	S.F.	44,315	100	\$45,834	50	1964	2014				\$45,834		
Stairs	\$1.03	S.F.	44,315	100	\$45,834	50	1964	2014				\$45,834		
Interior Finishes	\$32.24	S.F.	44,315	112	\$1,594,110	16	1975	1976	2012		\$1,519,885	\$1,428,928	106	
Wall Finishes	\$6.11	S.F.	44,315	100	\$270,961	5	1994	1999			\$270,961	\$270,961	100	
Paint	\$6.11	S.F.	44,315	100	\$270,961	5	1994	1999			\$270,961	\$270,961	100	
Floor Finishes	\$16.84	S.F.	44,315	122	\$911,316	16	1967	1976	2012		\$837,091	\$746,134	112	
Carpet	\$7.26	S.F.	5,000	100	\$36,276	5	1990	1995			\$36,276	\$36,276	100	
Ceramic Tile	\$18.56	S.F.	4,000	100	\$74,225	50	1964	2014				\$74,225		
VAT (Resilient Flooring)	\$21.75	S.F.	25,315	130	\$715,791	13	1964	1977			\$715,791	\$550,609	130	
VCT	\$8.50	S.F.	10,000	100	\$85,024	12	1964	1976	2012		\$85,024	\$85,024	100	
Ceiling Finishes	\$9.29	S.F.	44,315	100	\$411,833	25	1964	1989			\$411,833	\$411,833	100	
Services	\$118.43	S.F.	44,315	100	\$5,248,007	25	1964	1974			\$5,248,007	\$5,248,007	100	
Plumbing	\$14.80	S.F.	44,315	100	\$655,833	30	1964	1994			\$655,833	\$655,833	100	
Plumbing Fixtures	\$11.76	S.F.	44,315	100	\$521,026	30	1964	1994			\$521,026	\$521,026	100	
Domestic Water Distribution	\$0.84	S.F.	44,315	100	\$37,072	30	1964	1994			\$37,072	\$37,072	100	
Sanitary Waste	\$1.29	S.F.	44,315	100	\$57,293	30	1964	1994			\$57,293	\$57,293	100	
Rain Water Drainage	\$0.91	S.F.	44,315	100	\$40,442	30	1964	1994			\$40,442	\$40,442	100	
HVAC	\$71.17	S.F.	44,315	100	\$3,153,792	21	1964	1974			\$3,153,792	\$3,153,792	100	
Heat Generating Systems	\$8.32	S.F.	44,315	100	\$368,695	30	1964	1994			\$368,695	\$368,695	100	
Cooling Generating Systems	\$6.77	S.F.	44,315	100	\$299,944	30	1964	1994			\$299,944	\$299,944	100	
Distribution Systems	\$15.42	S.F.	44,315	100	\$683,468	30	1964	1994			\$683,468	\$683,468	100	
Terminal & Package Units	\$38.13	S.F.	44,315	100	\$1,689,796	15	1964	1979			\$1,689,796	\$1,689,796	100	
Controls & Instrumentation	\$1.40	S.F.	44,315	100	\$62,011	20	1964	1984			\$62,011	\$62,011	100	
Systems Testing & Balancing	\$1.13	S.F.	44,315	100	\$49,878	10	1964	1974			\$49,878	\$49,878	100	
Fire Protection	\$5.76	S.F.	44,315	100	\$255,458	30	1964	1994			\$255,458	\$255,458	100	
Sprinklers	\$5.76	S.F.	44,315	100	\$255,458	30	1964	1994			\$255,458	\$255,458	100	
Electrical	\$26.69	S.F.	44,315	100	\$1,182,924	30	1964	1994			\$1,182,924	\$1,182,924	100	
Electrical Service/Distribution	\$2.56	S.F.	44,315	100	\$113,237	30	1964	1994			\$113,237	\$113,237	100	
Lighting and Branch Wiring	\$20.14	S.F.	44,315	100	\$892,417	30	1964	1994			\$892,417	\$892,417	100	
Communications and Security	\$4.00	S.F.	44,315	100	\$177,270	30	1964	1994			\$177,270	\$177,270	100	
Equipment & Furnishings	\$7.79	S.F.	44,315	100	\$345,088	25	1964	1979			\$345,088	\$345,088	100	
Equipment	\$7.79	S.F.	44,315	100	\$345,088	25	1964	1979			\$345,088	\$345,088	100	
Institutional Equipment	\$2.78	S.F.	44,315	100	\$123,348	15	1964	1979			\$123,348	\$123,348	100	
Other Equipment	\$5.00	S.F.	44,315	100	\$221,740	30	1964	1994			\$221,740	\$221,740	100	
Food Service Equipment, EACH	\$221,739.72	SYSTEM	1	100	\$221,740	30	1964	1994			\$221,740	\$221,740	100	
Special Construction			0			0	0				\$103,302			
Special Construction			0			0	0				\$103,302			
ADA Compliance			0	0		0	0				\$103,302			
Building Sitework	\$3.10	S.F.	44,315	100	\$137,296	30	1964	1994	2014		\$4,718	\$137,296	3	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$2.99	S.F.	44,315	100	\$132,578	30	1964	1994	2014			\$132,578	
Parking Lots	\$2,299.74	Ea.	35	100	\$80,491	30	1964	1994	2014	2		\$80,491	
Pedestrian Paving	\$34.72	S.F.	1,500	100	\$52,087	30	1964	1994	2014	2		\$52,087	
Site Mechanical Utilities	\$0.11	S.F.	44,315	100	\$4,718	30	1964	1994			\$4,718	\$4,718	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	44,315	100	\$4,718	30	1964	1994			\$4,718	\$4,718	100
Gas Service Piping	\$0.11	S.F.	44,315	100	\$4,718	30	1964	1994			\$4,718	\$4,718	100

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Facility Executive Summary**Facility:** \Other\Berkshire Elementary_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,038,181		\$853,369		\$23,665	\$356,171					\$479,932
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Shell	\$378,904		\$585,347		\$23,665						
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$302,509				\$23,665						
Exterior Walls											
Exterior Windows (1986 Addition)					\$14,446						
Exterior Windows (Original Bldg.)	\$184,656										
Exterior Doors (1986 Addition)					\$9,220						
Exterior Doors (Original Bldg.)	\$117,852										
Roofing	\$76,396		\$585,347								
Roof Coverings (1986 Addition)	\$76,396										
Roof Coverings (Original Bldg.)			\$585,347								
Interiors	\$1,834,657		\$127,371			\$356,171					\$412,900
Interior Construction	\$314,773										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$128,066										
Fittings	\$186,707										
Stairs			\$48,625								
Stair Construction			\$48,625								
Stairs			\$48,625								
Interior Finishes	\$1,519,885		\$78,745			\$356,171					\$412,900
Wall Finishes	\$270,961					\$314,118					\$364,148
Paint	\$270,961					\$314,118					\$364,148
Floor Finishes	\$837,091		\$78,745			\$42,054					\$48,752
Carpet	\$36,276					\$42,054					\$48,752
Ceramic Tile			\$78,745								
VAT (Resilient Flooring)	\$715,791										
VCT	\$85,024										
Ceiling Finishes	\$411,833										
Services	\$5,248,007										\$67,032
Plumbing	\$655,832										
Plumbing Fixtures	\$521,026										
Domestic Water Distribution	\$37,072										
Sanitary Waste	\$57,293										
Rain Water Drainage	\$40,442										
HVAC	\$3,153,792										\$67,032
Heat Generating Systems	\$368,695										
Cooling Generating Systems	\$299,944										
Distribution Systems	\$683,468										
Terminal & Package Units	\$1,689,796										
Controls & Instrumentation	\$62,011										
Systems Testing & Balancing	\$49,878										\$67,032
Fire Protection	\$255,458										
Sprinklers	\$255,458										
Electrical	\$1,182,925										
Electrical Service/Distribution	\$113,237										
Lighting and Branch Wiring	\$892,417										
Communications and Security	\$177,270										
Equipment & Furnishings	\$345,087										
Equipment	\$345,087										
Institutional Equipment	\$123,348										
Other Equipment	\$221,740										
Food Service Equipment, EACH	\$221,740										
Special Construction	\$103,302										
Special Construction	\$103,302										
ADA Compliance	\$103,302										
Building Sitework	\$112,753		\$140,651								

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[illegible]

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Berkshire Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows (Original Bldg.)	System	Beyond Useful Life	Renew System	1	Ea.	\$5,284,800 \$121,405	\$2,753,381 \$63,252	\$8,038,181 \$184,656	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows throughout the building are original and beyond useful life. Water leaks were reported through windows throughout the building, especially when gutters are clogged with leaves. The flashing and caulking around the windows are in fair to poor condition and are beyond useful life. The single pane windows are not energy efficient.
	B2030	Exterior Doors (Original Bldg.)	System	Beyond Useful Life	Renew System	1	Ea.	\$77,483	\$40,369	\$117,852	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors throughout the building are original, beyond useful life, and in poor condition (difficult to operate). Some metal exterior doors do not close properly. The door hardware is beyond useful life and in fair condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$84,199	\$43,867	\$128,066	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in fair to poor operating condition, with scratched surfaces and chipped corners. The interior doors (including fire doors) are beyond useful life and need refinishing. The door hardware is in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$122,753	\$63,954	\$186,707	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are old, beyond useful life, and in fair condition. Other toilet accessories such as metal partitions are original, rusted/stained, and in poor condition. All old toilet accessories are beyond useful life and need to be replaced. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$178,146	\$92,814	\$270,961	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some portion of the facility has not been painted for more than five years and the paint is in poor condition (stained and peeling off the walls).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$23,850	\$12,426	\$36,276	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in some classrooms and principal's office is in poor condition and probably has asbestos tiles underneath it.

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C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$270,765	\$141,068	\$411,833	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are beyond useful life and in poor condition (stained and warped).
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$470,606	\$245,186	\$715,791	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 VAT floor finish in corridors and classrooms is beyond useful life and in fair to poor condition (worn and cracks on surface).
B3010	Roof Coverings (1986 Addition)	System	Beyond Useful Life	Renew System	1	Ea.	\$50,227	\$26,168	\$76,396	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 1986 modular classrooms addition has single ply rubber membrane roof which is in fair condition. Water ponding was observed on the rubber membrane roof over modular classrooms which suggest inadequate drainage.
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure. Structural cracks were also observed on the building walls in the boiler room and hallways that indicate possible settlement or damage to the slab-on-grade.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$342,555	\$178,471	\$521,026	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fixtures are original and in poor condition due to aging. Sinks, faucets and other plumbing fixtures were not updated from its original state, while the toilets were updated 100% in 2007. Most of the water fountains are original and in poor condition.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$24,373	\$12,698	\$37,072	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is primarily copper and is in poor condition due to aging.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$26,589	\$13,853	\$40,442	Necess ary- 2-5 Yrs	Deferred Maintena nce	Rain water system is external with roof drains and scuppers both in poor condition due to aging.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$37,668	\$19,625	\$57,293	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary waste system is cast iron that is in poor condition due to aging. Drainage is slow (bubblers not working properly) in some of the restrooms, classroom sinks and water fountains.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,110,977	\$578,819	\$1,689,796	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling-mounted exhaust fans are installed in restrooms and kitchen and ventilation is adequate.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$242,403	\$126,292	\$368,695	Necess ary- 2-5 Yrs	Deferred Maintena nce	Heating is provided by two old oil/gas-fired boilers that are in poor condition due to aging.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$197,202	\$102,742	\$299,944	Necess ary- 2-5 Yrs	Deferred Maintena nce	Cooling is supplied by window units in selected areas.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$449,354	\$234,113	\$683,468	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution sysytem is in poor condition due to aging and needs addressing.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$40,770	\$21,241	\$62,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

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D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$32,793	\$17,085	\$49,878	Necessary- 2-5 Yrs	Deferred Maintenance	The control system (balancing) is in poor condition due to aging, causing some areas to be cool while hot or warm in others.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$167,954	\$87,504	\$255,458	Necessary- 2-5 Yrs	Deferred Maintenance	The building does not have fire sprinkler system.
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$74,449	\$38,788	\$113,237	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$586,731	\$305,687	\$892,417	Necessary- 2-5 Yrs	Deferred Maintenance	Lighting and branch wiring is 3-wire grounded serving recessed and pendant-mounted fluorescent.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$116,548	\$60,722	\$177,270	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance	Fuel tank capacity is 8000 gallon using number two oil.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,102	\$1,616	\$4,718	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$145,785	\$75,954	\$221,740	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$81,096	\$42,251	\$123,348	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	44,315	S.F.	\$67,917	\$35,385	\$103,302	Does Not Meet Current Code/Standards	ADA / Accessibility	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$55,900	\$29,124	\$85,024	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary**Facility:** \Other\Bonnie F. Johns Educational Media Center**Address:** 8437 Landover Road, Landover, MD 20785**Attributes:**

Historical Building	No
Legislative	24
Original Building	Built in 1960, 35,529 S.F.
School Addition 1	Built in 1964, 8,554 S.F.
School Board District	6
School Grade	NA

General Information:

Function:	Other
Gross Area:	44,083 S.F.

Year Built:
Last Renovation:**Facility Description:**

Bonnie Johns Media Center is a two-story, 44,083 square foot facility located on a 10-acre site close to MD Route 295 (Baltimore-Washington Parkway), MD Route 202, and US Route 50 in Landover, MD. The original building was constructed in 1960 and an addition was added in 1964, with no major renovation, except for FY06 CFC Code - Chiller and roof replacement in 2007.

ACCESSIBILITY ISSUES

Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings. The building does not have a basement.

B. SHELL

The superstructure is load bearing CMU walls and open web steel joist for roof framing. Floor construction is slab on grade. Roof construction is flat slab. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with inoperable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Roofing is typically a low slope built-up roof that was replaced in 2007.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core with hollow metal frames. Interior fittings include chalkboards, tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes concrete risers and treads with tile finish. The interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas is typically, ceramic tile, vinyl asbestos tile, and carpet. Floor finishes in assignable spaces is typically vinyl asbestos tile and carpet. Ceiling finishes in common areas are typically 2x4 suspended acoustical panels and 2x4 Tectum.

D. SERVICES**Conveying**

The building does not have an elevator or chair lift.

Plumbing

Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater.

HVAC

Heating is provided by two gas fired boilers. Cooling is supplied by an air-cooled chiller, split systems, roof top units, and window units. The heating/cooling distribution system is ductwork, 2-pipe, and air handlers. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in restrooms. Controls and instrumentation are digital for cooling and pneumatic for heating and are not centrally controlled by an energy management system.

Fire Protection

The building has a dry fire suppression system in the server room only. Most of the school does not have fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer. Power distribution wiring is typically copper. Lighting and branch wiring is 3-wire grounded serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and emergency lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobes and audible annunciators. The system is activated by pull stations and heat sensors and is partially centrally monitored, the server room. The telephone and data systems are combined. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems: The building has a 150 KW emergency generator.

E. EQUIPMENT & FURNISHINGS

Facility Executive Summary

The building includes fixed library and audio-visual equipment. The building also includes fixed casework, window treatment, and floor grilles and mats. The facility does not contain food service equipment.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Surface parking is available on-site with two out of 99 spaces are handicap spaces. Landscaping is not irrigated. Drainage is handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has a 8,000 gallon fuel oil tank of dual wall construction with level and leak detection systems that was installed in 2002.

Current Repair Cost: \$8,077,908.24**Replacement Cost:** \$11,508,656.48**FCI:** 70.19%

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Facility Executive Summary

Facility: \Other\Bonnie F. Johns Educational Media Center_Original Building

Attributes:

None

General Information:

Function: Other
Gross Area: 44,083 S.F.

Year Built: 1960
Last Renovation:

Facility Description:

Current Repair Cost: \$8,077,908.24

Replacement Cost: \$11,508,656.48

FCI: 70.19%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Bonnie F. Johns Educational Media Center_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$261.07	S.F.	44,083	101	\$11,653,650	40	1961	1965			\$8,077,909	\$11,508,658	70
Substructure	\$13.54	S.F.	44,083	100	\$596,747	100	1960					\$596,747	
Foundations	\$13.54	S.F.	44,083	100	\$596,747	100	1960					\$596,747	
Standard Foundations	\$3.88	S.F.	44,083	0	\$170,978	100	1960					\$170,978	
Slab on Grade	\$9.66	S.F.	44,083	0	\$425,769	100	1960					\$425,769	
Shell	\$70.09	S.F.	44,083	100	\$3,089,593	62	1967	1980			\$325,194	\$3,089,593	11
Superstructure	\$25.90	S.F.	44,083	100	\$1,141,783	100	1960					\$1,141,783	
Floor Construction	\$18.01	S.F.	15,000	100	\$270,130	100	1960					\$270,130	
Roof Construction	\$19.77	S.F.	44,083	100	\$871,653	100	1960					\$871,653	
Exterior Enclosure	\$17.63	S.F.	44,083	100	\$777,112	71	1960	1990			\$321,841	\$777,112	41
Exterior Walls	\$10.33	S.F.	44,083	100	\$455,271	100	1960					\$455,271	
Exterior Windows	\$4.44	S.F.	44,083	100	\$195,787	30	1960	1990			\$195,787	\$195,787	100
Exterior Doors	\$2.86	S.F.	44,083	100	\$126,054	30	1960	1990			\$126,054	\$126,054	100
Roofing	\$26.56	S.F.	44,083	100	\$1,170,698	20	1984	1980			\$3,353	\$1,170,698	
Roof Coverings	\$26.48	S.F.	44,083	100	\$1,167,345	20	2007	2027				\$1,167,345	
Roof Openings	\$0.08	S.F.	44,083	100	\$3,353	20	1960	1980			\$3,353	\$3,353	100
Interiors	\$48.67	S.F.	44,083	107	\$2,290,502	32	1960	1965			\$1,845,288	\$2,145,510	86
Interior Construction	\$17.20	S.F.	44,083	100	\$758,338	70	1960	1980			\$313,124	\$758,338	41
Partitions	\$10.10	S.F.	44,083	100	\$445,214	100	1960					\$445,214	
Concrete Block Partitions - Regular Weight	\$10.10	S.F.	44,083	0	\$445,214	100	1960					\$445,214	
Interior Doors	\$2.89	S.F.	44,083	100	\$127,395	40	1960	2000			\$127,395	\$127,395	100
Fittings	\$4.21	S.F.	44,083	100	\$185,729	20	1960	1980			\$185,729	\$185,729	100
Stairs	\$1.48	S.F.	44,083	100	\$65,039	50	1960	2010			\$65,039	\$65,039	100
Stair Construction	\$1.48	S.F.	44,083	100	\$65,039	50	1960	2010			\$65,039	\$65,039	100
Interior Finishes	\$29.99	S.F.	44,083	111	\$1,467,125	11	1960	1965			\$1,467,125	\$1,322,133	111
Wall Finishes	\$6.11	S.F.	44,083	100	\$269,542	5	1960	1965			\$269,542	\$269,542	100
Paint	\$6.11	S.F.	44,083	100	\$269,542	5	1960	1965			\$269,542	\$269,542	100
Floor Finishes	\$14.69	S.F.	44,083	122	\$792,715	12	1960	1965			\$792,715	\$647,723	122
Carpet	\$7.24	S.F.	12,000	100	\$86,880	5	1960	1965			\$86,880	\$86,880	100
Ceramic Tile	\$18.51	S.F.	0	100		0	0						
Concrete finish flooring	\$3.48	S.F.	1,100	100	\$3,831	10	1960	1970			\$3,831	\$3,831	100
VAT (Resilient Flooring)	\$21.69	S.F.	22,283	130	\$628,298	13	1960	1973			\$628,298	\$483,306	130
VCT	\$8.47	S.F.	8,700	100	\$73,706	12	1960	1972			\$73,706	\$73,706	100
Ceiling Finishes	\$9.18	S.F.	44,083	100	\$404,868	13	1960	1973			\$404,868	\$404,868	100
2x4 Tectum	\$10.16	S.F.	10,000	100	\$101,603	13	1960	1973			\$101,603	\$101,603	100
Acoustical Ceilings	\$8.90	S.F.	34,083	100	\$303,265	13	1960	1973			\$303,265	\$303,265	100
Services	\$117.24	S.F.	44,083	100	\$5,168,233	25	1960	1975			\$5,168,233	\$5,168,233	100
Plumbing	\$14.77	S.F.	44,083	100	\$651,058	30	1960	1990			\$651,058	\$651,058	100
Plumbing Fixtures	\$11.76	S.F.	44,083	100	\$518,298	30	1960	1990			\$518,298	\$518,298	100
Domestic Water Distribution	\$0.82	S.F.	44,083	100	\$36,207	30	1960	1990			\$36,207	\$36,207	100
Sanitary Waste	\$1.29	S.F.	44,083	100	\$56,993	30	1960	1990			\$56,993	\$56,993	100
Rain Water Drainage	\$0.90	S.F.	44,083	100	\$39,560	30	1960	1990			\$39,560	\$39,560	100
HVAC	\$69.97	S.F.	44,083	100	\$3,084,312	22	1960	1975			\$3,084,312	\$3,084,312	100
Heat Generating Systems	\$8.29	S.F.	44,083	100	\$365,424	30	1960	1990			\$365,424	\$365,424	100
Cooling Generating Systems	\$8.32	S.F.	44,083	100	\$366,765	30	1960	1990			\$366,765	\$366,765	100
Distribution Systems	\$15.38	S.F.	44,083	100	\$677,878	30	1960	1990			\$677,878	\$677,878	100
Terminal & Package Units	\$35.47	S.F.	44,083	100	\$1,563,612	15	1960	1975			\$1,563,612	\$1,563,612	100
Controls & Instrumentation	\$1.40	S.F.	44,083	100	\$61,686	20	1960	1980			\$61,686	\$61,686	100
Systems Testing & Balancing	\$1.11	S.F.	44,083	100	\$48,947	30	1960	1990			\$48,947	\$48,947	100
Fire Protection	\$5.76	S.F.	44,083	100	\$254,120	30	1960	1990			\$254,120	\$254,120	100
Sprinklers	\$5.76	S.F.	44,083	100	\$254,120	30	1960	1990			\$254,120	\$254,120	100
Electrical	\$26.74	S.F.	44,083	100	\$1,178,743	30	1960	1975			\$1,178,743	\$1,178,743	100
Electrical Service/Distribution	\$2.54	S.F.	44,083	100	\$111,974	30	1960	1990			\$111,974	\$111,974	100
Lighting and Branch Wiring	\$20.08	S.F.	44,083	100	\$885,063	30	1960	1990			\$885,063	\$885,063	100
Communications and Security	\$4.00	S.F.	44,083	100	\$176,342	30	1960	1990			\$176,342	\$176,342	100
Other Electrical Systems	\$0.12	S.F.	44,083	100	\$5,364	15	1960	1975			\$5,364	\$5,364	100
Equipment & Furnishings	\$3.06	S.F.	44,083	100	\$134,771	15	1960	1975			\$134,771	\$134,771	100
Equipment	\$3.06	S.F.	44,083	100	\$134,771	15	1960	1975			\$134,771	\$134,771	100
Institutional Equipment	\$3.06	S.F.	44,083	100	\$134,771	15	1960	1975			\$134,771	\$134,771	100
Special Construction			0			0	0				\$230,619		
Special Construction			0			0	0				\$230,619		
ADA Compliance			0	0		0	0				\$230,619		
Building Sitework	\$8.48	S.F.	44,083	100	\$373,804	30	1960	1990			\$373,804	\$373,804	100
Site Improvements	\$5.75	S.F.	44,083	100	\$253,585	30	1960	1990			\$253,585	\$253,585	100
Parking Lots	\$2,187.05	Ea.	99	100	\$216,518	30	1960	1990			\$216,518	\$216,518	100
Pedestrian Paving	\$37.07	L.F.	1,000	100	\$37,067	30	1960	1990			\$37,067	\$37,067	100
Site Mechanical Utilities	\$2.73	S.F.	44,083	100	\$120,219	30	1960	1990			\$120,219	\$120,219	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution	\$2.73	S.F.	44,083	100	\$120,219	30	1960	1990			\$120,219	\$120,219	100
NG Supply	\$0.11	S.F.	44,083	100	\$4,694	30	1960	1990			\$4,694	\$4,694	100
Propane Tank	\$7,489.86	SYSTEM	1	100	\$7,490	30	1960	1990			\$7,490	\$7,490	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1960	1990			\$108,035	\$108,035	100

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Facility Executive Summary

Facility: \Other\Bonnie F. Johns Educational Media Center_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,077,908					\$413,190					\$484,150
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$325,194										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$321,841										
Exterior Walls											
Exterior Windows	\$195,787										
Exterior Doors	\$126,054										
Roofing	\$3,353										
Roof Coverings											
Roof Openings	\$3,353										
Interiors	\$1,845,289					\$413,190					\$484,150
Interior Construction	\$313,125										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$127,395										
Fittings	\$185,729										
Stairs	\$65,039										
Stair Construction	\$65,039										
Interior Finishes	\$1,467,125					\$413,190					\$484,150
Wall Finishes	\$269,542					\$312,473					\$362,242
Paint	\$269,542					\$312,473					\$362,242
Floor Finishes	\$792,715					\$100,717					\$121,908
Carpet	\$86,880					\$100,717					\$116,759
Ceramic Tile											
Concrete finish flooring	\$3,831										\$5,149
VAT (Resilient Flooring)	\$628,298										
VCT	\$73,706										
Ceiling Finishes	\$404,868										
2x4 Tectum	\$101,603										
Acoustical Ceilings	\$303,265										
Services	\$5,168,233										
Plumbing	\$651,058										
Plumbing Fixtures	\$518,298										
Domestic Water Distribution	\$36,207										
Sanitary Waste	\$56,993										
Rain Water Drainage	\$39,560										
HVAC	\$3,084,311										
Heat Generating Systems	\$365,424										
Cooling Generating Systems	\$366,765										
Distribution Systems	\$677,878										
Terminal & Package Units	\$1,563,612										
Controls & Instrumentation	\$61,686										
Systems Testing & Balancing	\$48,947										
Fire Protection	\$254,120										
Sprinklers	\$254,120										
Electrical	\$1,178,743										
Electrical Service/Distribution	\$111,974										
Lighting and Branch Wiring	\$885,063										
Communications and Security	\$176,342										
Other Electrical Systems	\$5,364										
Equipment & Furnishings	\$134,771										
Equipment	\$134,771										
Institutional Equipment	\$134,771										
Special Construction	\$230,619										
Special Construction	\$230,619										

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Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

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Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Bonnie F. Johns Educational Media Center_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$5,310,919	\$2,766,989	\$8,077,908	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update. The school engineer stated the units' control system is not operating at times and, if operating, the temperature is not adequate.
								\$1,028,016	\$535,596	\$1,563,612			
D3020	Heat Generating Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$240,252	\$125,171	\$365,424	Necess ary- 2-5 Yrs	Deferred Maintena nce	The boilers are old and beyond useful life and need repairs or replacement.
D3030	Cooling Generating Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$241,134	\$125,631	\$366,765	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$445,679	\$232,199	\$677,878	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system pipes, pumps, ductwork, vents and units are mostly outdated and beyond useful life. Circulation pumps are leaking, pipe insulation is peeling, and pipes are leaking. There are a lot of leaks and stains throughout the school.
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$40,556	\$21,130	\$61,686	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system for each of the roof top units is located in one area and is not centralized. This limits the control for a number of rooms and keeps the others without controls. Also, control for heating is outdated and mostly inoperable.
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$32,181	\$16,766	\$48,947	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$167,075	\$87,046	\$254,120	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$73,619	\$38,355	\$111,974	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main power switchgear and most of the electrical panels in the hallways and classrooms are original and need update. Some panels have no capacity to expand. The electrical room is full of boxes, flammable materials, and other materials that could be a fire and safety hazard.

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D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$581,896	\$303,168	\$885,063	Necess ary- 2-5 Yrs	Deferred Maintena nce	The lighting system is partially updated, but some rooms and offices are in need of update. Many of the light covers are stained and broken. Some rooms need ballast and wiring.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$115,938	\$60,404	\$176,342	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,527	\$1,837	\$5,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$88,607	\$46,164	\$134,771	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$3,086	\$1,608	\$4,694	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,924	\$2,566	\$7,490	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$128,722	\$67,064	\$195,787	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows appear to be original construction and in poor condition due to broken glass and damaged caulking around the perimeter. The windows are beyond useful life and should be replaced.
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$82,876	\$43,178	\$126,054	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are in poor condition due to fading and rusting, and do not seal properly. In addition, the doors do not have fire labels and door hardware does not meet ADA requirements. The doors are beyond useful life and should be replaced.
B3020	Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,204	\$1,148	\$3,353	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$83,758	\$43,638	\$127,395	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in poor condition due to worn finishes. Door hardware does not meet ADA requirements. The doors are beyond useful life and should be replaced.
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$122,110	\$63,619	\$185,729	Necess ary- 2-5 Yrs	Deferred Maintena nce	Millwork throughout the building is old and in poor condition due to worn finishes and chipped and damaged plastic laminates. Millwork is beyond useful life and should be replaced.
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$177,214	\$92,328	\$269,542	Necess ary- 2-5 Yrs	Deferred Maintena nce	Paint throughout the building is in poor condition due to age, smudges, and some peeling. The paint is beyond useful life.
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$57,120	\$29,760	\$86,880	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is old and in poor condition due to wear, tear, stains, and patches that do not match. The carpet is beyond useful life and should be replaced.
C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,519	\$1,312	\$3,831	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$413,082	\$215,216	\$628,298	Necessary- 2-5 Yrs	Deferred Maintenance	Vinyl asbestos tiles are in poor condition due to cracks and separation throughout the building. The tiles are beyond useful life and should be replaced.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$199,386	\$103,880	\$303,265	Necessary- 2-5 Yrs	Deferred Maintenance	Acoustical ceiling tiles are old and in poor condition due to stains, sagging, and fading. The tiles are beyond useful life and should be replaced.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$340,762	\$177,537	\$518,298	Necessary- 2-5 Yrs	Deferred Maintenance	Plumbing fixtures are mostly original and need update. Some toilets and urinals were updated, while most sinks, faucets, drinking fountains, and other plumbing fixtures were not. Some were covered with plastic bags to prevent useage. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$23,805	\$12,402	\$36,207	Necessary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$26,009	\$13,551	\$39,560	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$37,471	\$19,522	\$56,993	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030105	2x4 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$66,800	\$34,803	\$101,603	Necessary- 2-5 Yrs	Deferred Maintenance	The 2x4 Tectum tiles are in poor condition due to stains, fading, and sagging. The tile is beyond useful life and should be replaced.
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$48,459	\$25,247	\$73,706	Necessary- 2-5 Yrs	Deferred Maintenance	Vinyl composition tiles are in poor condition due to cracks and separation throughout the building. The tile is beyond useful life and should be replaced.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$142,352	\$74,165	\$216,518	Necessary- 2-5 Yrs	Deferred Maintenance	Asphalt parking lot is old and in poor condition due to cracks, potholes, and fading parking stripping. The parking lot is beyond useful life and should be replaced.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,370	\$12,697	\$37,067	Necessary- 2-5 Yrs	Deferred Maintenance	The sidewalks around the building and other parts of the site is in poor condition due cracking, and missing or uneven sections. The sidewalk is beyond useful life and should be replaced.
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	44,083	S.F.	\$151,623	\$78,996	\$230,619	Does Not Meet Current Code/Standards	ADA / Accessibility	
C2010	Stair Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$42,761	\$22,278	\$65,039	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Croom Vocational High

Address: 8520 Duval Road, Upper Marlboro, MD 20772

Attributes:

School Area	HSC
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1950, 20,968 S.F.
School Addition 1	Built in 1999, 7,077 S.F. (Science)
School Addition 2	Built in 2007, 66,291 S.F.
School Addition 3	Built in 2009, 4,920 S.F. (Science)
School Addition 4	Built in 2011, 12,727 S.F.
School Board District	5
School Grade	NA

General Information:

Function:	Other
Gross Area:	111,983 S.F.

Year Built:

Last Renovation:

Facility Description:

Croom Vocational High School is located on a 27.6-acre site close to the U.S. Route 301 in Upper Marlboro, Maryland. The facility consists of two sites (Site 1 and Site 2). Site 1 is located at Mt. Calvert Road and includes four concrete buildings and three temporary buildings. Site 2 is located at Duvall Road and includes three concrete buildings and eight temporary buildings. The four concrete buildings at Site 1 are also called Building 5, Student Center, Building 7, Cafeteria, Building 8, and Building 3, In-school Suspension. The three concrete buildings at Site 2 are called Building 1, Main Office, Building 3, Technology Storage, and Building 8, Electrical Workshop. The facility was originally built in 1950 with a total area of 33,695 square feet out of which 20,968 square feet belongs to Site 1 and 12,727 square feet belongs to Site 2. The school has five temporary buildings installed in 2007, three of them were put on the Site 1 and remaining two on Site 2.

ACCESSIBILITY ISSUES

Further study by an ADA Specialist is required to insure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The buildings (four concrete buildings at Site 1 and three concrete buildings at Site 2) typically rest on slab-on-grade. The buildings do not have a basement, sub-floor, or crawl space.

B. SHELL

The superstructure of the buildings is load masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of both exposed concrete masonry unit (CMU) and brick veneer over CMU. The exterior enclosure of the buildings also includes single pane metal windows with operable frames, hollow metal steel doors, and solid core wood doors. The exterior doors at Site 2 were replaced in 1999. Roof construction is both low-slope built-up roof with stone ballast on concrete buildings and single ply rubber membrane on the temporary buildings.

C. INTERIORS

The interior partitions typically include painted CMU walls at both Site 1 and Site 2. Interior doors are generally hollow core wood doors with wood frames. The interior doors at Site 2 were replaced in 1999. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Toilet accessories at Site 2 were replaced in 1999. The facility does not have stair construction. The ladder to access the roof is on the exterior of the building.

Interior wall finishes are typically painted CMU. The floor finishes are typically carpet, 9x9 vinyl asbestos tiles (VAT), 12x12 vinyl composition tiles (VCT), and ceramic tiles (in showers). The carpet in the classrooms at Site 2 was replaced in 1999. The VCT floor finishes in the buildings at Site 2 were also replaced in 1999. The overall ceiling finishes are typically wood panels.

D. SERVICES

Conveying

The building does not have conveying equipment.

Plumbing

Fixtures may be original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided by four oil-fired boilers. Cooling is supplied by window units. The heating distribution system is a 2-pipe system using radiant piping. Fresh air is supplied by windows. Ceiling / wall-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Facility Executive Summary

Electrical

The electrical service is fed from pad mounted and pole mounted transformers. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving surface-mounted fluorescents. Emergency power is not present, but lighting is present and exit signs are present at exit doors and near stairways.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in corridors. The system is activated by pull stations and one smoke detector in boiler room 1 and is centrally monitored. The telephone and data systems are separate. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes audio-visual, laboratory, library, medical equipment, and kitchen equipment. The building also includes fixed casework/cabinetry, window treatment, and multiple seating furnishings (in staff development room or conference room for 30 to 40 people).

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site at both Site 1 and Site 2. There are six handicap spaces out of total 44 parking spaces. Drainage is handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting at both sites for vehicular and pedestrian night traffic.

Current Repair Cost: \$6,779,701.51**Replacement Cost:** \$8,502,355.65**FCI:** 79.74%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Croom Vocational High_Building

Attributes:

None

General Information:

Function: Other
Gross Area: 33,695 S.F.

Year Built: 1950
Last Renovation:

Facility Description:

Current Repair Cost: \$6,779,701.51

Replacement Cost: \$8,502,355.65

FCI: 79.74%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Croom Vocational High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$252.33	S.F.	33,695	101	\$8,601,055	41	1954	1963	2012		\$6,779,703	\$8,502,357	80
Substructure	\$14.80	S.F.	33,695	100	\$498,664	100	1950					\$498,664	
Foundations	\$14.80	S.F.	33,695	100	\$498,664	100	1950					\$498,664	
Standard Foundations	\$4.97	S.F.	33,695	0	\$167,588	100	1950					\$167,588	
Slab on Grade	\$9.83	S.F.	33,695	0	\$331,076	100	1950					\$331,076	
Shell	\$65.22	S.F.	33,695	100	\$2,197,605	59	1953	1970	2012		\$1,128,135	\$2,197,605	51
Superstructure	\$20.15	S.F.	33,695	100	\$679,064	100	1950					\$679,064	
Roof Construction	\$20.15	S.F.	33,695	0	\$679,064	100	1950					\$679,064	
Exterior Enclosure	\$17.90	S.F.	33,695	100	\$603,214	71	1956	1980			\$212,808	\$603,214	35
Exterior Walls	\$10.49	S.F.	33,695	0	\$353,626	100	1950					\$353,626	
Exterior Windows	\$4.52	S.F.	33,695	100	\$152,213	30	1950	1980			\$152,213	\$152,213	100
Exterior Doors (Site-1)	\$2.89	S.F.	20,968	100	\$60,595	30	1950	1980			\$60,595	\$60,595	100
Exterior Doors (Site-2)	\$2.89	S.F.	12,727	100	\$36,780	30	1999	2029				\$36,780	
Roofing	\$27.17	S.F.	33,695	100	\$915,327	20	1950	1970	2012		\$915,327	\$915,327	100
Roof Coverings	\$26.89	S.F.	33,695	100	\$906,102	20	1950	1970	2012		\$906,102	\$906,102	100
Roof Openings	\$0.27	S.F.	33,695	100	\$9,225	20	1950	1970			\$9,225	\$9,225	100
Interiors	\$45.65	S.F.	33,695	106	\$1,636,798	27	1968	1963			\$1,207,305	\$1,538,100	78
Interior Construction	\$17.23	S.F.	33,695	100	\$580,662	52	1962	1970			\$151,169	\$580,662	26
Partitions	\$10.02	S.F.	33,695	100	\$337,738	70	1950					\$337,738	
Concrete Block Partitions - Regular Weight	\$10.02	S.F.	33,695	0	\$337,738	70	1950					\$337,738	
Interior Doors (Site-1)	\$2.94	S.F.	20,968	100	\$61,552	40	1950	1990			\$61,552	\$61,552	100
Interior Doors (Site-2)	\$2.94	S.F.	12,727	100	\$37,360	40	1999	2039				\$37,360	
Fittings (Site-1)	\$4.27	S.F.	20,968	100	\$89,617	20	1950	1970			\$89,617	\$89,617	100
Fittings (Site-2)	\$4.27	S.F.	12,727	100	\$54,395	20	1999	2019				\$54,395	
Interior Finishes	\$28.41	S.F.	33,695	110	\$1,056,136	13	1973	1963			\$1,056,136	\$957,438	110
Wall Finishes	\$6.46	S.F.	33,695	100	\$217,542	7	1998	1985			\$217,542	\$217,542	100
Paint	\$6.21	S.F.	32,695	100	\$202,895	5	1999	2004			\$202,895	\$202,895	100
Tile	\$14.65	S.F.	1,000	100	\$14,647	35	1950	1985			\$14,647	\$14,647	100
Floor Finishes	\$15.34	S.F.	33,695	119	\$615,656	16	1973	1963			\$615,656	\$516,958	119
Carpet	\$7.35	S.F.	3,000	100	\$22,039	5	1999	2004			\$22,039	\$22,039	100
Ceramic Tile	\$18.81	S.F.	3,000	100	\$56,444	50	1950	2000			\$56,444	\$56,444	100
VAT (Resilient Flooring)	\$21.93	S.F.	15,000	130	\$427,690	13	1950	1963			\$427,690	\$328,992	130
VCT	\$8.62	S.F.	12,695	100	\$109,483	12	1999	2011			\$109,483	\$109,483	100
Ceiling Finishes	\$6.62	S.F.	33,695	100	\$222,938	13	1950	1963			\$222,938	\$222,938	100
Acoustical Ceilings	\$6.62	S.F.	33,695	100	\$222,938	13	1950	1963			\$222,938	\$222,938	100
Services	\$97.30	S.F.	33,695	100	\$3,278,471	30	1950	1965			\$3,278,471	\$3,278,471	100
Plumbing	\$15.01	S.F.	33,695	100	\$505,839	30	1950	1980			\$505,839	\$505,839	100
Plumbing Fixtures	\$11.92	S.F.	33,695	100	\$401,801	30	1950	1980			\$401,801	\$401,801	100
Domestic Water Distribution	\$0.85	S.F.	33,695	100	\$28,700	30	1950	1980			\$28,700	\$28,700	100
Sanitary Waste	\$1.31	S.F.	33,695	100	\$44,075	30	1950	1980			\$44,075	\$44,075	100
Rain Water Drainage	\$0.93	S.F.	33,695	100	\$31,263	30	1950	1980			\$31,263	\$31,263	100
HVAC	\$49.23	S.F.	33,695	100	\$1,658,966	30	1950	1980			\$1,658,966	\$1,658,966	100
Heat Generating Systems	\$14.30	S.F.	33,695	100	\$481,751	30	1950	1980			\$481,751	\$481,751	100
Boilers	\$8.44	S.F.	33,695	100	\$284,438	30	1950	1980			\$284,438	\$284,438	100
Piping and Misc Equipment	\$5.86	S.F.	33,695	100	\$197,313	30	1950	1980			\$197,313	\$197,313	100
Cooling Generating Systems	\$16.73	S.F.	33,695	100	\$563,751	30	1950	1980			\$563,751	\$563,751	100
Chilled Water, Cooling Tower Systems	\$9.87	S.F.	33,695	100	\$332,613	30	1950	1980			\$332,613	\$332,613	100
Piping and Misc Equipment	\$6.86	S.F.	33,695	100	\$231,138	30	1950	1980			\$231,138	\$231,138	100
Distribution Systems	\$15.64	S.F.	33,695	100	\$526,851	30	1950	1980			\$526,851	\$526,851	100
Controls & Instrumentation	\$1.43	S.F.	33,695	100	\$48,175	30	1950	1980			\$48,175	\$48,175	100
Systems Testing & Balancing	\$1.14	S.F.	33,695	100	\$38,438	30	1950	1980			\$38,438	\$38,438	100
Fire Protection	\$5.86	S.F.	33,695	100	\$197,313	30	1950	1980			\$197,313	\$197,313	100
Sprinklers	\$5.86	S.F.	33,695	100	\$197,313	30	1950	1980			\$197,313	\$197,313	100
Electrical	\$27.20	S.F.	33,695	100	\$916,353	30	1950	1965			\$916,353	\$916,353	100
Electrical Service/Distribution	\$2.52	S.F.	33,695	100	\$85,076	30	1950	1980			\$85,076	\$85,076	100
New Main Line	\$0.99	S.F.	33,695	100	\$33,313	30	1950	1980			\$33,313	\$33,313	100
Main Panel	\$1.54	S.F.	33,695	100	\$51,763	30	1950	1980			\$51,763	\$51,763	100
Lighting and Branch Wiring	\$20.41	S.F.	33,695	100	\$687,776	30	1950	1980			\$687,776	\$687,776	100
Communications and Security	\$4.06	S.F.	33,695	100	\$136,838	30	1950	1980			\$136,838	\$136,838	100
Other Electrical Systems	\$0.20	S.F.	33,695	100	\$6,663	15	1950	1965			\$6,663	\$6,663	100
Equipment & Furnishings	\$19.64	S.F.	33,695	100	\$661,665	28	1950	1965			\$661,665	\$661,665	100
Equipment	\$19.64	S.F.	33,695	100	\$661,665	28	1950	1965			\$661,665	\$661,665	100
Institutional Equipment	\$2.83	S.F.	33,695	100	\$95,325	15	1950	1965			\$95,325	\$95,325	100
Other Equipment	\$16.81	S.F.	33,695	100	\$566,340	30	1950	1980			\$566,340	\$566,340	100
Food Service Equipment	\$566,340.12	SYSTE M	1	100	\$566,340	30	1950	1980			\$566,340	\$566,340	100

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$176,275		
Special Construction			0			0	0				\$176,275		
ADA Compliance			0	0		0	0				\$176,275		
Building Sitework	\$9.73	S.F.	33,695	100	\$327,852	30	1950	1980			\$327,852	\$327,852	100
Site Improvements	\$4.40	S.F.	33,695	100	\$148,389	30	1950	1980			\$148,389	\$148,389	100
Parking Lots	\$2,332.15	Each	44	100	\$102,615	30	1950	1980			\$102,615	\$102,615	100
Pedestrian Paving	\$35.21	L.F.	1,300	100	\$45,774	30	1950	1980			\$45,774	\$45,774	100
Site Mechanical Utilities	\$5.33	S.F.	33,695	100	\$179,463	30	1950	1980			\$179,463	\$179,463	100
Fuel Distribution	\$5.33	S.F.	33,695	100	\$179,463	30	1950	1980			\$179,463	\$179,463	100
Propane Tank	\$6,209.48	SYSTEM	1	100	\$6,209	30	1950	1980			\$6,209	\$6,209	100
Pumps	\$65,218.73	SYSTEM	1	100	\$65,219	30	1950	1980			\$65,219	\$65,219	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1950	1980			\$108,035	\$108,035	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Other\Croom Vocational High_Building (continued)

[illegible]

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[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Croom Vocational High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,457,397 \$100,074	\$2,322,304 \$52,139	\$6,779,702 \$152,213	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows at both sites are old, difficult to operate, and in poor condition. The flashing and caulking around the windows are also damaged at some places.
	B2030	Exterior Doors (Site-1)	System	Beyond Useful Life	Renew System	1	Ea.	\$39,839	\$20,756	\$60,595	Necess ary- 2-5 Yrs	Deferred Maintena nce	The steel doors and wood doors in buildings at Site 1 are old, beyond useful life, do not close properly, and in fair to poor condition. The door hardware is also beyond its useful life and in fair to poor condition. The exterior doors at Site 2 were replaced in 1999 and are in good condition.
	B3020	Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$6,065	\$3,160	\$9,225	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$133,396	\$69,499	\$202,895	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior wall finishes are typically painted CMU walls. The facility has not been painted in last five years.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$9,630	\$5,017	\$14,647	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$14,490	\$7,549	\$22,039	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet floor finishes in buildings at Site 1 are old, beyond useful life, and in poor condition. The carpet in the classrooms at Site 2 were replaced in 1999 and is in fair to poor condition.
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$37,110	\$19,334	\$56,444	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tiles in the shower and restrooms are stained and in poor condition.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$281,190	\$146,500	\$427,690	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 vinyl asbestos tile (VAT) floor finishes in buildings at Site 1 are old, beyond useful life, and are in poor condition.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$146,573	\$76,365	\$222,938	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are typically wood panels that are old, beyond useful life, and damaged. The ceiling finishes at both Site 1 and Site 2 are beyond their useful life and need to be replaced with acoustical ceilings.
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$67,465	\$35,149	\$102,615	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site at both Site 1 and Site 2 and is in fair to poor condition with patches done over time. The parking surface is severely damaged with cracks and pot holes. The road surface is damaged at both sites.

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G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$30,095	\$15,679	\$45,774	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are damaged and require repairs.
C1020	Interior Doors (Site-1)	System	Beyond Useful Life	Renew System	1	Ea.	\$40,468	\$21,084	\$61,552	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are generally hollow core wood doors with wood frames that are in fair to good condition. The interior doors at Site 1 are old, beyond useful life and in fair condition. The interior doors at Site 2 were replaced in 1999 and are in good condition.
C1030	Fittings (Site-1)	System	Beyond Useful Life	Renew System	1	Ea.	\$58,920	\$30,697	\$89,617	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Toilet accessories such as metal toilet partitions at Site 1 are old, rusted, beyond useful life, and in poor condition. The toilet accessories at Site 2 were replaced in 1999 and in fair condition.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$264,169	\$137,632	\$401,801	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$18,869	\$9,831	\$28,700	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$20,554	\$10,709	\$31,263	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$28,978	\$15,097	\$44,075	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$187,007	\$97,431	\$284,438	Necess ary- 2-5 Yrs	Deferred Maintena nce	The oil-fired boilers are in poor condition.
D3020315	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$129,726	\$67,587	\$197,313	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Chilled Water, Cooling Tower Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$218,681	\$113,933	\$332,613	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$151,964	\$79,173	\$231,138	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$346,385	\$180,466	\$526,851	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$31,673	\$16,502	\$48,175	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$25,271	\$13,166	\$38,438	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$129,726	\$67,587	\$197,313	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$21,902	\$11,411	\$33,313	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$34,032	\$17,731	\$51,763	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$452,187	\$235,589	\$687,776	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$89,966	\$46,872	\$136,838	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,380	\$2,282	\$6,663	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$62,673	\$32,652	\$95,325	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$42,879	\$22,340	\$65,219	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,083	\$2,127	\$6,209	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$372,347	\$193,993	\$566,340	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	33,695	S.F.	\$115,894	\$60,381	\$176,275	Does Not Meet Current Code/St andards	ADA / Accessibil ity
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$595,728	\$310,374	\$906,102	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$71,981	\$37,502	\$109,483	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary

Facility: \Other\Facilities Administration Bldg.**Address:** 13300 Old Marlboro Pike, Upper Marlboro, MD 20772**Attributes:**

Historical Building	No
Legislative	25
Original Building	Built in 1954, 17,221 S.F.
School Addition 1	Built in 1959, 2,039 S.F.
School Addition 2	Built in 1961, 2,779 S.F.
School Addition 3	Temporary Area, 4,800 S.F.
School Board District	5
School Grade	NA

General Information:

Function:	Office
Gross Area:	22,039 S.F.

Year Built:
Last Renovation:**Facility Description:**

The Facilities Administration Building is a two-story, 22,039 square foot facility close to MD Route 4 in Upper Marlboro, MD. The original building was constructed in 1954 and additions were constructed in 1959 and 1961. It also has a temporary area (four modular buildings) totaling 4,800 S.F. The building originally served as an elementary school until 1980, when it was renovated and converted into an administration building.

ACCESSIBILITY ISSUES

The building has two floors and exterior ramps to access both floors. The main entrance has push button wall switches and automatic door openers. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings. The building does not have a basement.

B. SHELL

The superstructure of the building is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of walls of brick veneer over CMU, single panel metal windows with operable frames, and hollow metal steel exterior doors. Roofing is low-slope built-up roof with stone ballast and flashing with repairs done in 2007. A complete re-roofing was completed in 2008.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors, drywall, and wood paneling. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes steel frame with concrete risers and treads with concrete finishes. The interior wall finishes are typically painted CMU and drywall, with plaster on some walls. Floor finishes are typically vinyl asbestos tile and carpet. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 19,800 square feet of 9x9 vinyl asbestos tiles and 370 square feet of 12x12 vinyl asbestos tiles. The ceiling finishes are typically 2x2 or 2x4 suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Domestic water distribution is a mixture of galvanized steel and plastic. Sanitary waste system is cast iron. Rain water system is external with roof gutters replaced in 2007.

HVAC

Heating is provided by two oil/gas-fired steam boilers. Cooling is supplied by individual window units for the main building and a rooftop package unit over the central garage. The heating distribution system is a 2-pipe system using radiators and unit ventilators. Wall-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded fluorescents. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible, but not strobe, annunciators in interior corridors. The system is activated by pull stations, with no smoke detectors. The telephone and data systems are separate. The building includes an internal security system that is actuated by contact devices and is said to be centrally monitored.

Other Electrical Systems

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed window treatments (metal blinds) and furnishings. The building does not include fixed food service equipment.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Surface parking is available on site where four out of 143 are handicap spaces. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$3,775,922.73**Replacement Cost:** \$6,006,952.76**FCI:** 62.86%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Facilities Administration Bldg._Building

Attributes:

None

General Information:

Function: Office
Gross Area: 22,039 S.F.

Year Built: 1954
Last Renovation:

Facility Description:

Current Repair Cost: \$3,775,922.73

Replacement Cost: \$6,006,952.76

FCI: 62.86%

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Facility Executive Summary

Facility: \Other\Facilities Administration Bldg._Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$272.56	S.F.	22,039	100	\$6,006,954	42	1958	1959	2007		\$3,775,923	\$6,006,954	63
Substructure	\$14.59	S.F.	22,039	100	\$321,470	100	1954					\$321,470	
Foundations	\$14.59	S.F.	22,039	100	\$321,470	100	1954					\$321,470	
Standard Foundations	\$4.90	S.F.	22,039	0	\$107,939	100	1954					\$107,939	
Slab on Grade	\$9.69	S.F.	22,039	0	\$213,531	100	1954					\$213,531	
Shell	\$73.63	S.F.	22,039	100	\$1,622,767	64	1963	1984			\$161,572	\$1,622,767	10
Superstructure	\$29.43	S.F.	22,039	100	\$648,638	100	1954					\$648,638	
Floor Construction	\$19.53	S.F.	22,039	0	\$430,414	100	1954					\$430,414	
Roof Construction	\$9.90	S.F.	22,039	0	\$218,224	100	1954					\$218,224	
Exterior Enclosure	\$17.67	S.F.	22,039	100	\$389,517	71	1954	1984			\$161,572	\$389,517	41
Exterior Walls	\$10.34	S.F.	22,039	0	\$227,945	100	1954					\$227,945	
Exterior Windows	\$4.46	S.F.	22,039	100	\$98,217	30	1954	1984			\$98,217	\$98,217	100
Exterior Doors	\$2.87	S.F.	22,039	100	\$63,355	30	1954	1984			\$63,355	\$63,355	100
Roofing	\$26.53	S.F.	22,039	100	\$584,612	20	2008	2028				\$584,612	
Roof Coverings	\$26.53	S.F.	22,039	100	\$584,612	20	2008	2028				\$584,612	
Interiors	\$48.68	S.F.	22,039	100	\$1,072,757	33	1954	1959	2012		\$678,852	\$1,072,757	63
Interior Construction	\$16.77	S.F.	22,039	100	\$369,602	56	1954	1994	2012		\$183,864	\$369,602	50
Partitions	\$9.62	S.F.	22,039	100	\$212,052	67	1954	1994	2012		\$26,314	\$212,052	12
Concrete Block Partitions	\$9.89	S.F.	18,787	0	\$185,738	70	1954					\$185,738	
Drywall Partitions	\$8.52	S.F.	2,168	100	\$18,466	50	1954	2004	2012		\$18,466	\$18,466	100
Wood Panel Partitions	\$7.24	S.F.	1,084	100	\$7,848	40	1954	1994	2012		\$7,848	\$7,848	100
Interior Doors	\$2.92	S.F.	22,039	100	\$64,361	40	1954	1994			\$64,361	\$64,361	100
Fittings	\$4.23	S.F.	22,039	100	\$93,189	40	1954	1994	2012		\$93,189	\$93,189	100
Stairs	\$9.45	S.F.	22,039	100	\$208,167	50	1954	2004	2015			\$208,167	
Stair Construction	\$9.45	S.F.	22,039	100	\$208,167	50	1954	2004	2015	3		\$208,167	
Interior Finishes	\$22.46	S.F.	22,039	100	\$494,988	8	1954	1959			\$494,988	\$494,988	100
Wall Finishes	\$6.11	S.F.	22,039	100	\$134,756	5	1954	1959			\$134,756	\$134,756	100
Paint	\$6.11	S.F.	22,039	100	\$134,756	5	1954	1959			\$134,756	\$134,756	100
Floor Finishes	\$7.39	S.F.	22,039	100	\$162,791	6	1954	1959			\$162,791	\$162,791	100
Carpet	\$7.26	S.F.	19,719	100	\$143,065	5	1954	1959			\$143,065	\$143,065	100
VCT	\$8.50	S.F.	2,320	100	\$19,726	12	1954	1966			\$19,726	\$19,726	100
Ceiling Finishes	\$8.96	S.F.	22,039	100	\$197,441	13	1954	1967			\$197,441	\$197,441	100
Acoustical Ceilings	\$8.96	S.F.	22,039	100	\$197,441	13	1954	1967			\$197,441	\$197,441	100
Services	\$109.72	S.F.	22,039	100	\$2,418,228	24	1958	1964			\$2,363,253	\$2,418,228	98
Plumbing	\$15.10	S.F.	22,039	100	\$332,867	30	1967	1984			\$277,892	\$332,867	83
Plumbing Fixtures	\$11.77	S.F.	22,039	100	\$259,455	30	1954	1984			\$259,455	\$259,455	100
Domestic Water Distribution	\$0.84	S.F.	22,039	100	\$18,437	30	1954	1984			\$18,437	\$18,437	100
Sanitary Waste	\$1.29	S.F.	22,039	100	\$28,493	30	1954	1984				\$28,493	
Rain Water Drainage	\$1.20	S.F.	22,039	100	\$26,482	30	2007	2037				\$26,482	
HVAC	\$64.31	S.F.	22,039	100	\$1,417,282	21	1954	1964			\$1,417,282	\$1,417,282	100
Heat Generating Systems	\$8.32	S.F.	22,039	100	\$183,362	30	1954	1984			\$183,362	\$183,362	100
Boilers	\$8.32	S.F.	22,039	100	\$183,362	30	1954	1984			\$183,362	\$183,362	100
Distribution Systems	\$15.42	S.F.	22,039	100	\$339,906	30	1954	1984			\$339,906	\$339,906	100
Terminal & Package Units	\$38.04	S.F.	22,039	100	\$838,368	15	1954	1969			\$838,368	\$838,368	100
Controls & Instrumentation	\$1.40	S.F.	22,039	100	\$30,840	20	1954	1974			\$30,840	\$30,840	100
Systems Testing & Balancing	\$1.13	S.F.	22,039	100	\$24,806	10	1954	1964			\$24,806	\$24,806	100
Fire Protection	\$3.51	S.F.	22,039	100	\$77,434	30	1954	1984			\$77,434	\$77,434	100
Sprinklers	\$3.51	S.F.	22,039	100	\$77,434	30	1954	1984			\$77,434	\$77,434	100
Electrical	\$26.80	S.F.	22,039	100	\$590,645	30	1954	1969			\$590,645	\$590,645	100
Electrical Service/Distribution	\$2.56	S.F.	22,039	100	\$56,316	30	1954	1984			\$56,316	\$56,316	100
Lighting and Branch Wiring	\$20.14	S.F.	22,039	100	\$443,822	30	1954	1984			\$443,822	\$443,822	100
Communications and Security	\$4.00	S.F.	22,039	100	\$88,161	30	1954	1984			\$88,161	\$88,161	100
Other Electrical Systems	\$0.11	S.F.	22,039	100	\$2,346	15	1954	1969			\$2,346	\$2,346	100
Equipment & Furnishings	\$2.78	S.F.	22,039	100	\$61,344	20	1980	2000			\$61,344	\$61,344	100
Equipment	\$2.78	S.F.	22,039	100	\$61,344	20	1980	2000			\$61,344	\$61,344	100
Institutional Equipment	\$2.78	S.F.	22,039	100	\$61,344	20	1980	2000			\$61,344	\$61,344	100
Special Construction			0			0	0				\$514		
Special Construction			0			0	0				\$514		
Special Facilities			0	0		0	0				\$514		
Building Sitework	\$23.16	S.F.	22,039	100	\$510,388	45	1954	1984	2007		\$510,388	\$510,388	100
Site Improvements	\$17.87	S.F.	22,039	100	\$393,882	50	1954	2004	2007		\$393,882	\$393,882	100
Parking Lots	\$2,300.33	Each	143	100	\$328,947	50	1954	2004	2007		\$328,947	\$328,947	100
Pedestrian Paving	\$34.72	L.F.	1,870	100	\$64,935	50	1954	2004			\$64,935	\$64,935	100
Site Mechanical Utilities	\$5.29	S.F.	22,039	100	\$116,506	30	1954	1984	2008		\$116,506	\$116,506	100
Fuel Tank	\$108,035.11	Each	1	100	\$108,035	30	1954	1984	2008		\$108,035	\$108,035	100
NG Supply	\$0.11	S.F.	22,039	100	\$2,346	30	1954	1984			\$2,346	\$2,346	100
Propane tank	\$6,124.76	Each	1	100	\$6,125	30	1954	1984			\$6,125	\$6,125	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Facilities Administration Bldg._Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$2,482,526 \$64,574	\$1,293,396 \$33,643	\$3,775,923 \$98,217	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are old, rusted, and many of them do not function properly.
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$88,597	\$46,159	\$134,756	Necess ary- 2-5 Yrs	Deferred Maintena nce	The wall finishes are stained and the facility needs to be repainted.
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$42,692	\$22,243	\$64,935	Necess ary- 2-5 Yrs	Deferred Maintena nce	The concrete sidewalks are inadequate and are damaged at some places. The sidewalks are old and beyond their useful life.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$42,315	\$22,046	\$64,361	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are old, beyond their useful life, and in fair to poor condition.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$41,654	\$21,702	\$63,355	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal exterior doors are old, worn, beyond useful life, and in fair to poor condition.
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$216,270	\$112,677	\$328,947	Necess ary- 2-5 Yrs	Deferred Maintena nce	The parking lot surface is damaged and in poor condition with cracks and pot holes. The parking lot also floods when it rains.
D3020106		Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$120,553	\$62,808	\$183,362	Necess ary- 2-5 Yrs	Deferred Maintena nce	The two original oil/gas-fired steam boilers are in poor condition.
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$223,475	\$116,431	\$339,906	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$16,309	\$8,497	\$24,806	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$37,026	\$19,290	\$56,316	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main panel appears to be inadequate.
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$57,963	\$30,198	\$88,161	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$129,810	\$67,631	\$197,441	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in fair to poor condition with some warped and stained panels throughout the building.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$170,582	\$88,873	\$259,455	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$12,121	\$6,315	\$18,437	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$551,195	\$287,173	\$838,368	Necess ary- 2-5 Yrs	Deferred Maintena nce	The rooftop package unit over the central garage and the individual temporary window units for the main building are in poor condition.

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D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$20,276	\$10,564	\$30,840	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4020	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$50,910	\$26,524	\$77,434	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,543	\$804	\$2,346	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$1,543	\$804	\$2,346	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$291,796	\$152,026	\$443,822	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$12,969	\$6,757	\$19,726	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$94,060	\$49,005	\$143,065	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$40,331	\$21,013	\$61,344	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060	Propane tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,027	\$2,098	\$6,125	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	Special Facilities	ADA Compliance	Inadequate	ADA Compliance	22,039	S.F.	\$338	\$176	\$514	Does Not Meet Current Code/St andards	ADA / Accessibility
C1010126	Drywall Partitions	System	Beyond Useful Life	Renew System	1	Ea.	\$12,141	\$6,325	\$18,466	Necess ary- 2-5 Yrs	Deferred Maintena nce
C1010205	Wood Panel Partitions	System	Beyond Useful Life	Renew System	1	Ea.	\$5,160	\$2,688	\$7,848	Necess ary- 2-5 Yrs	Deferred Maintena nce
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$61,268	\$31,921	\$93,189	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Other\Fairmont Heights High (Original)**Address:** 1401 Nye Street, Seat Pleasant, MD 20743**Attributes:**

School Area	HSC
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1951, 56,579 S.F.
School Addition 1	Built in 1951, 60,071 S.F.
School Addition 2	Built in 1956, 31,628 S.F.
School Addition 3	Built in 1983, 25,850 S.F.
School Board District	4
School Grade	9th-12th

General Information:

Function:	Other
Gross Area:	174,128 S.F.

Year Built:**Last Renovation:****Facility Description:**

Fairmont Heights High School is a four-story, 174,128 square foot facility located on a 15.1-acre site close to Eastern Avenue NE and US Route 50 in Capitol Heights, MD. The original building was constructed in 1950 and additions were constructed in 1951, 1956 and 1983, with major renovation performed in 1983, Phase 1 - Sci CR 11,051 S.F. performed in 2003, Phase 2 - Elevator Replacement performed in 2005, and Major Systems Renovation in Design. This is a school that has been replaced.

ACCESSIBILITY ISSUES

Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, but has sub floors (the main entrance is on the fourth floor) of CMU construction.

B. SHELL

The superstructure is load bearing stud walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. The cafeteria has aluminum double-pane sliding windows. Exterior doors are hollow metal steel in most areas and some solid core wood is other areas. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include concrete masonry unit (CMU) and glazed block wainscot. Some classrooms have movable wall partitions. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes concrete risers and treads with rubber finishes. The interior wall finishes are typically plaster and paint, most corridor wall surfaces are covered by lockers. Floor finishes in common areas are typically terrazzo, vinyl composition tile, ceramic tile, and carpet. Floor finishes in assignable spaces are typically vinyl tile, carpet, and wood. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and exposed deck.

D. SERVICES**Conveying**

The building has 2 hydraulic elevators.

Plumbing

Fixtures are original except for the low flow toilets, which were installed in 2006. Domestic water distribution consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has a sprinkler system that was installed in 2000.

HVAC

Heating is provided by two dual fired steam boilers that supply fan coil units, fin tube radiators, and terminal units throughout the building. Cooling is provided by a centrifugal low pressure chiller that has upgraded controls, high efficiency purge, and converted to R-123 refrigerant. Heat pumps and DX split systems address cooling in the gym and kitchen areas. A two pipe central station air handler was added on the roof in 2003. Fresh air is supplied during the heating season by outdoor air inlets on the fan coil units. Ventilation during cooling season is provided by the air handling units and by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

A pad mounted transformer provides service to the building. Lighting in the corridors has been upgraded. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a 150 KW diesel powered emergency generator.

Communication and Security

The system consists of audible and visual annunciators, manual pull stations and heat/smoke detectors. The system was replaced in 1995. Kitchen range hood lacks a fire suppression system. Telephone and data systems are separate. The security system consists of motion sensors and a limited CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, laboratory, medical equipment and food service equipment. The building also has fixed casework, floor grilles and mats, and window treatments. The grease trap is not in use.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on site where four out of 142 spaces are handicap spaces. Landscaping is not irrigated. Drainage is handled by surface discharge. There is site lighting in the rear and side parking lots. The building has an underground fuel storage tank.

Current Repair Cost: \$30,628,750.57**Replacement Cost:** \$48,841,039.36**FCI:** 62.71%

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Facility Executive Summary

Facility: \Other\Fairmont Heights High (Original)_ **Building**

Attributes:

None

General Information:

Function: Other
Gross Area: 174,128 S.F.

Year Built: 1951
Last Renovation: 1983

Facility Description:

Current Repair Cost: \$30,628,750.57

Replacement Cost: \$48,841,039.36

FCI: 62.71%

Prince George County Public Schools

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Facility Executive Summary

Facility: \Other\Fairmont Heights High (Original)_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.49	S.F.	174,128	100	\$48,841,042	41	1964	1956	2007		\$30,628,752	\$48,841,042	63
Substructure	\$10.11	S.F.	174,128	100	\$1,761,244	100	1951				\$17,721	\$1,761,244	1
Foundations	\$10.11	S.F.	174,128	100	\$1,761,244	100	1951					\$1,761,244	
Standard Foundations	\$2.91	S.F.	174,128	0	\$505,861	100	1951					\$505,861	
Slab on Grade	\$7.21	S.F.	174,128	0	\$1,255,383	100	1951					\$1,255,383	
Basement Construction			0			0	0				\$17,721		
Basement Walls		S.F.	0	0		0	0				\$17,721		
Shell	\$68.79	S.F.	174,128	100	\$11,977,887	64	1951	1971	2007		\$5,569,767	\$11,977,887	47
Superstructure	\$26.63	S.F.	174,128	100	\$4,636,282	100	1951					\$4,636,282	
Floor Construction	\$17.77	S.F.	70,000	0	\$1,243,570	100	1951					\$1,243,570	
Roof Construction	\$19.48	S.F.	174,128	0	\$3,392,712	100	1951					\$3,392,712	
Exterior Enclosure	\$15.91	S.F.	174,128	100	\$2,770,317	75	1951	1981	2007		\$998,479	\$2,770,317	36
Exterior Walls	\$10.18	S.F.	174,128	0	\$1,771,838	100	1951					\$1,771,838	
Exterior Windows	\$4.38	S.F.	174,128	100	\$762,764	30	1951	1981	2007		\$762,764	\$762,764	100
Exterior Doors	\$1.35	S.F.	174,128	100	\$235,715	30	1951	1981			\$235,715	\$235,715	100
Roofing	\$26.25	S.F.	174,128	100	\$4,571,288	20	1951	1971			\$4,571,288	\$4,571,288	100
Roof Coverings	\$26.10	S.F.	174,128	100	\$4,544,803	20	1951	1971			\$4,544,803	\$4,544,803	100
Roof Openings	\$0.15	S.F.	174,128	100	\$26,485	20	1951	1971			\$26,485	\$26,485	100
Interiors	\$51.83	S.F.	174,128	100	\$9,025,438	38	1951	1956			\$6,923,479	\$9,025,438	77
Interior Construction	\$16.72	S.F.	174,128	100	\$2,910,687	35	1951	1971			\$2,910,687	\$2,910,687	100
Partitions	\$9.70	S.F.	174,128	100	\$1,689,735	40	1951	1991			\$1,689,735	\$1,689,735	100
Interior Doors	\$2.87	S.F.	174,128	100	\$500,564	40	1951	1991			\$500,564	\$500,564	100
Fittings	\$4.14	S.F.	174,128	100	\$720,388	20	1951	1971			\$720,388	\$720,388	100
Stairs	\$1.84	S.F.	174,128	100	\$320,467	100	1951	2051				\$320,467	
Stair Construction	\$1.84	S.F.	174,128	100	\$320,467	100	1951	2051				\$320,467	
Interior Finishes	\$33.28	S.F.	174,128	100	\$5,794,284	37	1951	1956			\$4,012,792	\$5,794,284	69
Wall Finishes	\$14.14	S.F.	174,128	100	\$2,462,109	51	1951	1956			\$1,059,598	\$2,462,109	43
Glazed Ceramic Block	\$23.01	S.F.	60,945	100	\$1,402,511	75	1951	2026				\$1,402,511	
Paint	\$6.02	S.F.	87,604	100	\$527,653	5	1951	1956			\$527,653	\$527,653	100
Tile	\$20.37	S.F.	26,119	100	\$531,945	35	1951	1986			\$531,945	\$531,945	100
Floor Finishes	\$11.05	S.F.	174,128	100	\$1,923,842	31	1952	1958			\$1,544,861	\$1,923,842	80
Carpet	\$7.13	S.F.	3,483	100	\$24,846	7	1951	1958			\$24,846	\$24,846	100
Ceramic Tile	\$18.22	S.F.	20,895	100	\$380,740	50	1951	2001			\$380,740	\$380,740	100
Concrete	\$0.64	S.F.	12,189	100	\$7,787	10	1951	1961			\$7,787	\$7,787	100
Terrazzo	\$43.53	S.F.	8,706	100	\$378,981	75	1951	2026				\$378,981	
VCT	\$8.38	S.F.	121,890	100	\$1,021,525	10	1951	1961			\$1,021,525	\$1,021,525	100
Wood Gym Floor	\$15.79	S.F.	6,965	100	\$109,963	15	1983	1998			\$109,963	\$109,963	100
Ceiling Finishes	\$8.09	S.F.	174,128	100	\$1,408,333	19	1951	1966			\$1,408,333	\$1,408,333	100
Painted Ceilings	\$4.97	S.F.	43,532	100	\$216,514	15	1951	1966			\$216,514	\$216,514	100
Acoustical Ceilings	\$9.13	S.F.	130,596	100	\$1,191,819	20	1951	1971			\$1,191,819	\$1,191,819	100
Services	\$142.06	S.F.	174,128	100	\$24,737,088	26	1971	1966			\$16,612,181	\$24,737,088	67
Conveying	\$2.71	S.F.	174,128	100	\$471,431	30	1978	1981			\$169,503	\$471,431	36
New Elevator	\$1.73	S.F.	174,128	100	\$301,928	30	2006	2036				\$301,928	
Original Elevator	\$0.97	S.F.	174,128	100	\$169,503	30	1951	1981			\$169,503	\$169,503	100
Plumbing	\$19.80	S.F.	174,128	100	\$3,446,983	30	1962	1981			\$3,232,345	\$3,446,983	94
Low Flow Toilets	\$1.23	S.F.	174,218	100	\$214,638	30	2006	2036				\$214,638	
Plumbing Fixtures	\$13.22	S.F.	174,218	100	\$2,302,725	30	1951	1981			\$2,302,725	\$2,302,725	100
Domestic Water Distribution	\$1.73	S.F.	174,128	100	\$301,928	30	1951	1981			\$301,928	\$301,928	100
Sanitary Waste	\$1.90	S.F.	174,128	100	\$331,061	30	1951	1981			\$331,061	\$331,061	100
Rain Water Drainage	\$1.70	S.F.	174,128	100	\$296,631	30	1951	1981			\$296,631	\$296,631	100
HVAC	\$69.69	S.F.	174,128	100	\$12,135,513	28	1972	1981			\$8,272,789	\$12,135,513	68
Heat Generating Systems	\$8.50	S.F.	174,128	100	\$1,480,504	30	1983	2013				\$1,480,504	
Cooling Tower & Pumps	\$8.12	S.F.	174,218	100	\$1,415,023	20	1995	2015				\$1,415,023	
Heat Pumps, Misc Systems	\$5.55	S.F.	174,218	100	\$967,197	15	2006	2021				\$967,197	
Water Cooled Chiller	\$17.39	S.F.	174,218	100	\$3,028,785	30	1970	2000			\$3,028,785	\$3,028,785	100
Distribution Systems	\$22.91	S.F.	174,128	100	\$3,988,621	30	1951	1981			\$3,988,621	\$3,988,621	100
Controls & Instrumentation	\$5.58	S.F.	174,128	100	\$971,995	30	1951	1981			\$971,995	\$971,995	100
Systems Testing & Balancing	\$1.63	S.F.	174,128	100	\$283,388	30	1951	1981			\$283,388	\$283,388	100
Fire Protection	\$7.48	S.F.	174,128	100	\$1,303,056	30	2005	2035				\$1,303,056	
Sprinklers	\$7.48	S.F.	174,128	100	\$1,303,056	30	2005	2035				\$1,303,056	
Electrical	\$42.38	S.F.	174,128	100	\$7,380,105	22	1970	1966			\$4,937,544	\$7,380,105	67
Electrical Service/Distribution	\$2.49	S.F.	174,128	100	\$434,352	30	1951	1981			\$434,352	\$434,352	100
Branch Wiring	\$15.79	S.F.	174,218	100	\$2,750,550	30	1951	1981			\$2,750,550	\$2,750,550	100
Classroom Lighting	\$13.83	S.F.	111,632	100	\$1,543,412	20	1983	2003			\$1,543,412	\$1,543,412	100
Corridor Lighting Upgrade	\$13.83	S.F.	62,496	100	\$864,063	20	2006	2026				\$864,063	
Communications and Security	\$9.07	S.F.	174,128	100	\$1,578,498	10	2005	2015				\$1,578,498	
Other Electrical Systems	\$1.20	S.F.	174,128	100	\$209,230	15	1951	1966			\$209,230	\$209,230	100
Equipment & Furnishings	\$4.83	S.F.	174,128	100	\$840,830	25	1983	1981			\$840,830	\$840,830	100

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment	\$4.83	S.F.	174,128	100	\$840,830	25	1983	1981			\$840,830	\$840,830	100
Other Equipment	\$1.67	S.F.	174,128	100	\$291,334	15	1983	1998			\$291,334	\$291,334	100
Other Equipment	\$3.16	S.F.	174,128	100	\$549,496	30	1951	1981			\$549,496	\$549,496	100
Food Service Equipment, EACH	\$549,495.96	SYSTE M	1	100	\$549,496	30	1951	1981			\$549,496	\$549,496	100
Special Construction			0			0	0				\$166,219		
Special Construction			0			0	0				\$166,219		
ADA Compliance			0	0		0	0				\$166,219		
Building Sitework	\$2.86	S.F.	174,128	100	\$498,555	44	1983	1981			\$498,555	\$498,555	100
Site Improvements	\$2.09	S.F.	174,128	100	\$364,035	50	1951	2001			\$364,035	\$364,035	100
Parking Lots	\$2,262.78	Each	142	100	\$321,314	50	1951	2001			\$321,314	\$321,314	100
Pedestrian Paving	\$34.18	L.F.	1,250	100	\$42,721	50	1951	2001			\$42,721	\$42,721	100
Site Mechanical Utilities	\$0.77	S.F.	174,128	100	\$134,520	28	1983	1981			\$134,520	\$134,520	100
In-Ground FO Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	1951	1981			\$108,035	\$108,035	100
NG Supply	\$0.15	S.F.	174,128	100	\$26,485	20	1983	2003			\$26,485	\$26,485	100

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Renewal Schedule:[illegible]

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[illegible]

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Facility: \Other\Fairmont Heights High (Original)_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$20,137,246 \$501,489	\$10,491,505 \$261,276	\$30,628,751 \$762,764	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$285,570	\$148,782	\$434,352	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$137,561	\$71,669	\$209,230	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090	Other Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$191,541	\$99,793	\$291,334	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System		Beyond Useful Life	Renew System	1	Ea.	\$211,252	\$110,062	\$321,314	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System		Beyond Useful Life	Renew System	1	Ea.	\$28,088	\$14,634	\$42,721	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$783,576	\$408,243	\$1,191,819	Recom mended -3-10 Yrs	Deferred Maintena nce	Ceiling finishes are typically 2x2 or 2x4 suspended acoustical panels that are in poor condition.
C3030105	Painted Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$142,350	\$74,164	\$216,514	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$154,974	\$80,741	\$235,715	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$2,988,036	\$1,556,767	\$4,544,803	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020	Roof Openings	System		Beyond Useful Life	Renew System	1	Ea.	\$17,413	\$9,072	\$26,485	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1010	Partitions	System		Beyond Useful Life	Renew System	1	Ea.	\$1,110,937	\$578,798	\$1,689,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$329,102	\$171,462	\$500,564	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$473,628	\$246,760	\$720,388	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$346,912	\$180,741	\$527,653	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$349,733	\$182,211	\$531,945	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$671,614	\$349,911	\$1,021,525	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$16,335	\$8,511	\$24,846	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in common and assignable areas is in poor condition.
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$5,119	\$2,667	\$7,787	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$250,322	\$130,418	\$380,740	Recom mended -3-10 Yrs	Deferred Maintena nce	The ceramic tile in common areas is in poor condition.
D1010	Original Elevator	System	Beyond Useful Life	Renew System	1	Ea.	\$111,442	\$58,061	\$169,503	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$198,506	\$103,422	\$301,928	Recom mended -3-10 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$195,023	\$101,607	\$296,631	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$217,660	\$113,401	\$331,061	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,622,368	\$1,366,254	\$3,988,621	Recom mended -3-10 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$639,050	\$332,945	\$971,995	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$186,317	\$97,071	\$283,388	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,513,954	\$788,770	\$2,302,725	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$17,413	\$9,072	\$26,485	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Wood Gym Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$72,297	\$37,667	\$109,963	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030	Water Cooled Chiller	System	Beyond Useful Life	Renew System	1	Ea.	\$1,991,312	\$1,037,473	\$3,028,785	Recom mended -3-10 Yrs	Deferred Maintena nce	Chiller has been retrofitted with controls, high efficiency purge, safety relief valve and R-123. Availability of R-123 and parts for a 40 year old chiller dictate scheduling for replacement.
D5020	Classroom Lighting	System	Beyond Useful Life	Renew System	1	Ea.	\$1,014,735	\$528,677	\$1,543,412	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,808,383	\$942,167	\$2,750,550	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	In-Ground FO Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
A2020	Basement Walls	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$11,651	\$6,070	\$17,721	Potentia lly Critical- 12 months	Building Integrity	Elevator pit has water intrusion problem. Professional service to investigate and propose solution.

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F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	174,128	S.F.	\$109,283	\$56,936	\$166,219	Does Not Meet Current Code/St andards	ADA / Accessibil ity
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$361,273	\$188,223	\$549,496	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Other\Green Valley Academy**Address:** 2215 Chadwick Street, Temple Hills, MD 20748**Attributes:**

School Area	HSC
Congressional	4
County Council	7
Historical Building	No
Legislative	26
Original Building	Built in 1956, 27,882 S.F.
School Addition 1	Built in 1960, 11,203 S.F.
School Addition 2	Built in 1987, 3,910 S.F. (Relocatables)
School Board District	8
School Grade	NA

General Information:

Function:	Other
Gross Area:	42,995 S.F.

Year Built:
Last Renovation:**Facility Description:**

Green Valley Academy (Alternative MS/HS) is a two-story, 42,995 square foot facility located close to Interstate 495 (Capital Beltway) in Temple Hills, MD. The original building was constructed in 1956 and additions were constructed in 1960 and 1987 (Five Classroom Modular - State Owned), with major renovation performed in 2005, when the school building was closed and reopened as an alternative MS/HS.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Path of travel, exterior and interior access ramps, and vertical conveyance systems within the building are not ADA compliant. There are no ADA compliant restroom facilities within the school. Fire alarm system is audible with limited strobes. A study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame, concrete frame, and load bearing masonry walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are aluminum and steel sash with fixed and operable single-pane glazing. Exterior doors are hollow metal. Roofing is typically flat and low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel risers and treads with tile finishes. Interior wall finishes are typically painted masonry. Floor finishes in common areas are typically terrazzo, vinyl composition tile and carpet. Floor finishes in assignable spaces are typically vinyl tile, carpet, and wood. Ceiling finishes in common areas are typically 12x12 suspended acoustical tile and 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x2 or 2x4 suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Water is provided by the municipal system and is combination of copper and galvanized. Domestic hot water is supplied by a gas-fired hot water heater and a pump circulating system from a 200 gallon storage tank.

HVAC

Heat is provided by two gas and fuel oil fired, low pressure steam boilers which provide steam to fan/coil units, unit ventilators and radiators. The boilers and ancillary equipment were installed in 1988. Cooling is provided by window A/C units. The 1987 addition has HVAC units in each classroom. Ventilation is provided by roof-top fans. There is a 10,000 gal underground #2 fuel oil storage tank.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service provided by a pad mounted transformer. Lighting is combination recessed, surface, and pendant mounted.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible/strobe annunciators in common and assignable spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The facility does not have a stand-by emergency electrical generator system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, and food service equipment. The building also includes fixed casework and window treatments. The kitchen has an exhaust hood without fire suppression. The grease trap is serviced by building personnel.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where three out of 50 are handicap spaces. Parking striping is in poor condition. Landscaping is mature and is not irrigated. Drainage is handled by area drains. Concrete sidewalks are immediately adjacent to the facility. There is lighting for vehicular and pedestrian night traffic. The water supply is provided from the campus distribution system.

Current Repair Cost: \$7,666,055.59**Replacement Cost:** \$12,131,841.71**FCI:** 63.19%

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Facility: \Other\Green Valley Academy_Building

Attributes:

None

General Information:

Function: Other
Gross Area: 42,995 S.F.

Year Built: 1956
Last Renovation:

Facility Description:

Current Repair Cost: \$7,666,055.59

Replacement Cost: \$12,131,841.71

FCI: 63.19%

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Facility: \Other\Green Valley Academy_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.17	S.F.	42,995	101	\$12,198,142	46	1963	1961	2008		\$7,666,055	\$12,131,841	63
Substructure	\$14.81	S.F.	42,995	100	\$636,951	100	1956					\$636,951	
Foundations	\$14.81	S.F.	42,995	100	\$636,951	100	1956					\$636,951	
Standard Foundations	\$4.97	S.F.	42,995	0	\$213,843	100	1956					\$213,843	
Slab on Grade	\$9.84	S.F.	42,995	0	\$423,108	100	1956					\$423,108	
Shell	\$72.86	S.F.	42,995	100	\$3,132,599	71	1967	1986			\$318,475	\$3,132,599	10
Superstructure	\$34.85	S.F.	42,995	100	\$1,498,314	100	1956					\$1,498,314	
Floor Construction	\$19.85	S.F.	42,995	0	\$853,410	100	1956					\$853,410	
Roof Construction	\$20.15	S.F.	32,000	0	\$644,904	100	1956					\$644,904	
Exterior Enclosure	\$17.92	S.F.	42,995	100	\$770,357	71	1956	1986			\$318,475	\$770,357	41
Exterior Walls	\$10.51	S.F.	42,995	0	\$451,882	100	1956					\$451,882	
Exterior Windows	\$4.52	S.F.	42,995	100	\$194,224	30	1956	1986			\$194,224	\$194,224	100
Exterior Doors	\$2.89	S.F.	42,995	100	\$124,251	30	1956	1986			\$124,251	\$124,251	100
Roofing	\$20.09	S.F.	42,995	100	\$863,928	20	2004	2024				\$863,928	
Roof Coverings	\$26.97	S.F.	32,000	100	\$862,955	20	2004	2024				\$862,955	
Roof Openings	\$0.03	S.F.	32,000	100	\$973	20	2004	2024				\$973	
Interiors	\$61.33	S.F.	42,995	103	\$2,703,371	48	1956	1961			\$1,549,149	\$2,637,070	59
Interior Construction	\$17.32	S.F.	42,995	100	\$744,854	70	1956	1976			\$312,590	\$744,854	42
Partitions	\$10.05	S.F.	42,995	100	\$432,264	100	1956					\$432,264	
Concrete Block Partitions - Regular Weight	\$10.05	S.F.	42,995	0	\$432,264	100	1956					\$432,264	
Interior Doors	\$2.97	S.F.	42,995	100	\$127,521	40	1956	1996			\$127,521	\$127,521	100
Fittings	\$4.30	S.F.	42,995	100	\$185,069	20	1956	1976			\$185,069	\$185,069	100
Stairs	\$0.07	S.F.	42,995	100	\$3,148	100	1956	2056				\$3,148	
Stair Construction	\$1.05	S.F.	3,000	100	\$3,148	100	1956	2056				\$3,148	
Interior Finishes	\$43.94	S.F.	42,995	104	\$1,955,369	40	1956	1961			\$1,236,559	\$1,889,068	65
Wall Finishes	\$10.16	S.F.	42,995	100	\$436,906	25	1956	1961			\$436,906	\$436,906	100
Paint	\$6.22	S.F.	22,995	100	\$143,049	5	1956	1961			\$143,049	\$143,049	100
Tile	\$14.69	S.F.	20,000	100	\$293,857	35	1956	1991			\$293,857	\$293,857	100
Floor Finishes	\$24.52	S.F.	42,995	106	\$1,120,569	54	1956	1961			\$401,759	\$1,054,268	38
Carpet	\$7.36	S.F.	2,000	100	\$14,723	5	1956	1961			\$14,723	\$14,723	100
Ceramic Tile	\$18.86	S.F.	3,000	100	\$56,581	50	1956	2006			\$56,581	\$56,581	100
Concrete	\$3.54	S.F.	3,000	100	\$10,632	10	1956	1966				\$10,632	
Terrazo	\$35.41	S.F.	20,000	100	\$708,178	75	1956	2031				\$708,178	
VAT (Resilient Flooring)	\$22.10	S.F.	10,000	130	\$287,302	13	1956	1969			\$287,302	\$221,001	130
VCT	\$8.64	S.F.	4,995	100	\$43,153	12	1956	1968			\$43,153	\$43,153	100
Ceiling Finishes	\$9.25	S.F.	42,995	100	\$397,894	15	1956	1969			\$397,894	\$397,894	100
Plaster Ceilings	\$12.82	S.F.	2,000	100	\$25,644	50	1956	2006			\$25,644	\$25,644	100
Acoustical Ceilings	\$9.08	S.F.	40,995	100	\$372,250	13	1956	1969			\$372,250	\$372,250	100
Services	\$113.36	S.F.	42,995	100	\$4,873,919	25	1966	1971	2008		\$4,722,202	\$4,873,919	97
Plumbing	\$15.01	S.F.	42,995	100	\$645,452	30	1968	1986			\$605,561	\$645,452	94
Plumbing Fixtures	\$11.92	S.F.	42,995	100	\$512,700	30	1956	1986			\$512,700	\$512,700	100
Domestic Water Distribution	\$0.85	S.F.	42,995	100	\$36,621	30	1956	1986			\$36,621	\$36,621	100
Sanitary Waste	\$1.31	S.F.	42,995	100	\$56,240	30	1956	1986			\$56,240	\$56,240	100
Rain Water Drainage	\$0.93	S.F.	42,995	100	\$39,891	30	2004	2034				\$39,891	
HVAC	\$65.34	S.F.	42,995	100	\$2,809,387	21	1962	1971	2008		\$2,809,387	\$2,809,387	100
Heat Generating Systems	\$8.46	S.F.	42,995	100	\$363,598	30	1988	2018	2008		\$363,598	\$363,598	100
Boilers	\$8.46	S.F.	42,995	100	\$363,598	30	1988	2018	2008		\$363,598	\$363,598	100
Distribution Systems	\$15.67	S.F.	42,995	100	\$673,573	30	1956	1986			\$673,573	\$673,573	100
Terminal & Package Units	\$38.65	S.F.	42,995	100	\$1,661,697	15	1956	1971			\$1,661,697	\$1,661,697	100
Controls & Instrumentation	\$1.43	S.F.	42,995	100	\$61,472	20	1956	1976			\$61,472	\$61,472	100
Systems Testing & Balancing	\$1.14	S.F.	42,995	100	\$49,047	30	1956	1986			\$49,047	\$49,047	100
Fire Protection	\$5.87	S.F.	42,995	100	\$252,426	30	1956	1986			\$252,426	\$252,426	100
Sprinklers	\$5.87	S.F.	42,995	100	\$252,426	30	1956	1986			\$252,426	\$252,426	100
Electrical	\$27.13	S.F.	42,995	100	\$1,166,654	30	1972	1986			\$1,054,828	\$1,166,654	90
Electrical Service/Distribution	\$2.60	S.F.	42,995	100	\$111,826	30	2005	2035				\$111,826	
Main Panel	\$2.60	S.F.	42,995	100	\$111,826	30	2005	2035				\$111,826	
Lighting and Branch Wiring	\$20.46	S.F.	42,995	100	\$879,568	30	1956	1986			\$879,568	\$879,568	100
Communications and Security	\$4.08	S.F.	42,995	100	\$175,260	30	1956	1986			\$175,260	\$175,260	100
Equipment & Furnishings	\$7.68	S.F.	42,995	100	\$330,219	24	1956	1971			\$330,219	\$330,219	100
Equipment	\$7.68	S.F.	42,995	100	\$330,219	24	1956	1971			\$330,219	\$330,219	100
Institutional Equipment	\$2.83	S.F.	42,995	100	\$121,635	15	1956	1971			\$121,635	\$121,635	100
Other Equipment	\$4.85	S.F.	42,995	100	\$208,584	30	1956	1986			\$208,584	\$208,584	100
Food Service Equipment, EACH	\$208,583.54	SYSTE M	1	100	\$208,584	30	1956	1986			\$208,584	\$208,584	100
Special Construction			0			0	0				\$224,927		
Special Construction			0			0	0				\$224,927		
ADA Compliance			0	0		0	0				\$224,927		

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$12.12	S.F.	42,995	100	\$521,083	30	1956	1986			\$521,083	\$521,083	100
Site Improvements	\$12.01	S.F.	42,995	100	\$516,505	30	1956	1986			\$516,505	\$516,505	100
Parking Lots	\$2,337.61	Each	70	100	\$163,633	30	1956	1986			\$163,633	\$163,633	100
Pedestrian Paving	\$35.29	L.F.	10,000	100	\$352,872	30	1956	1986			\$352,872	\$352,872	100
Site Mechanical Utilities	\$0.11	S.F.	42,995	100	\$4,578	30	1956	1986			\$4,578	\$4,578	100
Fuel Distribution	\$0.11	S.F.	42,995	100	\$4,578	30	1956	1986			\$4,578	\$4,578	100
Natural Gas	\$0.11	S.F.	42,995	100	\$4,578	30	1956	1986			\$4,578	\$4,578	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Other\Green Valley Academy_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,666,056					\$182,902					\$226,321
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$318,476										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$318,476										
Exterior Walls											
Exterior Windows	\$194,224										
Exterior Doors	\$124,251										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$1,549,150					\$182,902					\$226,321
Interior Construction	\$312,590										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$127,521										
Fittings	\$185,069										
Stairs											
Stair Construction											
Interior Finishes	\$1,236,560					\$182,902					\$226,321
Wall Finishes	\$436,907					\$165,833					\$192,246
Paint	\$143,049					\$165,833					\$192,246
Tile	\$293,857										
Floor Finishes	\$401,759					\$17,068					\$34,075
Carpet	\$14,723					\$17,068					\$19,787
Ceramic Tile	\$56,581										
Concrete											\$14,288
Terrazo											
VAT (Resilient Flooring)	\$287,302										
VCT	\$43,153										
Ceiling Finishes	\$397,894										
Plaster Ceilings	\$25,644										
Acoustical Ceilings	\$372,250										
Services	\$4,722,201										
Plumbing	\$605,561										
Plumbing Fixtures	\$512,700										
Domestic Water Distribution	\$36,621										
Sanitary Waste	\$56,240										
Rain Water Drainage											
HVAC	\$2,809,386										
Heat Generating Systems	\$363,598										
Boilers	\$363,598										
Distribution Systems	\$673,573										
Terminal & Package Units	\$1,661,697										
Controls & Instrumentation	\$61,472										
Systems Testing & Balancing	\$49,047										
Fire Protection	\$252,426										
Sprinklers	\$252,426										
Electrical	\$1,054,828										
Electrical Service/Distribution											
Main Panel											
Lighting and Branch Wiring	\$879,568										
Communications and Security	\$175,260										
Equipment & Furnishings	\$330,219										
Equipment	\$330,219										
Institutional Equipment	\$121,635										
Other Equipment	\$208,584										
Food Service Equipment, EACH	\$208,5										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Green Valley Academy_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,040,142 \$127,695	\$2,625,914 \$66,529	\$7,666,056 \$194,224	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original to the building's construction and universal upgrades are recommended.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$81,691	\$42,561	\$124,251	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors and service doors are original to the building's construction. Universal upgrades are recommended.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$83,840	\$43,681	\$127,521	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are original to the building's construction and universal upgrades are recommended.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$121,676	\$63,393	\$185,069	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings are original to the building's construction and universal upgrades are recommended.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$94,050	\$49,000	\$143,049	Recom mended -3-10 Yrs	Deferred Maintena nce	Painted surfaces are expected to be refinished within the next ten years.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$193,200	\$100,657	\$293,857	Necess ary- 2-5 Yrs	Deferred Maintena nce	Wall and floor tile applications are original and are recommended for universal upgrades.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$28,372	\$14,782	\$43,153	Necess ary- 2-5 Yrs	Deferred Maintena nce	Standard floor tile applications are in need of upgrades based on life cycle and wear.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$9,680	\$5,043	\$14,723	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is beyond the expected life cycle for this applicaiton. Universal upgrades are recommended.
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$37,200	\$19,381	\$56,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	There are several sections of damaged ceramic tile that require repairs. However, the entire system is original to the building's construction and universal upgrades are recommended.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$188,890	\$98,412	\$287,302	Necess ary- 2-5 Yrs	Deferred Maintena nce	9x9 vinyl asbestos tile applications are recommended for upgrade.
	C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$16,860	\$8,784	\$25,644	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling finish is original and removal and replacement is recommended.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$244,740	\$127,510	\$372,250	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are beyond the expected life cycle for this application. Universal upgrades are recommended.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$337,081	\$175,619	\$512,700	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$24,077	\$12,544	\$36,621	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$36,976	\$19,264	\$56,240	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,092,503	\$569,194	\$1,661,697	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$442,849	\$230,724	\$673,573	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$40,415	\$21,056	\$61,472	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$32,246	\$16,800	\$49,047	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$165,961	\$86,466	\$252,426	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$578,283	\$301,285	\$879,568	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$115,227	\$60,033	\$175,260	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$107,582	\$56,050	\$163,633	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking areas are a mixture of gravel and broken asphalt. Universal upgrades are recommended.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$232,000	\$120,872	\$352,872	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sidewalks are only near the front entrance, otherwise there are paths. Sidewalk additions and upgrades are recommended.
G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$3,010	\$1,568	\$4,578	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$79,971	\$41,665	\$121,635	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$137,136	\$71,448	\$208,584	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$239,052	\$124,546	\$363,598	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	42,995	S.F.	\$147,881	\$77,046	\$224,927	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Greenbelt Middle (Original)

Address: 8950 Edmonston Road, Greenbelt, MD 20770

Attributes:

School Area	2
Congressional	5
County Council	4
Historical Building	Yes
Legislative	22
Original Building	Built in 1937, 20,612 S.F.
School Addition 1	Built in 1945, 15,917 S.F.
School Addition 2	Built in 1953, 14,869 S.F.
School Addition 3	Built in 1957, 12,892 S.F.
School Addition 4	Built in 1962, 29,753 S.F.
School Addition 5	Built in 1969, 47,082 S.F.
School Board District	2
School Grade	6th-8th

General Information:

Function:	Other
Gross Area:	141,125 S.F.

Year Built:
Last Renovation:

Facility Description:

Greenbelt Middle School is a partial two-story, 141,125 square foot facility located on a 33.8-acre site close to I-495 (Capital Beltway) in Greenbelt, MD. The original building was constructed in 1937 and additions were constructed in 1945, 1953, 1957, 1962, and 1969, with no major renovation performed, except for Partial Roof Replacement in 2004/2 RTUs and FY05 Code - Fire Alarms in 2006. The main building is considered historic by the City of Greenbelt. There are three temporary/portable classrooms located in the south parking lot, which were added in 2007. This school has been replaced as of 2012.

ACCESSIBILITY ISSUES

A study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade, concrete footings, and foundation walls. The building has a basement of pre-cast construction.

B. SHELL

The superstructure is concrete frame. Floor construction is slab on grade. Roof construction is slab, metal pan with lightweight fill, and wood. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is pitched or low-slope with built-up roof and standing seam metal roofing.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood and hollow metal doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel risers and treads with tile finishes. The interior wall finishes are typically painted. Floor finishes in common areas are typically terrazzo and vinyl composition tile. Floor finishes in assignable spaces are typically VCT. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x2 or 2x4 suspended acoustical panels.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Domestic water distribution is a mix of copper, galvanized steel, and plastic. Sanitary waste system is a mixture of cast iron and plastic. Rain water system is internal and external with roof drains and scuppers.

HVAC

Heating is provided by four boilers. Cooling is supplied by rooftop package units and window units. The heating/cooling distribution system is a mixture of ductwork and 2-pipe system using fan coil units, fin tube radiators, and unit ventilators. Fresh air is supplied by infiltration. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are a mix of pneumatic and digital, in different parts of the building, and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted and pendent-mounted fluorescent and incandescent. Lighting was updated in the school during the 2007 year. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined. The building does not include an internal security system.

Other Electrical Systems

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, detention, laboratory, medical equipment, and food service equipment. The building also includes fixed casework, window treatment, floor grilles and mats, multiple seating furnishings. The kitchen has an exhaust hood with fire suppression. Grease trap is serviced by building personnel.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where four out of 131 are handicap spaces and path to building entrance. Landscaping is indigenous, mature, and is not irrigated. Drainage is handled by surface discharge and area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system.

Current Repair Cost: \$18,034,058.43**Replacement Cost:** \$35,802,164.32**FCI:** 50.37%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Greenbelt Middle (Original)_Original Building

Attributes:

None

General Information:

Function: Other
Gross Area: 141,125 S.F.

Year Built: 1937

Last Renovation:

Facility Description:

Current Repair Cost: \$18,034,058.43

Replacement Cost: \$35,802,164.32

FCI: 50.37%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Greenbelt Middle (Original)_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$253.69	S.F.	141,125	100	\$35,802,165	46	1950	1937	2009		\$18,034,059	\$35,802,165	50
Substructure	\$15.69	S.F.	141,125	100	\$2,214,485	100	1937					\$2,214,485	
Foundations	\$14.43	S.F.	141,125	100	\$2,037,039	100	1937					\$2,037,039	
Standard Foundations	\$4.85	S.F.	141,125	0	\$684,737	100	1937					\$684,737	
Slab on Grade	\$9.58	S.F.	141,125	0	\$1,352,302	100	1937					\$1,352,302	
Basement Construction	\$1.26	S.F.	141,125	100	\$177,446	100	1937					\$177,446	
Basement Excavation	\$0.67	S.F.	47,042	0	\$31,482	100	1937					\$31,482	
Basement Walls	\$3.10	S.F.	47,042	0	\$145,964	100	1937					\$145,964	
Shell	\$82.73	S.F.	141,125	100	\$11,674,875	68	1956	1967			\$1,023,886	\$11,674,875	9
Superstructure	\$38.92	S.F.	141,125	100	\$5,492,922	100	1937					\$5,492,922	
Floor Construction	\$19.32	S.F.	141,125	0	\$2,726,069	100	1937					\$2,726,069	
Roof Construction	\$19.61	S.F.	141,125	0	\$2,766,853	100	1937					\$2,766,853	
Exterior Enclosure	\$17.51	S.F.	141,125	100	\$2,470,635	71	1937	1967			\$1,023,886	\$2,470,635	41
Exterior Walls	\$10.25	S.F.	141,125	0	\$1,446,749	100	1937					\$1,446,749	
Exterior Windows	\$4.41	S.F.	141,125	100	\$622,488	30	1937	1967			\$622,488	\$622,488	100
Exterior Doors	\$2.84	S.F.	141,125	100	\$401,398	30	1937	1967			\$401,398	\$401,398	100
Roofing	\$26.30	S.F.	141,125	100	\$3,711,318	20	2003	2023				\$3,711,318	
Roof Coverings	\$26.24	S.F.	141,125	100	\$3,702,732	20	2003	2023				\$3,702,732	
Roof Openings	\$0.06	S.F.	141,125	100	\$8,586	20	2003	2023				\$8,586	
Interiors	\$39.40	S.F.	141,125	100	\$5,560,321	40	1957	1957	2009		\$3,974,049	\$5,560,321	71
Interior Construction	\$16.85	S.F.	141,125	100	\$2,378,335	70	1937	1957			\$998,128	\$2,378,335	42
Partitions	\$9.78	S.F.	141,125	100	\$1,380,207	100	1937	2037				\$1,380,207	
Concrete Block Partitions - Regular Weight	\$9.78	S.F.	141,125	100	\$1,380,207	100	1937	2037				\$1,380,207	
Interior Doors	\$2.89	S.F.	141,125	100	\$407,837	40	1937	1977			\$407,837	\$407,837	100
Fittings	\$4.18	S.F.	141,125	100	\$590,291	20	1937	1957			\$590,291	\$590,291	100
Stairs	\$1.46	S.F.	141,125	100	\$206,065	100	1937	2037				\$206,065	
Stair Construction	\$1.46	S.F.	141,125	100	\$206,065	100	1937	2037				\$206,065	
Interior Finishes	\$21.09	S.F.	141,125	100	\$2,975,921	12	1983	1963	2009		\$2,975,921	\$2,975,921	100
Wall Finishes	\$3.51	S.F.	141,125	100	\$495,844	5	2001	2006	2009		\$495,844	\$495,844	100
Paint	\$3.51	S.F.	141,125	100	\$495,844	5	2001	2006	2009		\$495,844	\$495,844	100
Floor Finishes	\$8.74	S.F.	141,125	100	\$1,232,954	13	1999	1987			\$1,232,954	\$1,232,954	100
Carpet	\$7.18	S.F.	6,500	100	\$46,664	7	2001	2008			\$46,664	\$46,664	100
Ceramic Tile	\$18.36	S.F.	5,000	100	\$91,792	50	1937	1987			\$91,792	\$91,792	100
VCT	\$8.41	S.F.	130,125	100	\$1,094,498	10	2001	2011			\$1,094,498	\$1,094,498	100
Ceiling Finishes	\$8.84	S.F.	141,125	100	\$1,247,123	13	1950	1963	2009		\$1,247,123	\$1,247,123	100
Acoustical Ceilings	\$8.84	S.F.	141,125	100	\$1,247,123	13	1950	1963	2009		\$1,247,123	\$1,247,123	100
Services	\$110.11	S.F.	141,125	100	\$15,538,596	25	1948	1937			\$12,222,236	\$15,538,596	79
Conveying			0	0		0	1937	1937			\$0		
Plumbing	\$14.63	S.F.	141,125	100	\$2,064,944	30	1937	1967			\$2,064,944	\$2,064,944	100
Plumbing Fixtures	\$11.64	S.F.	141,125	100	\$1,642,081	30	1937	1967			\$1,642,081	\$1,642,081	100
Domestic Water Distribution	\$0.82	S.F.	141,125	100	\$115,912	30	1937	1967			\$115,912	\$115,912	100
Sanitary Waste	\$1.28	S.F.	141,125	100	\$180,307	30	1937	1967			\$180,307	\$180,307	100
Rain Water Drainage	\$0.90	S.F.	141,125	100	\$126,644	30	1937	1967			\$126,644	\$126,644	100
HVAC	\$63.75	S.F.	141,125	100	\$8,996,029	21	1937	1952			\$8,996,029	\$8,996,029	100
Heat Generating Systems	\$8.37	S.F.	141,125	100	\$1,180,581	30	1937	1967			\$1,180,581	\$1,180,581	100
Distribution Systems	\$15.26	S.F.	141,125	100	\$2,152,951	30	1937	1967			\$2,152,951	\$2,152,951	100
Terminal & Package Units	\$37.63	S.F.	141,125	100	\$5,310,469	15	1937	1952			\$5,310,469	\$5,310,469	100
Controls & Instrumentation	\$1.38	S.F.	141,125	100	\$195,333	20	1937	1957			\$195,333	\$195,333	100
Systems Testing & Balancing	\$1.11	S.F.	141,125	100	\$156,695	30	1937	1967			\$156,695	\$156,695	100
Fire Protection	\$5.70	S.F.	141,125	100	\$804,942	30	1937	1967			\$804,942	\$804,942	100
Sprinklers	\$5.70	S.F.	141,125	100	\$804,942	30	1937	1967			\$804,942	\$804,942	100
Electrical	\$26.02	S.F.	141,125	100	\$3,672,681	30	1983	1967			\$356,321	\$3,672,681	10
Electrical Service/Distribution	\$2.52	S.F.	141,125	100	\$356,321	30	1937	1967			\$356,321	\$356,321	100
Lighting and Branch Wiring	\$19.93	S.F.	141,125	100	\$2,811,930	30	2007	2037				\$2,811,930	
Communications and Security	\$3.57	S.F.	141,125	100	\$504,430	30	2006	2036				\$504,430	
Equipment & Furnishings	\$4.58	S.F.	141,125	100	\$646,204	15	1937	1952			\$646,204	\$646,204	100
Equipment			0	0		0	0						
Equipment	\$4.58	S.F.	141,125	100	\$646,204	15	1937	1952			\$646,204	\$646,204	100
Institutional Equipment	\$2.75	S.F.	141,125	100	\$388,519	15	1937	1952			\$388,519	\$388,519	100
Other Equipment	\$1.83	S.F.	141,125	100	\$257,685	15	1937	1952			\$257,685	\$257,685	100
Food Service Equipment, EACH	\$257,685.39	SYSTE M	1	100	\$257,685	15	1937	1952			\$257,685	\$257,685	100
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	1937	1937			\$0		
Building Sitework	\$1.19	S.F.	141,125	100	\$167,684	37	1937	1967			\$167,684	\$167,684	100
Site Improvements	\$0.42	S.F.	141,125	100	\$59,649	50	1937	1987			\$59,649	\$59,649	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$22.75	Each	131	100	\$2,981	50	1937	1987			\$2,981	\$2,981	100
Pedestrian Paving	\$34.34	L.F.	1,650	100	\$56,668	50	1937	1987			\$56,668	\$56,668	100
Site Mechanical Utilities	\$0.77	S.F.	141,125	100	\$108,035	30	1937	1967			\$108,035	\$108,035	100
Fuel Oil Tank	\$108,035.11	Each	1	100	\$108,035	30	1937	1967			\$108,035	\$108,035	100

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Facility Executive Summary

Facility: \Other\Greenbelt Middle (Original)_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$18,034,058					\$574,819		\$57,391			\$2,137,287
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$1,023,886										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,023,886										
Exterior Walls											
Exterior Windows	\$622,488										
Exterior Doors	\$401,398										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$3,974,050					\$574,819		\$57,391			\$2,137,287
Interior Construction	\$998,128										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$407,837										
Fittings	\$590,291										
Stairs											
Stair Construction											
Interior Finishes	\$2,975,922					\$574,819		\$57,391			\$2,137,287
Wall Finishes	\$495,844					\$574,819					\$666,373
Paint	\$495,844					\$574,819					\$666,373
Floor Finishes	\$1,232,955							\$57,391			\$1,470,914
Carpet	\$46,664							\$57,391			
Ceramic Tile	\$91,792										
VCT	\$1,094,498										\$1,470,914
Ceiling Finishes	\$1,247,123										
Acoustical Ceilings	\$1,247,123										
Services	\$12,222,235										
Conveying											
Plumbing	\$2,064,944										
Plumbing Fixtures	\$1,642,081										
Domestic Water Distribution	\$115,912										
Sanitary Waste	\$180,307										
Rain Water Drainage	\$126,644										
HVAC	\$8,996,029										
Heat Generating Systems	\$1,180,581										
Distribution Systems	\$2,152,951										
Terminal & Package Units	\$5,310,469										
Controls & Instrumentation	\$195,333										
Systems Testing & Balancing	\$156,695										
Fire Protection	\$804,942										
Sprinklers	\$804,942										
Electrical	\$356,321										
Electrical Service/Distribution	\$356,321										
Lighting and Branch Wiring											
Communications and Security											
Equipment & Furnishings	\$646,204										
Equipment											
Equipment	\$646,204										
Institutional Equipment	\$388,519										
Other Equipment	\$257,685										
Food Service Equipment, EACH	\$257,685										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Greenbelt Middle (Original)_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$11,856,712 \$325,999	\$6,177,347 \$169,845	\$18,034,058 \$495,844	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$819,936	\$427,187	\$1,247,123	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	System		Beyond Useful Life	Renew System	1	Ea.	\$0	\$0	\$0	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$409,263	\$213,226	\$622,488	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$263,904	\$137,494	\$401,398	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$268,138	\$139,700	\$407,837	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$388,094	\$202,197	\$590,291	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$30,680	\$15,984	\$46,664	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$60,350	\$31,442	\$91,792	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$719,591	\$374,907	\$1,094,498	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$1,079,606	\$562,475	\$1,642,081	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$76,208	\$39,704	\$115,912	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$118,545	\$61,762	\$180,307	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$83,264	\$43,380	\$126,644	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$776,188	\$404,394	\$1,180,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$1,415,484	\$737,467	\$2,152,951	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$3,491,433	\$1,819,036	\$5,310,469	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$128,424	\$66,909	\$195,333	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$103,021	\$53,674	\$156,695	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$529,219	\$275,723	\$804,942	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$234,268	\$122,053	\$356,321	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$255,436	\$133,082	\$388,519	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$169,418	\$88,267	\$257,685	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$1,960	\$1,021	\$2,981	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$37,257	\$19,411	\$56,668	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060	Fuel Oil Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce
D10	Conveying	System	Beyond Useful Life	Renew System	1	Ea.	\$0	\$0	\$0	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary

Facility: \Other\Jesse B. Mason**Address:** 2720 Iverson Street, Temple Hills, MD 20748**Attributes:**

Historical Building	No
Legislative	26
Original Building	Built in 1963, 13,903 S.F.
School Addition 1	Built in 1965, 3,027 S.F.
School Addition 2	Built in 1981, 15,244 S.F.
School Board District	7
School Grade	NA

General Information:

Function:	Other
Gross Area:	32,174 S.F.

Year Built:
Last Renovation:**Facility Description:**

Jesse B. Mason Special Center is a single-story, 32,174 square foot facility located on a 6.1-acre site close to Route 210 (Indian Head Highway) and Interstate 495 (Capital Beltway) in Temple Hills, MD. The original building was constructed in 1963 and additions were constructed in 1965 and 1981, with major renovation also done in 1981. The school has one portable classroom building.

ACCESSIBILITY ISSUES

A further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. .

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal joists for roof structure with metal pan and lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors include hollow metal and aluminum. Roofing is typically low-slope with built-up roof and standing seam metal, which was installed in 2007.

C. INTERIORS

Interior partition wall types typically painted CMU. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. The interior wall finishes are typically tile, glazed blocks, and paint. Floor finishes in common areas is typically 9x9 resilient tiles, ceramic tiles and carpet. Floor finishes in assignable spaces is typically 12x12 vinyl tiles, 9x9 resilient tiles, concrete and rubber material in the multi-purpose room. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x2 or 2x4 suspended acoustical panels, plastered ceilings and exposed deck in the multi-purpose room.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is a combination of internal with roof drains and gutters and down spouts. The building does not have a sprinkler system.

HVAC

Heating is provided by gas fired boilers in two boiler rooms that supply air handlers, roof-mounted, multi-zone unit and terminal units throughout the building. Two of the boilers were replaced in 2007. Cooling is provided by a combination of a roof mounted air cooled chiller, which was replaced in 2007, and roof mounted package units. Fresh air is supplied by the air handlers and roof mounted units. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Minor circuit additions have been installed to address the air conditioner system. Lighting has been upgraded to electronic ballasts and T-8 lamps. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a propane powered 15 KW emergency generator.

Communication and Security

The system consists of visible/audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

Facility Executive Summary

The building includes fixed library, theater and stage (MPR), medical equipment, and food service equipment. The building also includes fixed casework, window treatments, and floor grilles and mats. The kitchen has an exhaust hood without fire suppression. The grease trap is serviced by building personnel.

F. SPECIAL CONSTRUCTION

The building has a swimming pool and associated equipment.

G. SITE

Parking is available on-site where three out of 47 are handicap spaces and a path to building entrances. Landscaping is not irrigated. Drainage is generally handled by surface discharge. The school does not have a fuel oil tank; it uses natural gas.

Current Repair Cost: \$6,375,123.47**Replacement Cost:** \$8,968,108.06**FCI:** 71.09%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Jesse B. Mason_ **Building**

Attributes:

None

General Information:

Function:	Other	Year Built:	1963
Gross Area:	32,174 S.F.	Last Renovation:	1981

Facility Description:

Current Repair Cost: \$6,375,123.47 **Replacement Cost:** \$8,968,108.06 **FCI:** 71.09%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Jesse B. Mason_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$278.74	S.F.	32,174	101	\$9,062,488	39	1970	1968			\$6,300,122	\$8,968,108	70
Substructure	\$14.62	S.F.	32,174	100	\$470,281	100	1963					\$470,281	
Foundations	\$14.62	S.F.	32,174	100	\$470,281	100	1963					\$470,281	
Standard Foundations	\$4.91	S.F.	32,174	0	\$158,065	100	1963					\$158,065	
Slab on Grade	\$9.70	S.F.	32,174	0	\$312,216	100	1963					\$312,216	
Shell	\$64.08	S.F.	32,174	100	\$2,061,701	59	1963	1983			\$1,089,330	\$2,061,701	53
Superstructure	\$19.85	S.F.	32,174	100	\$638,623	100	1963					\$638,623	
Roof Construction	\$19.85	S.F.	32,174	0	\$638,623	100	1963					\$638,623	
Exterior Enclosure	\$17.67	S.F.	32,174	100	\$568,644	71	1963	1993			\$234,896	\$568,644	41
Exterior Walls	\$10.37	S.F.	32,174	0	\$333,748	100	1963					\$333,748	
Exterior Windows	\$4.46	S.F.	32,174	100	\$143,384	30	1963	1993			\$143,384	\$143,384	100
Exterior Doors	\$2.84	S.F.	32,174	100	\$91,512	30	1963	1993			\$91,512	\$91,512	100
Roofing	\$26.56	S.F.	32,174	100	\$854,434	20	1963	1983			\$854,434	\$854,434	100
Roof Coverings	\$26.56	S.F.	32,174	100	\$854,434	20	1963	1983			\$854,434	\$854,434	100
Interiors	\$55.38	S.F.	32,174	105	\$1,876,330	39	1963	1968			\$1,264,241	\$1,781,950	71
Interior Construction	\$17.05	S.F.	32,174	100	\$548,580	70	1963	1983			\$230,002	\$548,580	42
Partitions	\$9.90	S.F.	32,174	100	\$318,578	100	1963					\$318,578	
Concrete Block Partitions - Regular Weight	\$9.90	S.F.	32,174	0	\$318,578	100	1963					\$318,578	
Interior Doors	\$2.92	S.F.	32,174	100	\$93,958	40	1963	2003			\$93,958	\$93,958	100
Fittings	\$4.23	S.F.	32,174	100	\$136,044	20	1963	1983			\$136,044	\$136,044	100
Interior Finishes	\$38.33	S.F.	32,174	108	\$1,327,750	26	1963	1968			\$1,034,239	\$1,233,370	84
Wall Finishes	\$9.21	S.F.	32,174	100	\$296,436	22	1963	1968			\$296,436	\$296,436	100
Paint	\$6.13	S.F.	20,270	100	\$124,248	5	1963	1968			\$124,248	\$124,248	100
Tile	\$14.46	S.F.	11,904	100	\$172,188	35	1963	1998			\$172,188	\$172,188	100
Floor Finishes	\$19.45	S.F.	32,174	115	\$720,031	31	1963	1968			\$478,827	\$625,651	77
Carpet	\$7.26	S.F.	1,609	100	\$11,674	5	1963	1968			\$11,674	\$11,674	100
Ceramic Tile	\$18.57	S.F.	3,861	100	\$71,704	50	1963	2013				\$71,704	
Concrete	\$3.48	S.F.	965	100	\$3,361	10	1963	1973			\$3,361	\$3,361	100
Terrazo	\$34.88	S.F.	4,860	100	\$169,500	75	1963	2038				\$169,500	
VAT (Resilient Flooring)	\$21.78	S.F.	14,444	130	\$408,981	13	1963	1976			\$408,981	\$314,601	130
VCT	\$8.52	S.F.	6,435	100	\$54,811	12	1963	1975			\$54,811	\$54,811	100
Ceiling Finishes	\$9.67	S.F.	32,174	100	\$311,283	19	1963	1976			\$258,976	\$311,283	83
Plaster Ceilings	\$16.26	S.F.	3,217	100	\$52,307	50	1963	2013				\$52,307	
Acoustical Ceilings	\$8.94	S.F.	28,957	100	\$258,976	13	1963	1976			\$258,976	\$258,976	100
Services	\$110.91	S.F.	32,174	100	\$3,568,461	22	1976	1973			\$2,860,836	\$3,568,461	80
Plumbing	\$14.77	S.F.	32,174	100	\$475,175	30	1972	1993			\$427,706	\$475,175	90
Low Flow Toilets	\$1.48	S.F.	32,174	100	\$47,469	30	2007	2037				\$47,469	
Plumbing Fixtures	\$10.25	S.F.	32,174	100	\$329,833	30	1963	1993			\$329,833	\$329,833	100
Domestic Water Distribution	\$0.84	S.F.	32,174	100	\$26,915	30	1963	1993			\$26,915	\$26,915	100
Sanitary Waste	\$1.29	S.F.	32,174	100	\$41,596	30	1963	1993			\$41,596	\$41,596	100
Rain Water Drainage	\$0.91	S.F.	32,174	100	\$29,362	30	1963	1993			\$29,362	\$29,362	100
HVAC	\$67.38	S.F.	32,174	100	\$2,167,894	19	1978	1973			\$1,736,272	\$2,167,894	80
Heat Generating Systems	\$6.40	S.F.	32,174	100	\$206,023	30	1982	1993			\$68,511	\$206,023	33
New Boilers	\$4.27	S.F.	32,174	100	\$137,512	30	2000	2030				\$137,512	
Old Boilers	\$2.13	S.F.	32,174	100	\$68,511	30	1963	1993			\$68,511	\$68,511	100
Cooling Generating Systems	\$5.63	S.F.	32,174	100	\$181,066	15	2006	2021				\$181,066	
Chilled Water, Air Cooled Condenser Systems	\$5.63	S.F.	32,174	100	\$181,066	15	2006	2021				\$181,066	
Distribution Systems	\$11.83	S.F.	32,174	100	\$380,727	30	1963	1993			\$380,727	\$380,727	100
Split System Units	\$3.51	S.F.	32,174	100	\$113,044	15	2006	2021				\$113,044	
Terminal & Package Units	\$38.07	S.F.	32,174	100	\$1,224,884	15	1963	1978			\$1,224,884	\$1,224,884	100
Controls & Instrumentation	\$1.08	S.F.	32,174	100	\$34,745	20	1963	1983			\$34,745	\$34,745	100
Systems Testing & Balancing	\$0.85	S.F.	32,174	100	\$27,405	10	1963	1973			\$27,405	\$27,405	100
Fire Protection	\$5.78	S.F.	32,174	100	\$185,959	30	1963	1993			\$185,959	\$185,959	100
Sprinklers	\$5.78	S.F.	32,174	100	\$185,959	30	1963	1993			\$185,959	\$185,959	100
Electrical	\$22.98	S.F.	32,174	100	\$739,433	24	1979	1991			\$510,899	\$739,433	69
Electrical Service/Distribution	\$2.57	S.F.	32,174	100	\$82,703	30	1963	1993			\$82,703	\$82,703	100
Service Main	\$2.57	S.F.	32,174	100	\$82,703	30	1963	1993			\$82,703	\$82,703	100
Branch Wiring	\$9.46	S.F.	32,174	100	\$304,386	30	1963	1993			\$304,386	\$304,386	100
Lighting	\$7.10	S.F.	32,174	100	\$228,534	20	2007	2027				\$228,534	
Communications and Security	\$3.27	S.F.	32,174	100	\$105,214	10	1981	1991			\$105,214	\$105,214	100
Other Electrical Systems	\$0.58	S.F.	32,174	100	\$18,596	15	1981	1996			\$18,596	\$18,596	100
Equipment & Furnishings	\$9.68	S.F.	32,174	100	\$311,568	19	1963	1978			\$311,568	\$311,568	100
Equipment	\$9.68	S.F.	32,174	100	\$311,568	19	1963	1978			\$311,568	\$311,568	100
Institutional Equipment	\$2.78	S.F.	32,174	100	\$89,554	15	1963	1978			\$89,554	\$89,554	100
Other Equipment	\$6.90	S.F.	32,174	100	\$222,014	20	1963	1983			\$222,014	\$222,014	100
Food Service Equipment	\$222,014.09	SYSTE M	1	100	\$222,014	20	1963	1983			\$222,014	\$222,014	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction	\$18.97	S.F.	32,174	100	\$610,269	30	1965	1995			\$610,269	\$610,269	100
Special Construction	\$18.97	S.F.	32,174	100	\$610,269	30	1965	1995			\$610,269	\$610,269	100
Special Facilities	\$18.97	S.F.	32,174	100	\$610,269	30	1965	1995			\$610,269	\$610,269	100
Pool and Equipment	\$201.61	S.F.	3,027	100	\$610,269	30	1965	1995			\$610,269	\$610,269	100
Building Sitework	\$5.09	S.F.	32,174	100	\$163,878	30	1963	1993			\$163,878	\$163,878	100
Site Improvements	\$4.77	S.F.	32,174	100	\$153,541	30	1963	1993			\$153,541	\$153,541	100
Parking Lots	\$2,302.58	Each	47	100	\$108,221	30	1963	1993			\$108,221	\$108,221	100
Pedestrian Paving	\$34.75	L.F.	1,304	100	\$45,320	30	1963	1993			\$45,320	\$45,320	100
Site Mechanical Utilities	\$0.32	S.F.	32,174	100	\$10,337	30	1963	1993			\$10,337	\$10,337	100
Fuel Distribution	\$0.32	S.F.	32,174	100	\$10,337	30	1963	1993			\$10,337	\$10,337	100
NG Supply	\$0.11	S.F.	32,174	100	\$3,426	30	1963	1993			\$3,426	\$3,426	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1963	1993			\$6,911	\$6,911	100

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Facility Executive Summary

Facility: \Other\Jesse B. Mason_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,375,123	\$127,731				\$157,570				\$383,746	\$365,412
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,089,330										
Superstructure											
Roof Construction											
Exterior Enclosure	\$234,896										
Exterior Walls											
Exterior Windows	\$143,384										
Exterior Doors	\$91,512										
Roofing	\$854,434										
Roof Coverings	\$854,434										
Interiors	\$1,264,241	\$127,731				\$157,570					\$187,184
Interior Construction	\$230,002										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$93,958										
Fittings	\$136,044										
Interior Finishes	\$1,034,238	\$127,731				\$157,570					\$187,184
Wall Finishes	\$296,436					\$144,037					\$166,978
Paint	\$124,248					\$144,037					\$166,978
Tile	\$172,188										
Floor Finishes	\$478,826	\$73,855				\$13,533					\$20,205
Carpet	\$11,674					\$13,533					\$15,688
Ceramic Tile		\$73,855									
Concrete	\$3,361										\$4,517
Terrazo											
VAT (Resilient Flooring)	\$408,981										
VCT	\$54,811										
Ceiling Finishes	\$258,976	\$53,876									
Plaster Ceilings		\$53,876									
Acoustical Ceilings	\$258,976										
Services	\$2,860,837									\$383,746	\$178,228
Plumbing	\$427,706										
Low Flow Toilets											
Plumbing Fixtures	\$329,833										
Domestic Water Distribution	\$26,915										
Sanitary Waste	\$41,596										
Rain Water Drainage	\$29,362										
HVAC	\$1,736,272									\$383,746	\$36,829
Heat Generating Systems	\$68,511										
New Boilers											
Old Boilers	\$68,511										
Cooling Generating Systems										\$236,250	
Chilled Water, Air Cooled										\$236,250	
Condenser Systems											
Distribution Systems	\$380,727										
Split System Units										\$147,496	
Terminal & Package Units	\$1,224,884										
Controls & Instrumentation	\$34,745										
Systems Testing & Balancing	\$27,405										\$36,829
Fire Protection	\$185,959										
Sprinklers	\$185,959										
Electrical	\$510,899										\$141,399
Electrical Service/Distribution	\$82,703										
Service Main	\$82,703										
Branch Wiring	\$304,386										
Lighting											

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Jesse B. Mason_ Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,191,403 \$94,270	\$2,183,721 \$49,115	\$6,375,124 \$143,384	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$60,165	\$31,346	\$91,512	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$561,758	\$292,676	\$854,434	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$61,774	\$32,184	\$93,958	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$89,444	\$46,600	\$136,044	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$81,688	\$42,560	\$124,248	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$113,207	\$58,981	\$172,188	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$36,036	\$18,775	\$54,811	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$7,675	\$3,999	\$11,674	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$2,210	\$1,151	\$3,361	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$268,890	\$140,091	\$408,981	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$170,267	\$88,709	\$258,976	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$216,853	\$112,980	\$329,833	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$17,696	\$9,219	\$26,915	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$19,304	\$10,058	\$29,362	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$27,348	\$14,248	\$41,596	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$805,315	\$419,569	\$1,224,884	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3020106	Old Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$45,044	\$23,468	\$68,511	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$250,314	\$130,413	\$380,727	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$22,844	\$11,901	\$34,745	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$18,017	\$9,387	\$27,405	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$122,261	\$63,698	\$185,959	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010120	Service Main	System	Beyond Useful Life	Renew System	1	Ea.	\$54,374	\$28,329	\$82,703	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$200,122	\$104,264	\$304,386	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$69,174	\$36,040	\$105,214	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$12,226	\$6,370	\$18,596	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$58,878	\$30,676	\$89,554	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$71,151	\$37,070	\$108,221	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$29,796	\$15,524	\$45,320	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,252	\$1,173	\$3,426	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$145,966	\$76,048	\$222,014	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040100	Pool and Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$401,229	\$209,040	\$610,269	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	Special Facilities	ADA Compliance	Inadequate	ADA Compliance	32,174	S.F.	\$49,310	\$25,690	\$75,000	Does Not Meet Current Code/St andards	ADA / Accessibil ity

Facility Executive Summary**Facility:** \Other\John Carroll Elementary**Address:** 1400 Nalley Terrace, Landover, MD 20785**Attributes:**

Historical Building	No
Legislative	24
Original Building	Built in 1971, 53,678 S.F.
School Addition 1	Built in 1971, 2,827 S.F.
School Board District	6
School Grade	NA

General Information:

Function:	Office
Gross Area:	56,505 S.F.

Year Built:
Last Renovation:**Facility Description:**

John Carroll Elementary School is a one-story, 56,505 square foot facility located on a 10-acre site close to I-495 (Capital Beltway) in Landover, MD. The original building was constructed in 1971, with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

A further study by an ADA Specialist is required to insure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building has a crawl space of cast-in-place concrete construction.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is slab on grade. Roof construction is a built up roof system on a concrete slab. Exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are solid core wood with hollow metal frames. Roofing is low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block wainscot. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers toilet accessories, shelving, handrails, and toilet partitions. Interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas are typically ceramic tile, vinyl asbestos tiles, carpet, and wood. Floor finishes in assignable spaces are typically vinyl asbestos tiles, terrazzo, and carpet. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 34,000 square feet of 12x12 vinyl asbestos tiles. Ceiling finishes in common areas are typically 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are 2x4 suspended acoustical panels. According to the A.H.E.R.A. Management Plan, the school contains 40,000 square feet of asbestos containing fissured 2x4 ceiling tiles and 3,133 square feet of encapsulated asbestos ceiling.

D. SERVICES**Conveying**

The building does not have conveying system.

Plumbing

Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater.

HVAC

Heating is provided by two gas fired boilers installed in 2007. Cooling is supplied by air-cooled chiller and two roof top units. The air handling units were replaced in 2008. The heating/cooling distribution system is a ductwork, 2-pipe, and air handler. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in restrooms. Controls and instrumentation are centrally controlled by an energy management system.

Fire Protection

The building has fire sprinklers. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer. Power distribution wiring is typically copper. Lighting and branch wiring is 3-wire grounded serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and emergency lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system was replaced in 2008. Telephone and data systems are combined. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Facility Executive Summary

Other Electrical Systems: The building has a 7.5 KW emergency generator.

E. FURNISHINGS & EQUIPMENT

The building includes fixed library, theater and stage, audio-visual, medical equipment, and food service equipment. The building also includes fixed casework, window treatments, floor grilles and mats, and furnishings. The kitchen has an exhaust hood without fire suppression. The grease trap is serviced by building personnel.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 83 are handicap spaces. Landscaping is indigenous, and is not irrigated. Drainage is generally handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school does not have a fuel oil tank.

Current Repair Cost: \$7,479,476.94**Replacement Cost:** \$13,957,779.68**FCI:** 53.59%

Prince George County Public Schools

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Facility Executive Summary

Facility: \Other\John Carroll Elementary_Building

Attributes:

None

General Information:

Function: Office
Gross Area: 56,505 S.F.

Year Built: 1971
Last Renovation:

Facility Description:

Current Repair Cost: \$7,479,476.94

Replacement Cost: \$13,957,779.68

FCI: 53.59%

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Facility: \Other\John Carroll Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$245.11	S.F.	56,505	100	\$13,849,746	40	1979	1976	2009		\$7,371,442	\$13,849,746	53
Substructure	\$14.51	S.F.	56,505	100	\$819,907	100	1971					\$819,907	
Foundations	\$14.51	S.F.	56,505	100	\$819,907	100	1971					\$819,907	
Standard Foundations	\$4.79	S.F.	56,505	0	\$270,724	100	1971					\$270,724	
Slab on Grade	\$9.72	S.F.	56,505	0	\$549,183	100	1971					\$549,183	
Shell	\$64.26	S.F.	56,505	100	\$3,631,138	59	1971	1991	2009		\$1,919,991	\$3,631,138	53
Superstructure	\$19.89	S.F.	56,505	100	\$1,124,149	100	1971					\$1,124,149	
Roof Construction	\$19.89	S.F.	56,505	0	\$1,124,149	100	1971					\$1,124,149	
Exterior Enclosure	\$17.73	S.F.	56,505	100	\$1,002,108	71	1971	2001			\$415,110	\$1,002,108	41
Exterior Walls	\$10.39	S.F.	56,505	0	\$586,998	100	1971					\$586,998	
Exterior Windows	\$4.47	S.F.	56,505	100	\$252,676	30	1971	2001			\$252,676	\$252,676	100
Exterior Doors	\$2.87	S.F.	56,505	100	\$162,434	30	1971	2001			\$162,434	\$162,434	100
Roofing	\$26.63	S.F.	56,505	100	\$1,504,881	20	1971	1991	2009		\$1,504,881	\$1,504,881	100
Roof Coverings	\$26.63	S.F.	56,505	100	\$1,504,881	20	1971	1991	2009		\$1,504,881	\$1,504,881	100
Interiors	\$41.87	S.F.	56,505	100	\$2,366,027	36	1971	1976			\$1,700,471	\$2,366,027	72
Interior Construction	\$17.10	S.F.	56,505	100	\$966,012	70	1971	1991			\$404,797	\$966,012	42
Partitions	\$9.93	S.F.	56,505	100	\$561,215	100	1971					\$561,215	
Concrete Block Partitions - Regular Weight	\$9.93	S.F.	56,505	0	\$561,215	100	1971					\$561,215	
Interior Doors	\$2.92	S.F.	56,505	100	\$165,013	40	1971	2011			\$165,013	\$165,013	100
Fittings	\$4.24	S.F.	56,505	100	\$239,784	20	1971	1991			\$239,784	\$239,784	100
Interior Finishes	\$24.78	S.F.	56,505	100	\$1,400,015	13	1971	1976			\$1,295,674	\$1,400,015	93
Wall Finishes	\$6.16	S.F.	56,505	100	\$348,074	5	1971	1976			\$348,074	\$348,074	100
Paint	\$6.16	S.F.	56,505	100	\$348,074	5	1971	1976			\$348,074	\$348,074	100
Floor Finishes	\$9.29	S.F.	56,505	100	\$525,104	18	1971	1976			\$420,763	\$525,104	80
Carpet	\$7.27	S.F.	13,000	100	\$94,515	5	1971	1976			\$94,515	\$94,515	100
Ceramic Tile	\$18.63	S.F.	5,600	100	\$104,341	50	1971	2021				\$104,341	
Concrete Fl. Finish	\$3.50	S.F.	1,450	100	\$5,073	10	1971	1981			\$5,073	\$5,073	100
Hardwood	\$16.96	S.F.	1,200	100	\$20,351	13	1971	1984			\$20,351	\$20,351	100
VCT	\$8.53	S.F.	35,255	100	\$300,824	12	1971	1983			\$300,824	\$300,824	100
Ceiling Finishes	\$9.32	S.F.	56,505	100	\$526,837	13	1971	1984			\$526,837	\$526,837	100
Acoustical Ceilings	\$9.32	S.F.	56,505	100	\$526,837	13	1971	1984			\$526,837	\$526,837	100
Services	\$113.41	S.F.	56,505	100	\$6,407,992	25	1987	1986			\$3,228,060	\$6,407,992	50
Plumbing	\$12.61	S.F.	56,505	100	\$712,476	30	1971	2001			\$712,476	\$712,476	100
Plumbing Fixtures	\$9.58	S.F.	56,505	100	\$541,448	30	1971	2001			\$541,448	\$541,448	100
Domestic Water Distribution	\$0.82	S.F.	56,505	100	\$46,410	30	1971	2001			\$46,410	\$46,410	100
Sanitary Waste	\$1.29	S.F.	56,505	100	\$73,052	30	1971	2001			\$73,052	\$73,052	100
Rain Water Drainage	\$0.91	S.F.	56,505	100	\$51,566	30	1971	2001			\$51,566	\$51,566	100
HVAC	\$68.10	S.F.	56,505	100	\$3,847,718	22	2001	2001			\$874,052	\$3,847,718	23
Heat Generating Systems	\$8.37	S.F.	56,505	100	\$472,693	30	2007	2037				\$472,693	
Cooling Generating Systems	\$6.80	S.F.	56,505	100	\$384,170	30	2007	2037				\$384,170	
Distribution Systems	\$15.47	S.F.	56,505	100	\$874,052	30	1971	2001			\$874,052	\$874,052	100
Terminal & Package Units	\$34.91	S.F.	56,505	100	\$1,972,417	15	2007	2022				\$1,972,417	
Controls & Instrumentation	\$1.43	S.F.	56,505	100	\$80,787	20	2007	2027				\$80,787	
Systems Testing & Balancing	\$1.13	S.F.	56,505	100	\$63,599	10	2007	2017				\$63,599	
Fire Protection	\$5.80	S.F.	56,505	100	\$327,447	30	1971	2001			\$327,447	\$327,447	100
Sprinklers	\$5.80	S.F.	56,505	100	\$327,447	30	1971	2001			\$327,447	\$327,447	100
Electrical	\$26.91	S.F.	56,505	100	\$1,520,351	28	1986	1986			\$1,314,085	\$1,520,351	86
Electrical Service/Distribution	\$2.57	S.F.	56,505	100	\$145,246	30	2007	2037				\$145,246	
Lighting and Branch Wiring	\$20.21	S.F.	56,505	100	\$1,142,197	30	1971	2001			\$1,142,197	\$1,142,197	100
Communications and Security	\$4.02	S.F.	56,505	100	\$226,892	20	1990	1991			\$165,872	\$226,892	73
Data PhoneSecurity	\$2.94	S.F.	56,505	100	\$165,872	20	1971	1991			\$165,872	\$165,872	100
Fire Alarm	\$1.08	S.F.	56,505	100	\$61,020	20	2008	2028				\$61,020	
Other Electrical Systems	\$0.11	S.F.	56,505	100	\$6,016	15	1971	1986			\$6,016	\$6,016	100
Equipment & Furnishings	\$6.71	S.F.	56,505	100	\$379,134	24	1971	1986			\$379,134	\$379,134	100
Equipment	\$6.71	S.F.	56,505	100	\$379,134	24	1971	1986			\$379,134	\$379,134	100
Institutional Equipment	\$2.78	S.F.	56,505	100	\$157,278	15	1971	1986			\$157,278	\$157,278	100
Other Equipment	\$3.93	S.F.	56,505	100	\$221,856	30	1971	2001			\$221,856	\$221,856	100
Food Service Equipment EACH	\$221,855.83	SYSTE M	1	100	\$221,856	30	1971	2001			\$221,856	\$221,856	100
Special Construction			0			0	0				\$131,718		
Special Construction			0			0	0				\$131,718		
ADA Compliance			0	0		0	0				\$131,718		
Building Sitework	\$4.35	S.F.	56,505	100	\$245,548	30	1971	2001	2021		\$12,068	\$245,548	5
Site Improvements	\$4.13	S.F.	56,505	100	\$233,480	30	1971	2001	2021			\$233,480	
Parking Lots	\$2,308.98	S.F.	83	100	\$191,646	30	1971	2001	2021	9		\$191,646	
Pedestrian Paving	\$34.86	L.F.	1,200	100	\$41,834	30	1971	2001	2021	9		\$41,834	
Site Mechanical Utilities	\$0.21	S.F.	56,505	100	\$12,068	30	1971	2001			\$12,068	\$12,068	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.09	S.F.	56,505	100	\$5,157	30	1971	2001			\$5,157	\$5,157	100
Gas Service Piping	\$0.09	S.F.	56,505	100	\$5,157	30	1971	2001			\$5,157	\$5,157	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1971	2001			\$6,911	\$6,911	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Other\John Carroll Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,479,477					\$586,810				\$440,778	\$3,252,383
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,919,991										
Superstructure											
Roof Construction											
Exterior Enclosure	\$415,110										
Exterior Walls											
Exterior Windows	\$252,676										
Exterior Doors	\$162,434										
Roofing	\$1,504,881										
Roof Coverings	\$1,504,881										
Interiors	\$1,700,470					\$513,081				\$136,141	\$601,619
Interior Construction	\$404,797										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$165,013										
Fittings	\$239,784										
Interior Finishes	\$1,295,674					\$513,081				\$136,141	\$601,619
Wall Finishes	\$348,074					\$403,513					\$467,782
Paint	\$348,074					\$403,513					\$467,782
Floor Finishes	\$420,763					\$109,569				\$136,141	\$133,837
Carpet	\$94,515					\$109,569					\$127,020
Ceramic Tile										\$136,141	
Concrete Fl. Finish	\$5,073										\$6,817
Hardwood	\$20,351										
VCT	\$300,824										
Ceiling Finishes	\$526,837										
Acoustical Ceilings	\$526,837										
Services	\$3,228,061					\$73,728					\$2,650,764
Plumbing	\$712,477										
Plumbing Fixtures	\$541,448										
Domestic Water Distribution	\$46,410										
Sanitary Waste	\$73,052										
Rain Water Drainage	\$51,566										
HVAC	\$874,052					\$73,728					\$2,650,764
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems	\$874,052										
Terminal & Package Units											\$2,650,764
Controls & Instrumentation											
Systems Testing & Balancing						\$73,728					
Fire Protection	\$327,447										
Sprinklers	\$327,447										
Electrical	\$1,314,085										
Electrical Service/Distribution											
Lighting and Branch Wiring	\$1,142,197										
Communications and Security	\$165,872										
Data PhoneSecurity	\$165,872										
Fire Alarm											
Other Electrical Systems	\$6,016										
Equipment & Furnishings	\$379,134										
Equipment	\$379,134										
Institutional Equipment	\$157,278										
Other Equipment	\$221,856										
Food Service Equipment EACH	\$221,856										
Special Construction	\$131,718										
Special Construction	\$131,718										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\John Carroll Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$4,917,473 \$48,029	\$2,562,004 \$25,023	\$7,479,477 \$73,052	Necess ary- 2-5 Yrs	Deferred Maintena nce	The sanitary piping is beyond its useful life, outdated and, in some areas, is clogged and others leaking.
	C3020410	Concrete Fl. Finish	System	Beyond Useful Life	Renew System	1	Ea.	\$3,335	\$1,738	\$5,073	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$215,284	\$112,163	\$327,447	Necess ary- 2-5 Yrs	Deferred Maintena nce	The school has a fire sprinkler system that is original and needs an update.
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$750,951	\$391,246	\$1,142,197	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,955	\$2,061	\$6,016	Necess ary- 2-5 Yrs	Deferred Maintena nce	The lighting system is partially updated but some classrooms and offices are in need of update. Many of the light covers are stained and broken. Some class rooms need ballast and wiring. Other electrical systems are not located in dedicated space and jammed with other materials in small storage rooms and next to water. The system shown in the photo needs adequate cooling and ventilation. The lack of both adequate cooling and ventilation might cause a fire hazard.
	G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,390	\$1,766	\$5,157	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows appear to be original construction and are starting to rust. The caulking is damaged around the perimeters. Exterior doors are in poor condition due to delaminating finishes and paint beyond useful life. The doors do not have fire labels.
	G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$166,125	\$86,551	\$252,676	Necess ary- 2-5 Yrs	Deferred Maintena nce	Millwork and shelving are deteriorating, delaminating, and warping, and finishes are worn. Millwork is beyond useful life and should be replaced.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$106,794	\$55,640	\$162,434	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$157,649	\$82,135	\$239,784	Necess ary- 2-5 Yrs	Deferred Maintena nce	Walls are stained, smudged, and have scuff marks. The paint is beyond useful life.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$228,845	\$119,228	\$348,074	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$197,781	\$103,044	\$300,824	Necessary- 2-5 Yrs	Deferred Maintenance	VCT is in poor condition with cracks, separation, and missing tiles throughout the building. VCT is beyond useful life and should be replaced.
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$62,140	\$32,375	\$94,515	Necessary- 2-5 Yrs	Deferred Maintenance	This carpet is reported to be at least 15 years old and is in poor condition due to wear and tear. There are areas where carpet patches do not match. Carpet should be replaced.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$355,982	\$185,466	\$541,448	Necessary- 2-5 Yrs	Deferred Maintenance	Plumbing fixtures are mostly original and need update. Some of the fixtures are out of order and are covered with plastic back to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$30,513	\$15,897	\$46,410	Necessary- 2-5 Yrs	Deferred Maintenance	Acoustical ceilings are old and in poor condition due to stains, fading, and warped tiles. The hardwood floor appears to be of original construction, is worn and deteriorating with cracks, and should be replaced.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$33,903	\$17,663	\$51,566	Necessary- 2-5 Yrs	Deferred Maintenance	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$574,656	\$299,396	\$874,052	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$346,376	\$180,462	\$526,837	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	Hardwood	System	Beyond Useful Life	Renew System	1	Ea.	\$13,380	\$6,971	\$20,351	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$103,404	\$53,874	\$157,278	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$145,862	\$75,994	\$221,856	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	56,505	S.F.	\$86,600	\$45,118	\$131,718	Does Not Meet Current Code/Standards	ADA / Accessibility	
D5030310	Data PhoneSecurity	System	Beyond Useful Life	Renew System	1	Ea.	\$109,055	\$56,817	\$165,872	Necessary- 2-5 Yrs	Deferred Maintenance	
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$989,403	\$515,479	\$1,504,881	Necessary- 2-5 Yrs	Deferred Maintenance	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$108,490	\$56,523	\$165,013	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary**Facility:** \Other\John E. Howard Elementary**Address:** 4400 Shell Street, Capitol Heights, MD 20743**Attributes:**

Historical Building	No
Legislative	24
Original Building	Built in 1968, 53,657 S.F.
School Addition 1	Built in 1968, 6,340 S.F.
School Board District	7
School Grade	NA

General Information:

Function:	Office
Gross Area:	59,997 S.F.

Year Built:
Last Renovation:**Facility Description:**

John E. Howard Elementary School is a two-story, 59,997 square foot facility located on a 10.0-acre site in Capitol Heights, MD. The original building was constructed in 1968, no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The building's construction was prior to any consideration for the physically challenged. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel framed and masonry constructed. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are aluminum sash with fixed and operable single-pane and double pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes steel risers and treads with rubber finishes. Interior wall finishes are typically painted CMU or exposed brick finish. Floor finishes in common areas are typically vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile. Ceiling finishes in common areas and assignable areas are typically 1x1 suspended acoustical tiles.

D. SERVICES**Conveying**

The building does include conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is copper and galvanized steel. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas-fired hot water heater with 200 gallon storage tank and circulation system, which was installed in 1998.

HVAC

Heating is provided by two hot water boilers, which were installed in 2007. Cooling is supplied by two water cooled reciprocating chillers. The heating and cooling water is distributed with a pumped 2-pipe system that is a 6-zone system serving 25 air handling units with ducted systems throughout the facility. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted and pendent-mounted fluorescent and some incandescent. Emergency power and lighting are present and exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors, etc. The system is activated by pull stations and/or smoke detectors) and is centrally monitored. The telephone and data systems are separate. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building has a 75kW emergency generator.

Facility Executive Summary

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, and food service equipment. The building also includes fixed window treatment furnishings. The kitchen has an exhaust hood without fire suppression. The grease trap is serviced by building personnel.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where one out of 50 are handicap spaces. Landscaping is mature and is not irrigated. Drainage is generally handled by area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has a 6,000 gallon fuel oil tank reportedly of dual wall construction with level and leak detection systems.

Current Repair Cost: \$9,765,434.44**Replacement Cost:** \$14,812,603.60**FCI:** 65.93%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\John E. Howard Elementary_Building

Attributes:

None

General Information:

Function: Office
Gross Area: 59,997 S.F.

Year Built: 1968
Last Renovation:

Facility Description:

Current Repair Cost: \$9,765,434.44

Replacement Cost: \$14,812,603.60

FCI: 65.93%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\John E. Howard Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$245.09	S.F.	59,997	100	\$14,704,566	41	1972	1973	2009		\$9,657,397	\$14,704,566	66
Substructure	\$14.48	S.F.	59,997	100	\$868,751	100	1968					\$868,751	
Foundations	\$14.48	S.F.	59,997	100	\$868,751	100	1968					\$868,751	
Standard Foundations	\$4.87	S.F.	59,997	0	\$292,017	100	1968					\$292,017	
Slab on Grade	\$9.61	S.F.	59,997	0	\$576,734	100	1968					\$576,734	
Shell	\$59.38	S.F.	59,997	100	\$3,562,752	62	1980	1998			\$435,288	\$3,562,752	12
Superstructure	\$19.92	S.F.	59,997	100	\$1,195,143	100	1996					\$1,195,143	
Floor Construction	\$21.11	S.F.	10,000	0	\$211,115	100	1968					\$211,115	
Roof Construction	\$19.68	S.F.	49,997	0	\$984,028	100	2002					\$984,028	
Exterior Enclosure	\$17.52	S.F.	59,997	100	\$1,051,262	71	1968	1998			\$435,288	\$1,051,262	41
Exterior Walls	\$10.27	S.F.	59,997	0	\$615,974	100	1968					\$615,974	
Exterior Windows	\$4.43	S.F.	59,997	100	\$265,553	30	1968	1998			\$265,553	\$265,553	100
Exterior Doors	\$2.83	S.F.	59,997	100	\$169,735	30	1968	1998			\$169,735	\$169,735	100
Roofing	\$21.94	S.F.	59,997	100	\$1,316,347	20	2002	2022				\$1,316,347	
Roof Coverings	\$26.33	S.F.	49,997	100	\$1,316,347	20	2002	2022				\$1,316,347	
Interiors	\$44.58	S.F.	59,997	100	\$2,674,553	41	1972	1973	2009		\$1,979,258	\$2,674,553	74
Interior Construction	\$17.11	S.F.	59,997	100	\$1,026,623	70	1968	1988			\$423,425	\$1,026,623	41
Partitions	\$10.05	S.F.	59,997	100	\$603,198	100	1968	2068				\$603,198	
Concrete Block Partitions - Regular Weight	\$10.05	S.F.	59,997	0	\$603,198	100	1968	2068				\$603,198	
Interior Doors	\$2.87	S.F.	59,997	100	\$172,473	40	1968	2008			\$172,473	\$172,473	100
Fittings	\$4.18	S.F.	59,997	100	\$250,952	20	1968	1988			\$250,952	\$250,952	100
Stairs	\$1.02	S.F.	59,997	100	\$61,141	50	1968	2018	2009		\$61,141	\$61,141	100
Stair Construction	\$1.02	S.F.	59,997	100	\$61,141	50	1968	2018	2009		\$61,141	\$61,141	100
Stairs	\$1.02	S.F.	59,997	100	\$61,141	50	1968	2018	2009		\$61,141	\$61,141	100
Interior Finishes	\$26.45	S.F.	59,997	100	\$1,586,789	21	1976	1973			\$1,494,692	\$1,586,789	94
Wall Finishes	\$8.83	S.F.	59,997	100	\$529,594	21	1993	2003			\$529,594	\$529,594	100
Paint	\$6.07	S.F.	39,997	100	\$242,733	5	2006	2011			\$242,733	\$242,733	100
Tile	\$14.34	S.F.	20,000	100	\$286,861	35	1968	2003			\$286,861	\$286,861	100
Floor Finishes	\$8.75	S.F.	59,997	100	\$525,176	18	1968	1973			\$433,079	\$525,176	82
Carpet	\$7.19	S.F.	5,000	100	\$35,972	5	1968	1973			\$35,972	\$35,972	100
Ceramic Tile	\$18.42	S.F.	5,000	100	\$92,097	50	1968	2018				\$92,097	
Concrete	\$3.45	S.F.	5,000	100	\$17,263	10	1968	1978			\$17,263	\$17,263	100
VCT	\$8.44	S.F.	44,997	100	\$379,844	12	1968	1980			\$379,844	\$379,844	100
Ceiling Finishes	\$8.87	S.F.	59,997	100	\$532,019	25	1968	1993			\$532,019	\$532,019	100
Services	\$117.53	S.F.	59,997	100	\$7,051,308	25	1971	1978			\$6,555,791	\$7,051,308	93
Plumbing	\$14.68	S.F.	59,997	100	\$880,616	30	1968	1998			\$880,616	\$880,616	100
Plumbing Fixtures	\$11.68	S.F.	59,997	100	\$700,842	30	1968	1998			\$700,842	\$700,842	100
Domestic Water Distribution	\$0.82	S.F.	59,997	100	\$49,278	30	1968	1998			\$49,278	\$49,278	100
Sanitary Waste	\$1.28	S.F.	59,997	100	\$76,655	30	1968	1998			\$76,655	\$76,655	100
Rain Water Drainage	\$0.90	S.F.	59,997	100	\$53,841	30	1968	1998			\$53,841	\$53,841	100
HVAC	\$70.53	S.F.	59,997	100	\$4,231,514	21	1974	1978			\$3,735,997	\$4,231,514	88
Heat Generating Systems	\$8.26	S.F.	59,997	100	\$495,517	30	2007	2037				\$495,517	
Cooling Generating Systems	\$6.71	S.F.	59,997	100	\$402,436	30	1968	1998			\$402,436	\$402,436	100
Distribution Systems	\$15.30	S.F.	59,997	100	\$918,030	30	1968	1998			\$918,030	\$918,030	100
Terminal & Package Units	\$37.75	S.F.	59,997	100	\$2,264,960	15	1968	1983			\$2,264,960	\$2,264,960	100
Controls & Instrumentation	\$1.40	S.F.	59,997	100	\$83,955	20	1968	1988			\$83,955	\$83,955	100
Systems Testing & Balancing	\$1.11	S.F.	59,997	100	\$66,616	10	1968	1978			\$66,616	\$66,616	100
Fire Protection	\$5.73	S.F.	59,997	100	\$344,033	30	1968	1998			\$344,033	\$344,033	100
Sprinklers	\$5.73	S.F.	59,997	100	\$344,033	30	1968	1998			\$344,033	\$344,033	100
Electrical	\$26.59	S.F.	59,997	100	\$1,595,145	30	1968	1983			\$1,595,145	\$1,595,145	100
Electrical Service/Distribution	\$2.52	S.F.	59,997	100	\$151,484	30	1968	1998			\$151,484	\$151,484	100
Lighting and Branch Wiring	\$19.99	S.F.	59,997	100	\$1,199,096	30	1968	1998			\$1,199,096	\$1,199,096	100
Communications and Security	\$3.97	S.F.	59,997	100	\$238,177	30	1968	1998			\$238,177	\$238,177	100
Other Electrical Systems	\$0.11	S.F.	59,997	100	\$6,388	15	1968	1983			\$6,388	\$6,388	100
Equipment & Furnishings	\$6.44	S.F.	59,997	100	\$386,204	24	1968	1983			\$386,204	\$386,204	100
Equipment	\$6.44	S.F.	59,997	100	\$386,204	24	1968	1983			\$386,204	\$386,204	100
Institutional Equipment	\$2.77	S.F.	59,997	100	\$166,085	15	1968	1983			\$166,085	\$166,085	100
Other Equipment	\$3.67	S.F.	59,997	100	\$220,119	30	1968	1998			\$220,119	\$220,119	100
Food Service Equipment, EACH	\$220,119.24	SYSTEM	1	100	\$220,119	30	1968	1998			\$220,119	\$220,119	100
Special Construction			0			0	0				\$139,858		
Special Construction			0			0	0				\$139,858		
ADA Compliance			0	0		0	0				\$139,858		
Building Sitework	\$2.68	S.F.	59,997	100	\$160,998	30	1968	1998	2012		\$160,998	\$160,998	100
Site Improvements	\$2.48	S.F.	59,997	100	\$148,612	30	1968	1998	2012		\$148,612	\$148,612	100
Parking Lots	\$2,282.93	Each	50	100	\$114,146	30	1968	1998	2012		\$114,146	\$114,146	100
Pedestrian Paving	\$34.47	L.F.	1,000	100	\$34,466	30	1968	1998	2012		\$34,466	\$34,466	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$0.21	S.F.	59,997	100	\$12,386	30	1968	1998			\$12,386	\$12,386	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.09	S.F.	59,997	100	\$5,475	30	1968	1998			\$5,475	\$5,475	100
Natural Gas	\$0.09	S.F.	59,997	100	\$5,475	30	1968	1998			\$5,475	\$5,475	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1968	1998			\$6,911	\$6,911	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Other\John E. Howard Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,765,434					\$323,096	\$109,968				\$2,256,343
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$435,288										\$1,769,060
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$435,288										
Exterior Walls											
Exterior Windows	\$265,553										
Exterior Doors	\$169,735										
Roofing											\$1,769,060
Roof Coverings											\$1,769,060
Interiors	\$1,979,259					\$323,096	\$109,968				\$397,757
Interior Construction	\$423,425										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$172,473										
Fittings	\$250,952										
Stairs	\$61,141										
Stair Construction	\$61,141										
Stairs	\$61,141										
Interior Finishes	\$1,494,693					\$323,096	\$109,968				\$397,757
Wall Finishes	\$529,594					\$281,395					\$326,213
Paint	\$242,733					\$281,395					\$326,213
Tile	\$286,861										
Floor Finishes	\$433,079					\$41,701	\$109,968				\$71,543
Carpet	\$35,972					\$41,701					\$48,343
Ceramic Tile							\$109,968				
Concrete	\$17,263										\$23,200
VCT	\$379,844										
Ceiling Finishes	\$532,019										
Services	\$6,555,791										\$89,527
Plumbing	\$880,615										
Plumbing Fixtures	\$700,842										
Domestic Water Distribution	\$49,278										
Sanitary Waste	\$76,655										
Rain Water Drainage	\$53,841										
HVAC	\$3,735,998										\$89,527
Heat Generating Systems											
Cooling Generating Systems	\$402,436										
Distribution Systems	\$918,030										
Terminal & Package Units	\$2,264,960										
Controls & Instrumentation	\$83,955										
Systems Testing & Balancing	\$66,616										\$89,527
Fire Protection	\$344,033										
Sprinklers	\$344,033										
Electrical	\$1,595,145										
Electrical Service/Distribution	\$151,484										
Lighting and Branch Wiring	\$1,199,096										
Communications and Security	\$238,177										
Other Electrical Systems	\$6,388										
Equipment & Furnishings	\$386,204										
Equipment	\$386,204										
Institutional Equipment	\$166,085										
Other Equipment	\$220,119										
Food Service Equipment, EACH	\$220,119										
Special Construction	\$139,858										
Special Construction	\$139,858		</								

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\John E. Howard Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,420,404 \$174,591	\$3,345,030 \$90,962	\$9,765,434 \$265,553	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior window applications are in poor condition and universal upgrades are recommended.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$111,594	\$58,141	\$169,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors appear to be from original construction. The wooden frames and wooden door systems are beyond the expected life cycle and universal upgrades are recommended.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$113,394	\$59,078	\$172,473	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior door systems are original to the buildings construction and upgrades are recommended.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$164,992	\$85,961	\$250,952	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings systems are aged and in need of upgrading. Universal upgrades are recommended.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$249,733	\$130,111	\$379,844	Necess ary- 2-5 Yrs	Deferred Maintena nce	9x9 floor tile applications contain Asbestos. Universal upgrades are recommended.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$23,650	\$12,322	\$35,972	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet systems are beyond the expected life cycle for this application. Universal upgrades are recommended.
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$349,783	\$182,237	\$532,019	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes vary in design and application. In each case the signs of age and ware are apparent. Universal upgrades are recommended.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$460,777	\$240,065	\$700,842	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$32,398	\$16,880	\$49,278	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$35,398	\$18,442	\$53,841	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$50,397	\$26,257	\$76,655	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,489,126	\$775,834	\$2,264,960	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$264,587	\$137,850	\$402,436	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$603,570	\$314,460	\$918,030	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$55,197	\$28,758	\$83,955	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$43,798	\$22,819	\$66,616	Necessary- 2-5 Yrs	Deferred Maintenance
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$226,189	\$117,844	\$344,033	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$99,595	\$51,889	\$151,484	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$788,361	\$410,736	\$1,199,096	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$156,592	\$81,585	\$238,177	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,200	\$2,188	\$6,388	Necessary- 2-5 Yrs	Deferred Maintenance
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$3,600	\$1,876	\$5,475	Necessary- 2-5 Yrs	Deferred Maintenance
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$188,600	\$98,261	\$286,861	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$11,350	\$5,913	\$17,263	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$109,195	\$56,890	\$166,085	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$144,720	\$75,399	\$220,119	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	59,997	S.F.	\$91,951	\$47,907	\$139,858	Does Not Meet Current Code/Standards	ADA / Accessibility
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$40,198	\$20,943	\$61,141	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$159,588	\$83,145	\$242,733	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$75,047	\$39,099	\$114,146	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$22,660	\$11,806	\$34,466	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Judith P. Hoyer Montessori

Address: 2300 Belleview Avenue, Cheverly, MD 20785

Attributes:

School Area	2
Congressional	4
County Council	5
Historical Building	No
Legislative	47
Original Building	Built in 1922, 3,726 S.F.
School Addition 1	Built in 1930, 4,782 S.F.
School Addition 2	Built in 1948, 21,679 S.F.
School Addition 3	Built in 1951, 5,614 S.F.
School Board District	4
School Grade	NA

General Information:

Function:	Other
Gross Area:	35,801 S.F.

Year Built:

Last Renovation:

Facility Description:

Judith P. Hoyer Early Childhood Center is a four-story, 35,801 square foot facility located on a 5.9-acre site close to US Route 50 and MD Route 295 (Baltimore-Washington Parkway) in Cheverly, MD. The original building was constructed in 1922 and additions were constructed in 1930, 1948 and 1951, with no major renovation performed.

ACCESSIBILITY ISSUES

A Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building has a basement of formed, poured concrete construction.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill, reconstructed in 1991/1992. The exterior enclosure is comprised of walls of brick veneer over CMU and concrete panels. Exterior windows are steel, vinyl sash with operable single-pane glazing. Exterior doors are solid core wood. Roofing is typically low-slope with built-up roof. The roof will be replaced as part of the 2013 FY CIP.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes concrete risers and treads with terrazzo finishes. The interior wall finishes are typically plaster, ceramic tile, and paint on CMU. Floor finishes in common areas are typically terrazzo, ceramic tile and vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile, carpet and wood. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 20,600 square feet of 9x9 vinyl asbestos tiles. Ceiling finishes in common areas are typically plaster, 1x1 suspended acoustical tile, 2x2 or 2x4 suspended acoustical panels, and painted and exposed concrete. Ceiling finishes in assignable areas are typically 1x1 suspended acoustical tile and 2x2 or 2x4 suspended acoustical panels. Also according to the A.H.E.R.A. Management Plan, the school contains 3,975 square feet of asbestos containing plaster ceiling.

D. SERVICES:

Conveying

The building does not include conveying equipment.

Plumbing

Domestic water distribution is a combination of copper and galvanized steel. Sanitary waste system is cast iron. Rain water system is external with gutters and down spouts.

HVAC

Heating is provided by two dual fuel steam boilers. Cooling is supplied by individual window units. The heating distribution system is a 2-pipe system using fan coil units, fin tube radiators and a few cast iron radiators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms. Controls and instrumentation are manual, pneumatic, hybrid and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system in the boiler room only. Fire extinguishers are wall mounted

Electrical

Facility Executive Summary

The electrical service is fed from a pole mounted transformer. Power distribution from branch panels wiring is typically copper. Panels include screw in glass fuses. Lighting and branch wiring is typically 3-wire grounded serving surface-mounted and pendent-mounted fluorescent. Fixtures were upgraded in the mid-1990s. Emergency battery pack lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate. The building includes an internal security system that is actuated by contacts and motion sensors and is centrally monitored.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, medical equipment, and food service equipment. The building also includes fixed casework furnishings and window treatments. The kitchen has an exhaust hood with fire suppression. Grease trap is serviced by building personnel.

F. SPECIAL CONSTRUCTION

The building does not include any special construction.

G. SITE

Surface parking is available on site where three out of 44 are handicap spaces. Landscaping is indigenous and is not irrigated. Drainage is generally handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. There is an underground dual wall fuel tank with level and leak detection.

Current Repair Cost: \$5,635,948.67**Replacement Cost:** \$9,097,876.63**FCI:** 61.95%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Judith P. Hoyer Montessori_ Building

Attributes:

None

General Information:

Function:	Other	Year Built:	1922
Gross Area:	35,801 S.F.	Last Renovation:	1951

Facility Description:

Current Repair Cost: \$5,635,948.67 **Replacement Cost:** \$9,097,876.63 **FCI:** 61.95%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Judith P. Hoyer Montessori_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$256.94	S.F.	35,801	100	\$9,220,438	44	1948	1932	2007		\$5,630,503	\$9,198,831	61
Substructure	\$17.46	S.F.	35,801	100	\$625,110	100	1922				\$15,471	\$625,110	2
Foundations	\$14.08	S.F.	35,801	100	\$504,224	100	1922				\$15,471	\$504,224	3
Standard Foundations	\$4.73	S.F.	35,800	0	\$169,345	100	1922				\$15,471	\$169,345	9
Slab on Grade	\$9.35	S.F.	35,800	0	\$334,879	100	1922					\$334,879	
Basement Construction	\$3.38	S.F.	35,801	100	\$120,886	100	1922					\$120,886	
Basement Excavation	\$0.35	S.F.	35,801	0	\$12,524	100	1922					\$12,524	
Basement Walls	\$3.03	S.F.	35,801	0	\$108,362	100	1922					\$108,362	
Shell	\$56.96	S.F.	35,801	100	\$2,039,260	74	1948	1952			\$253,745	\$2,039,260	12
Superstructure	\$27.53	S.F.	35,801	100	\$985,606	100	1922					\$985,606	
Floor Construction	\$9.89	S.F.	35,801	0	\$353,947	100	1922					\$353,947	
Roof Construction	\$17.64	S.F.	35,801	0	\$631,659	100	1922					\$631,659	
Exterior Enclosure	\$17.08	S.F.	35,801	100	\$611,493	71	1922	1952			\$253,745	\$611,493	41
Exterior Walls	\$9.99	S.F.	35,800	0	\$357,748	100	1922					\$357,748	
Exterior Windows	\$4.29	S.F.	35,800	100	\$153,554	30	1922	1952			\$153,554	\$153,554	100
Exterior Doors	\$2.80	S.F.	35,800	100	\$100,191	30	1922	1952			\$100,191	\$100,191	100
Roofing	\$12.35	S.F.	35,801	100	\$442,161	20	2013	2033				\$442,161	
Roof Coverings	\$12.17	S.F.	35,801	100	\$435,627	20	2013	2033				\$435,627	
Roof Openings	\$0.18	S.F.	35,801	100	\$6,534	20	2013	2033				\$6,534	
Interiors	\$48.41	S.F.	35,801	100	\$1,732,969	44	1940	1932			\$1,310,759	\$1,732,969	76
Interior Construction	\$16.56	S.F.	35,801	100	\$592,762	68	1922	1942			\$276,179	\$592,762	47
Partitions	\$9.67	S.F.	35,801	100	\$346,096	96	1922	1972			\$29,513	\$346,096	9
Concrete Block Partitions - Regular Weight	\$9.83	S.F.	32,220	0	\$316,583	100	1922					\$316,583	
Drywall Partitions/Metal Stud Framing	\$8.24	S.F.	3,580	100	\$29,513	50	1922	1972			\$29,513	\$29,513	100
Interior Doors	\$2.83	S.F.	35,800	100	\$101,280	40	1922	1962			\$101,280	\$101,280	100
Fittings	\$4.06	S.F.	35,800	100	\$145,386	20	1922	1942			\$145,386	\$145,386	100
Stairs	\$1.63	S.F.	35,801	100	\$58,263	100	1922	2022				\$58,263	
Stair Construction	\$1.63	S.F.	35,800	100	\$58,263	100	1922	2022				\$58,263	
Interior Finishes	\$30.22	S.F.	35,801	100	\$1,081,944	28	1965	1932			\$1,034,580	\$1,081,944	96
Wall Finishes	\$7.35	S.F.	35,801	100	\$263,002	13	1992	1957			\$263,002	\$263,002	100
Paint	\$5.92	S.F.	32,220	100	\$190,636	5	2000	2005			\$190,636	\$190,636	100
Tile	\$20.21	S.F.	3,580	100	\$72,366	35	1922	1957			\$72,366	\$72,366	100
Floor Finishes	\$13.66	S.F.	35,801	100	\$489,128	42	1980	1932			\$441,764	\$489,128	90
Carpet	\$7.29	S.F.	21,480	100	\$156,494	5	1997	2002			\$156,494	\$156,494	100
Ceramic Tile	\$17.92	S.F.	500	100	\$8,959	50	1922	1972			\$8,959	\$8,959	100
Concrete	\$3.35	S.F.	600	100	\$2,008	10	1922	1932			\$2,008	\$2,008	100
Terrazo	\$33.64	S.F.	7,160	100	\$240,895	75	1922	1997			\$240,895	\$240,895	100
VCT	\$8.23	S.F.	4,060	100	\$33,408	12	1997	2009			\$33,408	\$33,408	100
Wood Flooring	\$23.68	S.F.	2,000	100	\$47,364	13	2000	2013				\$47,364	
Ceiling Finishes	\$9.21	S.F.	35,801	100	\$329,814	19	1922	1935			\$329,814	\$329,814	100
Plaster Ceilings	\$14.65	S.F.	3,580	100	\$52,437	50	1922	1972			\$52,437	\$52,437	100
Acoustical Ceilings	\$8.61	S.F.	32,220	100	\$277,377	13	1922	1935			\$277,377	\$277,377	100
Services	\$115.55	S.F.	35,801	100	\$4,136,704	24	1956	1952	2007		\$3,551,347	\$4,136,704	86
Plumbing	\$14.28	S.F.	35,801	100	\$511,302	30	1922	1952			\$511,302	\$511,302	100
Plumbing Fixtures	\$11.35	S.F.	35,800	100	\$406,210	30	1922	1952			\$406,210	\$406,210	100
Domestic Water Distribution	\$0.79	S.F.	35,800	100	\$28,315	30	1922	1952			\$28,315	\$28,315	100
Sanitary Waste	\$1.26	S.F.	35,800	100	\$45,195	30	1922	1952			\$45,195	\$45,195	100
Rain Water Drainage	\$0.88	S.F.	35,800	100	\$31,582	30	1922	1952			\$31,582	\$31,582	100
HVAC	\$69.64	S.F.	35,801	100	\$2,493,348	21	1988	2000			\$2,153,569	\$2,493,348	86
Heat Generating Systems	\$9.49	S.F.	35,800	100	\$339,779	30	1997	2027				\$339,779	
HVAC System	\$60.16	S.F.	35,800	100	\$2,153,569	20	1980	2000			\$2,153,569	\$2,153,569	100
Fire Protection	\$5.57	S.F.	35,801	100	\$199,294	30	1952	1982	2007		\$199,294	\$199,294	100
Sprinklers	\$5.57	S.F.	35,800	100	\$199,294	30	1952	1982	2007		\$199,294	\$199,294	100
Electrical	\$26.05	S.F.	35,801	100	\$932,760	27	1972	1982			\$687,182	\$932,760	74
Electrical Service/Distribution	\$2.49	S.F.	35,800	100	\$89,301	30	1952	1982			\$89,301	\$89,301	100
Branch Wiring	\$12.59	S.F.	35,800	100	\$450,861	30	1952	1982			\$450,861	\$450,861	100
Lighting	\$6.86	S.F.	35,800	100	\$245,578	20	2007	2027				\$245,578	
Communications and Security	\$3.47	S.F.	35,800	100	\$124,150	30	1952	1982			\$124,150	\$124,150	100
Other Electrical Systems	\$0.64	S.F.	35,800	100	\$22,870	15	1997	2012			\$22,870	\$22,870	100
Equipment & Furnishings	\$8.69	S.F.	35,801	100	\$311,087	25	2005	2005			\$214,163	\$311,087	69
Equipment	\$8.69	S.F.	35,801	100	\$311,087	25	2005	2005			\$214,163	\$311,087	69
Institutional Equipment	\$2.71	S.F.	35,800	100	\$96,924	15	2005	2020				\$96,924	
Other Equipment	\$5.98	S.F.	35,801	100	\$214,163	30	1975	2005			\$214,163	\$214,163	100
Food Service Equipment, EACH	\$214,162.93	Ea.	1	100	\$214,163	30	1975	2005			\$214,163	\$214,163	100
Special Construction			0			0	0				\$187,287		

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$187,287		
ADA Compliance			0	0		0	0				\$187,287		
Building Sitework	\$9.88	S.F.	35,801	106	\$375,308	30	2009	1982			\$97,731	\$353,701	28
Site Improvements	\$3.89	S.F.	35,801	100	\$139,266	30	2009	1982			\$97,731	\$139,266	70
Parking Lots	\$2,221.16	Each	44	100	\$97,731	30	1952	1982			\$97,731	\$97,731	100
Pedestrian Paving	\$33.52	L.F.	1,239	100	\$41,535	30	2011	2041				\$41,535	
Site Mechanical Utilities	\$5.99	S.F.	35,801	110	\$236,042	30	1996	2025				\$214,435	
Fuel Distribution	\$106,399.65	SYSTEM	1	100	\$106,400	30	1997	2027				\$106,400	
NG Supply	\$3.02	S.F.	35,801	120	\$129,642	30	1995	2025			\$3580	\$108,035	
Fiberglass Fuel Tank, Double Wall	\$108,035.11	Ea.	1	120	\$129,642	30	1995	2025				\$108,035	

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Facility Executive Summary

Facility: \Other\Judith P. Hoyer Montessori_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,635,949	\$48,785				\$402,419			\$122,781		\$547,513
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$253,745										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$253,745										
Exterior Walls											
Exterior Windows	\$153,554										
Exterior Doors	\$100,191										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$1,310,760	\$48,785				\$402,419					\$547,513
Interior Construction	\$276,180										
Partitions	\$29,513										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$29,513										
Interior Doors	\$101,280										
Fittings	\$145,386										
Stairs											\$78,301
Stair Construction											\$78,301
Interior Finishes	\$1,034,581	\$48,785				\$402,419					\$469,212
Wall Finishes	\$263,002					\$220,999					\$256,199
Paint	\$190,636					\$220,999					\$256,199
Tile	\$72,366										
Floor Finishes	\$441,764	\$48,785				\$181,420					\$213,014
Carpet	\$156,494					\$181,420					\$210,315
Ceramic Tile	\$8,959										
Concrete	\$2,008										\$2,698
Terrazo	\$240,895										
VCT	\$33,408										
Wood Flooring		\$48,785									
Ceiling Finishes	\$329,815										
Plaster Ceilings	\$52,437										
Acoustical Ceilings	\$277,377										
Services	\$3,551,346										
Plumbing	\$511,302										
Plumbing Fixtures	\$406,210										
Domestic Water Distribution	\$28,315										
Sanitary Waste	\$45,195										
Rain Water Drainage	\$31,582										
HVAC	\$2,153,569										
Heat Generating Systems											
HVAC SYstem	\$2,153,569										
Fire Protection	\$199,294										
Sprinklers	\$199,294										
Electrical	\$687,182										
Electrical Service/Distribution	\$89,301										
Branch Wiring	\$450,861										
Lighting											
Communications and Security	\$124,150										
Other Electrical Systems	\$22,870										
Equipment & Furnishings	\$214,163								\$122,781		
Equipment	\$214,163								\$122,7		

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

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Facility: \Other\Judith P. Hoyer Montessori_ Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$3,705,423 \$100,956	\$1,930,525 \$52,598	\$5,635,949 \$153,554	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$65,872	\$34,319	\$100,191	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System		1	Ea.	\$19,404	\$10,109	\$29,513	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$66,588	\$34,692	\$101,280	Recom mended -3-10 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$95,586	\$49,800	\$145,386	Recom mended -3-10 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$125,336	\$65,300	\$190,636	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$47,578	\$24,788	\$72,366	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$102,889	\$53,605	\$156,494	Recom mended -3-10 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$1,320	\$688	\$2,008	Recom mended -3-10 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$5,890	\$3,069	\$8,959	Recom mended -3-10 Yrs	Deferred Maintena nce	
C3020410	Terrazo	System	Beyond Useful Life	Renew System		1	Ea.	\$158,379	\$82,516	\$240,895	Recom mended -3-10 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$34,475	\$17,962	\$52,437	Recom mended -3-10 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$182,365	\$95,012	\$277,377	Recom mended -3-10 Yrs	Deferred Maintena nce	Ceiling finishes are typically plaster, 1x1 suspended, and exposed concrete that are generally in poor condition.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$267,068	\$139,142	\$406,210	Recom mended -3-10 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original, in poor condition and should be scheduled for replacement.

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D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$18,616	\$9,699	\$28,315	Recommended -3-10 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$20,764	\$10,818	\$31,582	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$29,714	\$15,481	\$45,195	Necessary- 2-5 Yrs	Deferred Maintenance	Cast iron drain piping system is in poor condition, has experienced several failures and needs to be scheduled for replacement.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$81,624	\$42,526	\$124,150	Necessary- 2-5 Yrs	Deferred Maintenance	Fire detection and alarm system is obsolete and does not meet most ADA requirements. Plans should also include upgrading the security system to include a CCTV system.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$64,255	\$33,477	\$97,731	Recommended -3-10 Yrs	Deferred Maintenance	
D3030	HVAC System	System	Beyond Useful Life	Renew System	1	Ea.	\$1,415,890	\$737,679	\$2,153,569	Recommended -3-10 Yrs	Deferred Maintenance	Window units were installed as a temporary solution. Building should have entire HVAC system replaced to provide adequate comfort cooling and ventilation.
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$296,424	\$154,437	\$450,861	Recommended -3-10 Yrs	Deferred Maintenance	Branch wiring is old, has not been upgraded and is showing signs of deterioration. System should be scheduled for replacement.
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$58,712	\$30,589	\$89,301	Recommended -3-10 Yrs	Deferred Maintenance	Minor electrical upgrades have been made to meet window unit requirements. Most of the system is past useful life and should be replaced.
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services-Inspect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentially Critical-12 months	Building Integrity	Professional services to investigate water intrusion and/or moisture barrier failure in basement and in kitchen storage room 5.
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$3,580	\$1,865	\$5,445	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$131,028	\$68,266	\$199,294	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$140,804	\$73,359	\$214,163	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	35,800	S.F.	\$123,134	\$64,153	\$187,287	Does Not Meet Current Code/Standards	ADA / Accessibility	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$21,965	\$11,444	\$33,408	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$15,036	\$7,834	\$22,870	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary

Facility: \Other\Lyndon Hill Elementary**Address:** 6181 Central Avenue, Capitol Heights, MD 20743**Attributes:**

Historical Building	No
Legislative	24
Original Building	Built in 1938, 23,061 S.F.
School Addition 1	Built in 1958, 5,649 S.F.
School Addition 2	Built in 1970, 23,632 S.F.
School Board District	6
School Grade	NA

General Information:

Function:	Other
Gross Area:	52,342 S.F.

Year Built:
Last Renovation:**Facility Description:**

Lyndon Hill Elementary School is a three-story, 52,342 square foot facility located on a 7.1-acre site on Central Avenue in Capital Heights, MD. The original building was constructed in 1938 and additions were constructed in 1958 and 1970, with no major renovations. The building has been out of service as a school for over two years and was until recently used as a training facility for the Prince George's County Police Department.

ACCESSIBILITY ISSUES

A further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade, concrete footings, and foundation walls. The building has a basement of cast-in-place and CMU construction.

B. SHELL

The superstructure is concrete frame. Floor construction is concrete slab. Roof construction is metal pan with lightweight fill and built-up roofing with felt and hot asphalt. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors, with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes steel risers and treads with terrazzo finishes. The interior wall finishes are typically painted. Floor finishes in common areas are typically terrazzo and VCT. Floor finishes in assignable spaces are typically vinyl tile with some carpet. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 25,775 square feet of 9x9 vinyl asbestos tiles. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x2 or 2x4 suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Domestic water distribution is a mixture of copper and galvanized steel. Sanitary waste system is mostly cast iron with limited areas of plastic. Rain water system is a mixture of internal and external roof drains and scuppers.

HVAC

Heating is provided by steam boilers that were installed in 2005. There are two rooftop package units on Addition 2. Cooling is supplied by window units in the original building in each class room, two rooftop units on Addition 1, and two rooftop package units on Addition 2. The heating/cooling distribution system is a mixture of ductwork, 2-pipe, and radiant system using a mixture of air handlers, radiators and unit ventilators. Fresh air is supplied by infiltration. Ceiling/wall -mounted exhaust fans are installed in restrooms. Controls and instrumentation are a mixture of pneumatic and digital and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer. Power distribution from branch panel wiring is typically copper. Branch wiring is typically 3-wire grounded, serving a mixture of recessed, surface-mounted, and pendent-mounted fluorescent and incandescent light fixtures. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible annunciators in common spaces and interior corridors. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and include dedicated closets or cabinets. The building does not include an internal security system, but does include external cameras.

Other Electrical Systems

The building has a 9.4 KVA emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes library and multipurpose room. The building does not include fixed casework, window treatment, or other school-functional furnishings. The kitchen is not operational and no longer serves food.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 42 are handicap spaces there are paths leading to building entrances. Landscaping is indigenous and is not irrigated. Drainage is generally handled by surface discharge and area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system and appears to be in poor condition. The school has an 8,000 gallon underground storage tank that was replaced in 2003.

Current Repair Cost: \$9,030,464.51**Replacement Cost:** \$13,684,044.98**FCI:** 65.99%

Prince George County Public Schools

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Facility Executive Summary

Facility: \Other\Lyndon Hill Elementary_Building

Attributes:

None

General Information:

Function: Other
Gross Area: 52,342 S.F.

Year Built: 1938
Last Renovation:

Facility Description:

Current Repair Cost: \$9,030,464.51

Replacement Cost: \$13,684,044.98

FCI: 65.99%

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Facility: \Other\Lyndon Hill Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%	
Total	\$261.44	S.F.	52,342	101	\$13,788,012	42	1946	1943	2008		\$9,030,465	\$13,684,044	66	
Substructure	\$18.50	S.F.	52,342	100	\$968,083	100	1938				\$15,471	\$968,083	2	
Foundations	\$14.66	S.F.	52,342	100	\$767,461	100	1938				\$15,471	\$767,461	2	
Standard Foundations	\$4.93	S.F.	52,342	0	\$257,943	100	1938				\$15,471	\$257,943	6	
Slab on Grade	\$9.73	S.F.	52,342	0	\$509,518	100	1938					\$509,518		
Basement Construction	\$3.83	S.F.	52,342	100	\$200,622	100	1938					\$200,622		
Basement Excavation	\$0.68	S.F.	52,342	0	\$35,825	100	1938					\$35,825		
Basement Walls	\$3.15	S.F.	52,342	0	\$164,797	100	1938					\$164,797		
Shell	\$64.11	S.F.	52,342	100	\$3,355,606	59	1948	1968			\$1,014,271	\$3,355,606	30	
Superstructure	\$19.71	S.F.	52,342	100	\$1,031,726	100	1938					\$1,031,726		
Floor Construction	\$19.62	S.F.	35,069	0	\$688,085	100	1938					\$688,085		
Roof Construction	\$19.89	S.F.	17,273	0	\$343,641	100	1938					\$343,641		
Exterior Enclosure	\$17.75	S.F.	52,342	100	\$929,074	71	1938	1968			\$384,527	\$929,074	41	
Exterior Walls	\$10.40	S.F.	52,342	100	\$544,547	100	1938					\$544,547		
Exterior Windows	\$4.47	S.F.	52,342	100	\$234,060	30	1938	1968			\$234,060	\$234,060	100	
Exterior Doors	\$2.87	S.F.	52,342	100	\$150,467	30	1938	1968			\$150,467	\$150,467	100	
Roofing	\$26.65	S.F.	52,342	100	\$1,394,806	20	1990	1990			\$629,744	\$1,394,806	45	
Roof Coverings	\$26.65	S.F.	28,710	100	\$765,062	20	2007	2027				\$765,062		
Roof Coverings	\$26.65	S.F.	23,632	100	\$629,744	20	1970	1990			\$629,744	\$629,744	100	
Interiors	\$55.09	S.F.	52,342	104	\$2,987,450	41	1938	1943			\$1,902,357	\$2,883,482	66	
Interior Construction	\$17.42	S.F.	52,342	100	\$911,560	56	1938	1958			\$375,770	\$911,560	41	
Partitions	\$10.24	S.F.	52,342	100	\$535,790	75	1938					\$535,790		
Interior Doors	\$2.94	S.F.	52,342	100	\$153,652	40	1938	1978			\$153,652	\$153,652	100	
Fittings	\$4.24	S.F.	52,342	100	\$222,118	20	1938	1958			\$222,118	\$222,118	100	
Interior Finishes	\$37.67	S.F.	52,342	105	\$2,075,890	34	1938	1943			\$1,526,587	\$1,971,922	77	
Wall Finishes	\$7.19	S.F.	52,342	100	\$376,108	13	1938	1943			\$376,108	\$376,108	100	
Paint	\$6.14	S.F.	45,842	100	\$281,692	5	1938	1943			\$281,692	\$281,692	100	
Tile	\$14.53	S.F.	6,500	100	\$94,416	35	1938	1973			\$94,416	\$94,416	100	
Floor Finishes	\$21.51	S.F.	52,342	109	\$1,230,070	44	1938	1943			\$680,767	\$1,126,102	60	
Carpet	\$7.27	S.F.	5,234	100	\$38,053	5	1938	1943			\$38,053	\$38,053	100	
Ceramic Tile	\$22.15	S.F.	5,234	100	\$115,911	50	1938	1988			\$115,911	\$115,911	100	
Concrete	\$3.50	S.F.	2,617	100	\$9,155	10	1938	1948			\$9,155	\$9,155	100	
Terrazo	\$34.98	S.F.	15,702	100	\$549,303	75	1938	2013				\$549,303		
VAT (Resilient Flooring)	\$22.07	S.F.	15,703	130	\$450,529	13	1938	1951			\$450,529	\$346,561	130	
VCT	\$8.55	S.F.	7,852	100	\$67,119	12	1938	1950			\$67,119	\$67,119	100	
Ceiling Finishes	\$8.97	S.F.	52,342	100	\$469,712	25	1938	1963			\$469,712	\$469,712	100	
Services	\$111.78	S.F.	52,342	100	\$5,850,699	25	1953	1948	2008		\$5,306,401	\$5,850,699	91	
Plumbing	\$14.86	S.F.	52,342	100	\$777,811	30	1938	1968			\$777,811	\$777,811	100	
Plumbing Fixtures	\$11.82	S.F.	52,342	100	\$618,587	30	1938	1968			\$618,587	\$618,587	100	
Domestic Water Distribution	\$0.82	S.F.	52,342	100	\$42,991	30	1938	1968			\$42,991	\$42,991	100	
Sanitary Waste	\$1.31	S.F.	52,342	100	\$68,466	30	1938	1968			\$68,466	\$68,466	100	
Rain Water Drainage	\$0.91	S.F.	52,342	100	\$47,767	30	1938	1968			\$47,767	\$47,767	100	
HVAC	\$64.57	S.F.	52,342	100	\$3,379,537	21	1969	1948	2008		\$2,909,038	\$3,379,537	86	
Heat Generating Systems (Add2)	\$8.35	S.F.	23,632	100	\$197,334	30	2005	2035				\$197,334		
Heat Generating Systems (Orig, Add1)	\$8.35	S.F.	28,710	100	\$239,737	30	2003	2033				\$239,737		
Distribution Systems	\$15.48	S.F.	52,342	100	\$810,452	30	1938	1968			\$810,452	\$810,452	100	
Terminal & Package Units (Add1)	\$38.19	S.F.	5,649	100	\$215,748	15	1958	1973			\$215,748	\$215,748	100	
Terminal & Package Units (Add2)	\$38.19	S.F.	23,632	100	\$902,561	15	2005	2020	2008		\$902,561	\$902,561	100	
Terminal & Package Units (Orig)	\$38.19	S.F.	23,061	100	\$880,753	15	1997	2012	2008		\$880,753	\$880,753	100	
Controls & Instrumentation (Add2)	\$1.41	S.F.	23,632	100	\$33,428	20	2005	2025				\$33,428		
Controls & Instrumentation (Orig, Add1)	\$1.41	S.F.	28,710	100	\$40,611	20	1938	1958			\$40,611	\$40,611	100	
Systems Testing & Balancing	\$1.13	S.F.	52,342	100	\$58,913	10	1938	1948			\$58,913	\$58,913	100	
Fire Protection	\$5.80	S.F.	52,342	100	\$303,322	30	1938	1968			\$303,322	\$303,322	100	
Sprinklers	\$5.80	S.F.	52,342	100	\$303,322	30	1938	1968			\$303,322	\$303,322	100	
Electrical	\$26.56	S.F.	52,342	100	\$1,390,029	30	1951	1953			\$1,316,230	\$1,390,029	95	
Electrical Service/Distribution (Add2)	\$2.57	S.F.	23,632	100	\$60,746	30	1970	2000			\$60,746	\$60,746	100	
Electrical Service/Distribution (Orig, Add1)	\$2.57	S.F.	28,710	100	\$73,799	30	2003	2033				\$73,799		
Lighting and Branch Wiring	\$20.21	S.F.	52,342	100	\$1,058,046	30	1938	1968			\$1,058,046	\$1,058,046	100	
Communications and Security	\$3.62	S.F.	52,342	100	\$189,477	30	1938	1968			\$189,477	\$189,477	100	
Other Electrical Systems	\$0.15	S.F.	52,342	100	\$7,961	15	1938	1953			\$7,961	\$7,961	100	

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment & Furnishings	\$7.05	S.F.	52,342	100	\$369,214	24	1938	1953			\$369,214	\$369,214	100
Equipment	\$7.05	S.F.	52,342	100	\$369,214	24	1938	1953			\$369,214	\$369,214	100
Institutional Equipment	\$2.80	S.F.	52,342	100	\$146,486	15	1938	1953			\$146,486	\$146,486	100
Other Equipment	\$4.26	S.F.	52,342	100	\$222,728	30	1938	1968			\$222,728	\$222,728	100
Food Service Equipment, EACH	\$222,728.08	SYSTEM	1	100	\$222,728	30	1938	1968			\$222,728	\$222,728	100
Special Construction			0			0	0				\$273,826		
Special Construction			0			0	0				\$273,826		
ADA Compliance			0	0		0	0				\$273,826		
Building Sitework	\$4.91	S.F.	52,342	100	\$256,960	30	1938	1968			\$148,925	\$256,960	58
Site Improvements	\$2.69	S.F.	52,342	100	\$140,964	30	1938	1968			\$140,964	\$140,964	100
Parking Lots	\$2,309.99	Each	42	100	\$97,020	30	1938	1968			\$97,020	\$97,020	100
Pedestrian Paving	\$34.88	L.F.	1,260	100	\$43,944	30	1938	1968			\$43,944	\$43,944	100
Site Mechanical Utilities	\$2.22	S.F.	52,342	100	\$115,996	30	1938	1968			\$7,961	\$115,996	7
Fuel Distribution	\$2.22	S.F.	52,342	100	\$115,996	30	1938	1968			\$7,961	\$115,996	7
Fuel Oil Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2003	2033				\$108,035	
Gas Service Piping	\$0.15	S.F.	52,342	100	\$7,961	30	1938	1968			\$7,961	\$7,961	100

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Facility Executive Summary

Facility: \Other\Lyndon Hill Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,030,465	\$565,782				\$370,672					\$521,188
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$1,014,270										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$384,527										
Exterior Walls											
Exterior Windows	\$234,060										
Exterior Doors	\$150,467										
Roofing	\$629,744										
Roof Coverings											
Roof Coverings	\$629,744										
Interiors	\$1,902,356	\$565,782				\$370,672					\$442,014
Interior Construction	\$375,769										
Partitions											
Interior Doors	\$153,652										
Fittings	\$222,118										
Interior Finishes	\$1,526,587	\$565,782				\$370,672					\$442,014
Wall Finishes	\$376,108					\$326,558					\$378,570
Paint	\$281,692					\$326,558					\$378,570
Tile	\$94,416										
Floor Finishes	\$680,767	\$565,782				\$44,114					\$63,444
Carpet	\$38,053					\$44,114					\$51,140
Ceramic Tile	\$115,911										
Concrete	\$9,155										\$12,304
Terrazo		\$565,782									
VAT (Resilient Flooring)	\$450,529										
VCT	\$67,119										
Ceiling Finishes	\$469,712										
Services	\$5,306,401										\$79,174
Plumbing	\$777,811										
Plumbing Fixtures	\$618,587										
Domestic Water Distribution	\$42,991										
Sanitary Waste	\$68,466										
Rain Water Drainage	\$47,767										
HVAC	\$2,909,038										\$79,174
Heat Generating Systems (Add2)											
Heat Generating Systems (Orig, Add1)											
Distribution Systems	\$810,452										
Terminal & Package Units (Add1)	\$215,748										
Terminal & Package Units (Add2)	\$902,561										
Terminal & Package Units (Orig)	\$880,753										
Controls & Instrumentation (Add2)											
Controls & Instrumentation (Orig, Add1)	\$40,611										
Systems Testing & Balancing	\$58,913										\$79,174
Fire Protection	\$303,322										
Sprinklers	\$303,322										
Electrical	\$1,316,230										
Electrical Service/Distribution (Add2)	\$60,746										
Electrical Service/Distribution (Orig, Add1)											
Lighting and Branch Wiring	\$1,058,046										
Communications and Security	\$189,477										
Other Electrical Systems	\$7,961										
Equipment & Furnishings	\$369,214										

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[illegible]

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eCOMET Facility Report Facility Executive Summary

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Facility: \Other\Lyndon Hill Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems A1010		Standard Foundations	Wall Foundations	Failing	Professional Services-Inspect foundation Walls	1	Each	\$5,937,189 \$10,171	\$3,093,275 \$5,299	\$9,030,465 \$15,471	Potentially Critical-12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure.
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$153,885	\$80,174	\$234,060	Necessary- 2-5 Yrs	Deferred Maintenance	Exterior windows are outdated.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$98,926	\$51,541	\$150,467	Necessary- 2-5 Yrs	Deferred Maintenance	
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$414,033	\$215,711	\$629,744	Necessary- 2-5 Yrs	Deferred Maintenance	The roof leaks.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$101,020	\$52,631	\$153,652	Necessary- 2-5 Yrs	Deferred Maintenance	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$146,034	\$76,084	\$222,118	Necessary- 2-5 Yrs	Deferred Maintenance	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$185,202	\$96,490	\$281,692	Necessary- 2-5 Yrs	Deferred Maintenance	Interior paint is outdated.
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$62,075	\$32,341	\$94,416	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$44,128	\$22,991	\$67,119	Necessary- 2-5 Yrs	Deferred Maintenance	VCT is damaged and outdated.
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$25,019	\$13,035	\$38,053	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$6,019	\$3,136	\$9,155	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410		Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$76,207	\$39,704	\$115,911	Necessary- 2-5 Yrs	Deferred Maintenance	The ceramic tile is in poor condition.
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$296,206	\$154,323	\$450,529	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030		Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$308,818	\$160,894	\$469,712	Necessary- 2-5 Yrs	Deferred Maintenance	Ceiling is stained.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$406,697	\$211,889	\$618,587	Necessary- 2-5 Yrs	Deferred Maintenance	Plumbing fixtures are outdated.
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$28,265	\$14,726	\$42,991	Necessary- 2-5 Yrs	Deferred Maintenance	The copper and galvanized steel domestic water distribution is outdated.

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D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$31,405	\$16,362	\$47,767	Necess ary- 2-5 Yrs	Deferred Maintena nce	The drainage is inadequate.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$45,014	\$23,452	\$68,466	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$532,842	\$277,610	\$810,452	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system is outdated.
D3060	Controls & Instrumentation (Orig, Add1)	System	Beyond Useful Life	Renew System	1	Ea.	\$26,700	\$13,911	\$40,611	Necess ary- 2-5 Yrs	Deferred Maintena nce	The controls and instrumentation are outdated.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$38,733	\$20,180	\$58,913	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units (Add1)	System	Beyond Useful Life	Renew System	1	Ea.	\$141,846	\$73,902	\$215,748	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$199,423	\$103,899	\$303,322	Necess ary- 2-5 Yrs	Deferred Maintena nce	No sprinkler system exist.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$695,625	\$362,421	\$1,058,046	Necess ary- 2-5 Yrs	Deferred Maintena nce	Lighting and branch wiring is inadequate and outdated.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$124,574	\$64,903	\$189,477	Necess ary- 2-5 Yrs	Deferred Maintena nce	The communication and security system is inadequate, with a partial security system.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,234	\$2,727	\$7,961	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion (Add2)	System	Beyond Useful Life	Renew System	1	Ea.	\$39,938	\$20,808	\$60,746	Necess ary- 2-5 Yrs	Deferred Maintena nce	Electrical service is outdated.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$96,309	\$50,177	\$146,486	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$63,787	\$33,233	\$97,020	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$28,892	\$15,053	\$43,944	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is old and worn.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$5,234	\$2,727	\$7,961	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units (Orig)	System	Beyond Useful Life	Renew System	1	Ea.	\$579,062	\$301,691	\$880,753	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units (Add2)	System	Beyond Useful Life	Renew System	1	Ea.	\$593,400	\$309,161	\$902,561	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	52,342	S.F.	\$180,030	\$93,796	\$273,826	Does Not Meet Current Code/St andards	ADA / Accessibility	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$146,435	\$76,293	\$222,728	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Other\Owens Road Elementary**Address:** 1616 Owens Road, Oxon Hill, MD 20745**Attributes:**

Historical Building	No
Legislative	26
Original Building	Built in 1965, 36,493 S.F.
School Board District	7
School Grade	NA

General Information:

Function:	Office
Gross Area:	36,493 S.F.

Year Built:
Last Renovation:**Facility Description:**

Owens Road Elementary School is a one-story, 36,493 square foot facility located on a 10-acre site close to I-495 (Capital Beltway) in Oxon Hill, MD. The original building was constructed in 1965, with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

A further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement, cellar, or sub-floor, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over concrete masonry unit (CMU), single pane metal windows with operable frames, and hollow metal steel doors. Exterior doors throughout the building are original. Roof construction is low-slope built-up roof with gravel ballast and flashing. The roof was replaced in 1998.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The facility does not have stair construction. Interior wall finishes are typically painted CMU. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT). During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 30,000 square feet of 9x9 vinyl asbestos tiles. The overall ceiling finishes are typically suspended perforated acoustical tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are mostly original. Domestic water distribution is primarily copper. Sanitary waste system is cast iron. Rain water system is external with roof drains and scuppers. Domestic hot water is provided by a gas hot water heater.

HVAC

Heating is provided by two gas-fired boilers. Cooling is supplied by window units. The heating/cooling distribution system is a 2-pipe for heating system using fan coil units and radiators. A separate water heater with storage capacity tank was installed to provide domestic hot water. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted. Power distribution wiring is typically copper. Lighting and branch wiring is serving surface-mounted and pendent-mounted fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in interior corridors. The system is activated by pull stations and is not centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems: The building has an emergency generator.

Facility Executive Summary

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment. The library has shelves and tables/chairs. The nurse's room has one bed. The building has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatments, and multiple seating furnishings (folding chairs and tables) in the cafeteria.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are three reserved handicap spaces out of total 30 parking spaces. The bus drop-off zone at the front entrance is covered. Drainage is generally handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$6,818,867.73**Replacement Cost:** \$9,561,121.81**FCI:** 71.32%

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Facility: \Other\Owens Road Elementary_Building

Attributes:

None

General Information:

Function: Office
Gross Area: 36,493 S.F.

Year Built: 1965
Last Renovation:

Facility Description:

Current Repair Cost: \$6,818,867.73

Replacement Cost: \$9,561,121.81

FCI: 71.32%

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eCOMET Facility Report Facility Executive Summary

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Facility: \Other\Owens Road Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$262.00	S.F.	36,493	103	\$9,801,405	38	1966	1970			\$6,818,866	\$9,561,120	71
Substructure	\$13.67	S.F.	36,493	100	\$498,998	100	1965					\$498,998	
Foundations	\$13.67	S.F.	36,493	100	\$498,998	100	1965					\$498,998	
Standard Foundations	\$3.89	S.F.	36,493	0	\$142,095	100	1965					\$142,095	
Slab on Grade	\$9.78	S.F.	36,493	0	\$356,903	100	1965					\$356,903	
Shell	\$64.60	S.F.	36,493	100	\$2,357,333	59	1972	1995			\$269,758	\$2,357,333	11
Superstructure	\$20.00	S.F.	36,493	100	\$729,902	100	1965					\$729,902	
Roof Construction	\$20.00	S.F.	36,493	0	\$729,902	100	1965					\$729,902	
Exterior Enclosure	\$17.84	S.F.	36,493	100	\$651,083	71	1965	1995			\$269,758	\$651,083	41
Exterior Walls	\$10.45	S.F.	36,493	0	\$381,325	100	1965					\$381,325	
Exterior Windows	\$4.49	S.F.	36,493	100	\$163,742	30	1965	1995			\$163,742	\$163,742	100
Exterior Doors	\$2.91	S.F.	36,493	100	\$106,016	30	1965	1995			\$106,016	\$106,016	100
Roofing	\$26.75	S.F.	36,493	100	\$976,348	20	1998	2018				\$976,348	
Roof Coverings	\$26.75	S.F.	36,493	100	\$976,348	20	1998	2018				\$976,348	
Interiors	\$54.54	S.F.	36,493	112	\$2,230,724	29	1965	1970			\$1,857,725	\$1,990,439	93
Interior Construction	\$17.42	S.F.	36,493	100	\$635,541	70	1965	1985			\$262,542	\$635,541	41
Partitions	\$10.22	S.F.	36,493	100	\$372,999	100	1965					\$372,999	
Concrete Block Partitions - Regular Weight	\$10.22	S.F.	36,493	0	\$372,999	100	1965					\$372,999	
Interior Doors	\$2.94	S.F.	36,493	100	\$107,126	40	1965	2005			\$107,126	\$107,126	100
Fittings	\$4.26	S.F.	36,493	100	\$155,416	20	1965	1985			\$155,416	\$155,416	100
Interior Finishes	\$37.13	S.F.	36,493	118	\$1,595,183	12	1965	1970			\$1,595,183	\$1,354,898	118
Wall Finishes	\$6.18	S.F.	36,493	100	\$225,354	5	1965	1970			\$225,354	\$225,354	100
Paint	\$6.18	S.F.	36,493	100	\$225,354	5	1965	1970			\$225,354	\$225,354	100
Floor Finishes	\$21.95	S.F.	36,493	130	\$1,041,234	13	1965	1978			\$1,041,234	\$800,949	130
VAT (Resilient Flooring)	\$21.95	S.F.	36,493	130	\$1,041,234	13	1965	1978			\$1,041,234	\$800,949	130
Ceiling Finishes	\$9.00	S.F.	36,493	100	\$328,595	13	1965	1978			\$328,595	\$328,595	100
Acoustical Ceilings	\$9.00	S.F.	36,493	100	\$328,595	13	1965	1978			\$328,595	\$328,595	100
Services	\$113.88	S.F.	36,493	100	\$4,155,723	25	1965	1975			\$4,155,723	\$4,155,723	100
Plumbing	\$14.92	S.F.	36,493	100	\$544,513	30	1965	1995			\$544,513	\$544,513	100
Plumbing Fixtures	\$11.86	S.F.	36,493	100	\$432,946	30	1965	1995			\$432,946	\$432,946	100
Domestic Water Distribution	\$0.84	S.F.	36,493	100	\$30,528	30	1965	1995			\$30,528	\$30,528	100
Sanitary Waste	\$1.31	S.F.	36,493	100	\$47,735	30	1965	1995			\$47,735	\$47,735	100
Rain Water Drainage	\$0.91	S.F.	36,493	100	\$33,304	30	1965	1995			\$33,304	\$33,304	100
HVAC	\$64.87	S.F.	36,493	100	\$2,367,324	21	1965	1975			\$2,367,324	\$2,367,324	100
Heat Generating Systems	\$8.40	S.F.	36,493	100	\$306,392	30	1965	1995			\$306,392	\$306,392	100
Boilers	\$8.40	S.F.	36,493	100	\$306,392	30	1965	1995			\$306,392	\$306,392	100
Distribution Systems	\$15.56	S.F.	36,493	100	\$567,825	30	1965	1995			\$567,825	\$567,825	100
Terminal & Package Units	\$38.37	S.F.	36,493	100	\$1,400,413	15	1965	1980			\$1,400,413	\$1,400,413	100
Controls & Instrumentation	\$1.41	S.F.	36,493	100	\$51,620	20	1965	1985			\$51,620	\$51,620	100
Systems Testing & Balancing	\$1.13	S.F.	36,493	100	\$41,074	10	1965	1975			\$41,074	\$41,074	100
Fire Protection	\$5.83	S.F.	36,493	100	\$212,587	30	1965	1995			\$212,587	\$212,587	100
Sprinklers	\$5.83	S.F.	36,493	100	\$212,587	30	1965	1995			\$212,587	\$212,587	100
Electrical	\$28.26	S.F.	36,493	100	\$1,031,299	30	1965	1980			\$1,031,299	\$1,031,299	100
Electrical Service/Distribution	\$3.82	S.F.	36,493	100	\$139,320	30	1965	1995			\$139,320	\$139,320	100
Electrical Service	\$2.59	S.F.	36,493	100	\$94,360	30	1965	1995			\$94,360	\$94,360	100
Main Panel	\$1.23	S.F.	36,493	100	\$44,960	30	1965	1995			\$44,960	\$44,960	100
Lighting and Branch Wiring	\$20.31	S.F.	36,493	100	\$741,003	30	1965	1995			\$741,003	\$741,003	100
Communications and Security	\$4.03	S.F.	36,493	100	\$147,091	30	1965	1995			\$147,091	\$147,091	100
Other Electrical Systems	\$0.11	S.F.	36,493	100	\$3,885	15	1965	1980			\$3,885	\$3,885	100
Equipment & Furnishings	\$8.94	S.F.	36,493	100	\$326,402	25	1965	1980			\$326,402	\$326,402	100
Equipment	\$8.94	S.F.	36,493	100	\$326,402	25	1965	1980			\$326,402	\$326,402	100
Institutional Equipment	\$2.81	S.F.	36,493	100	\$102,686	15	1965	1980			\$102,686	\$102,686	100
Other Equipment	\$6.13	S.F.	36,493	100	\$223,716	30	1965	1995			\$223,716	\$223,716	100
Food Service Equipment, EACH	\$223,716.30	SYSTE M	1	100	\$223,716	30	1965	1995			\$223,716	\$223,716	100
Special Construction			0			0	0				\$85,068		
Special Construction			0			0	0				\$85,068		
ADA Compliance			0	0		0	0				\$85,068		
Building Sitework	\$6.36	S.F.	36,493	100	\$232,225	30	1965	1995			\$124,190	\$232,225	53
Site Improvements	\$3.11	S.F.	36,493	100	\$113,394	30	1965	1995			\$113,394	\$113,394	100
Parking Lots	\$2,320.26	S.F.	30	100	\$69,608	30	1965	1995			\$69,608	\$69,608	100
Pedestrian Paving	\$35.03	S.F.	1,250	100	\$43,786	30	1965	1995			\$43,786	\$43,786	100
Site Mechanical Utilities	\$3.26	S.F.	36,493	100	\$118,831	30	1965	1995			\$10,796	\$118,831	9
Fuel Distribution	\$3.26	S.F.	36,493	100	\$118,831	30	1965	1995			\$10,796	\$118,831	9
NG Supply	\$0.11	S.F.	36,493	100	\$3,885	30	1965	1995			\$3,885	\$3,885	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1965	1995			\$6,911	\$6,911	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2007	2037				\$108,035	

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Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Owens Road Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,483,148 \$107,654	\$2,335,720 \$56,088	\$6,818,868 \$163,742	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original, beyond useful life, not energy efficient, and in fair condition. The flashing and caulking around the windows are in fair condition, but are beyond useful life.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$69,702	\$36,315	\$106,016	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors throughout the building are original, beyond useful life, and in fair condition. Some metal exterior doors do not close properly, especially the exterior doors in classrooms 1 and 2. The door hardware is beyond its useful life and in fair condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$70,431	\$36,695	\$107,126	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are, including fire doors, are beyond useful life and in fair condition. The door hardware is also in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$102,180	\$53,236	\$155,416	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original chalkboards which are beyond useful life and in fair condition. Metal toilet partitions are original, rusted/stained, and in poor condition. All the old toilet accessories are beyond useful life and need to be replaced. Handicap accessible toilet stalls are needed in the gang restrooms.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$148,162	\$77,192	\$225,354	Necess ary- 2-5 Yrs	Deferred Maintena nce	The partition walls needs to be repainted. A large portion of the building was painted more than seven year ago and the walls and exterior doors are stained and the paint is peeling off of them.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$684,572	\$356,662	\$1,041,234	Necess ary- 2-5 Yrs	Deferred Maintena nce	Floor finishes throughout the building are typically 9x9 vinyl asbestos tiles that are beyond useful life and in fair to poor condition.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$216,039	\$112,556	\$328,595	Necess ary- 2-5 Yrs	Deferred Maintena nce	The overall ceiling finishes are typically 1x1 suspended perforated acoustical tiles that are beyond useful life and in fair condition.

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G2020	Parking Lots	System	Beyond Useful Life	Renew System	1 Ea.	\$45,764	\$23,843	\$69,608	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair condition with cracks and pot holes. The road surface is in fair condition with some damage. There is sufficient parking capacity for the occupants, but it is insufficient for special functions. Parking striping is old, worn, and in poor condition.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1 Ea.	\$28,788	\$14,998	\$43,786	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in fair condition.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1 Ea.	\$284,645	\$148,300	\$432,946	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fixtures are mostly in poor condition
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1 Ea.	\$20,071	\$10,457	\$30,528	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is primarily copper and is in poor condition due to aging.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1 Ea.	\$21,896	\$11,408	\$33,304	Necess ary- 2-5 Yrs	Deferred Maintena nce	Rain water system is external with roof drains and scuppers, both in fair condition.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1 Ea.	\$31,384	\$16,351	\$47,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary waste system is cast iron and is in poor condition due to aging.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1 Ea.	\$920,718	\$479,694	\$1,400,413	Necess ary- 2-5 Yrs	Deferred Maintena nce	Considering the age of the school, all terminal and package units need upgrading.
D3020106	Boilers	System	Beyond Useful Life	Renew System	1 Ea.	\$201,441	\$104,951	\$306,392	Necess ary- 2-5 Yrs	Deferred Maintena nce	Heating is provided by two gas-fired boilers that are in poor condition due to aging.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1 Ea.	\$373,323	\$194,501	\$567,825	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1 Ea.	\$33,938	\$17,682	\$51,620	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1 Ea.	\$27,005	\$14,070	\$41,074	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system (balancing) is in poor condition.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1 Ea.	\$139,768	\$72,819	\$212,587	Necess ary- 2-5 Yrs	Deferred Maintena nce	The building does not have a fire sprinkler system.
D5010120	Electrical Service	System	Beyond Useful Life	Renew System	1 Ea.	\$62,038	\$32,322	\$94,360	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1 Ea.	\$487,182	\$253,822	\$741,003	Necess ary- 2-5 Yrs	Deferred Maintena nce	Lighting and branch wiring is 3-wire grounded serving surface-mounted and pendent-mounted fluorescent.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1 Ea.	\$96,706	\$50,384	\$147,091	Necess ary- 2-5 Yrs	Deferred Maintena nce	The fire alarm system consists of audible annunciators in interior corridors that does not comply with ADA requirements.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1 Ea.	\$2,555	\$1,331	\$3,885	Necess ary- 2-5 Yrs	Deferred Maintena nce	The building has an emergency generator.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1 Ea.	\$67,512	\$35,174	\$102,686	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,555	\$1,331	\$3,885	Necess ary- 2-5 Yrs	Deferred Maintena nce	Condensate pumps are leaking due to aging.
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$147,085	\$76,631	\$223,716	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	36,493	S.F.	\$55,929	\$29,139	\$85,068	Does Not Meet Current Code/St andards	ADA / Accessibility	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$29,559	\$15,400	\$44,960	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Other\Oxon Hill Staff Development Center**Address:** 7711 Livingston Road, Oxon Hill, MD 20745**Attributes:**

Historical Building	No
Legislative	26
Original Building	Built in 1948, 91,265 S.F.
School Board District	8
School Grade	NA

General Information:

Function:	Office
Gross Area:	91,265 S.F.

Year Built:
Last Renovation:**Facility Description:**

Oxon Hill Staff Development is a two-story, 91,265 square foot administrative/office building located close to MD Route 210 (Indian Head Highway) in Oxon Hill, MD. The original building was constructed in 1948, with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

A further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building has a basement of concrete construction.

B. SHELL

The superstructure is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. The exterior doors throughout the building are original. Roofing is typically low-slope, built-up roof with gravel ballast and flashing. The roof was replaced in November 2007.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors and drywall (on the second floor). The interior doors are generally solid core wood with hollow metal frames. Interior fittings include toilet accessories, handrails, and toilet partitions. Stair construction includes concrete risers and treads with terrazzo finishes. There is a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU and drywall. The floor finishes throughout the building are typically terrazzo, vinyl composition tile (VCT), and carpet. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 6,000 square feet of 12x12 vinyl asbestos tiles and 1,100 square feet of 9x9 vinyl asbestos tiles. The overall ceiling finishes are typically 2x2 or 2x4 suspended perforated acoustical tiles.

D. SERVICES**Conveying**

The building does not include an elevator.

Plumbing

Domestic water distribution is copper and plastic. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains. The system was upgraded in June 2007.

HVAC

Heating is provided by three low-pressure, gas-fired boiler units. Cooling is supplied by rooftop package units and temporary window units. The heating/cooling distribution system is a radiant system using air handlers, unit ventilators, and radiators. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans in restrooms and were updated in June 2007. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system. The second floor is using window units.

Fire Protection

The building has a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformers that delivers 120/208 V., 3-phase, 4-wire power to a main panel. Power distribution from branch panel wiring is typically copper, 3-wire grounded and is inadequate, the system trips. Lighting and branch wiring is typically 3-wire grounded serving surface-mounted fluorescents. Illumination is generally inadequate throughout. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated, although a few are not.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible with no strobe annunciators in interior corridors and appears not to comply with ADA requirements. The system is activated by pull stations and is centrally monitored, but has no smoke detectors. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are combined and include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems

The building has an emergency generator, but it does not work and needs to be updated.

E. EQUIPMENT & FURNISHINGS

The building includes theater and stage equipment, e.g., curtains and lights and food service equipment. The building also includes fixed casework/cabinetry in the old classrooms, window treatments, and multiple seating furnishings (folding chairs and tables). Fixed seating in the 350-person capacity auditorium.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on site and where there are seven reserved handicap spaces out of total 127 parking spaces. Drainage is generally handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$13,525,870.24**Replacement Cost:** \$22,845,764.54**FCI:** 59.21%

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Facility Executive Summary

Facility: \Other\Oxon Hill Staff Development Center_Building

Attributes:

None

General Information:

Function: Office
Gross Area: 91,265 S.F.

Year Built: 1948

Last Renovation:

Facility Description:

Current Repair Cost: \$13,525,870.24

Replacement Cost: \$22,845,764.54

FCI: 59.21%

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Facility Executive Summary

Facility: \Other\Oxon Hill Staff Development Center_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$250.32	S.F.	91,265	100	\$22,845,764	46	1955	1953	2008		\$13,525,869	\$22,845,764	59
Substructure	\$19.67	S.F.	91,265	100	\$1,794,865	100	1948				\$15,471	\$1,794,865	1
Foundations	\$13.57	S.F.	91,265	100	\$1,238,221	100	1948				\$15,471	\$1,238,221	1
Standard Foundations	\$4.56	S.F.	91,265	0	\$416,442	100	1948				\$15,471	\$416,442	4
Slab on Grade	\$9.00	S.F.	91,265	0	\$821,779	100	1948					\$821,779	
Basement Construction	\$6.10	S.F.	91,265	100	\$556,644	100	1948					\$556,644	
Basement Excavation	\$0.32	S.F.	91,265	0	\$29,151	100	1948					\$29,151	
Basement Walls	\$5.78	S.F.	91,265	0	\$527,493	100	1948					\$527,493	
Shell	\$53.32	S.F.	91,265	100	\$4,865,975	77	1952	1978			\$742,655	\$4,865,975	15
Superstructure	\$27.33	S.F.	91,265	100	\$2,494,489	100	1948					\$2,494,489	
Floor Construction	\$18.13	S.F.	91,265	0	\$1,654,664	100	1948					\$1,654,664	
Roof Construction	\$9.20	S.F.	91,265	0	\$839,825	100	1948					\$839,825	
Exterior Enclosure	\$17.75	S.F.	91,265	100	\$1,619,960	68	1948	1978			\$742,655	\$1,619,960	46
Exterior Walls	\$9.61	S.F.	91,265	0	\$877,305	100	1948					\$877,305	
Exterior Windows	\$4.14	S.F.	91,265	100	\$377,574	30	1948	1978			\$377,574	\$377,574	100
Exterior Doors	\$4.00	S.F.	91,265	100	\$365,081	30	1948	1978			\$365,081	\$365,081	100
Roofing	\$8.23	S.F.	91,265	100	\$751,526	20	2007	2027				\$751,526	
Roof Coverings	\$24.64	S.F.	30,500	100	\$751,526	20	2007	2027				\$751,526	
Interiors	\$54.79	S.F.	91,265	100	\$5,000,668	41	1952	1953	2015		\$2,341,052	\$5,000,668	47
Interior Construction	\$15.44	S.F.	91,265	100	\$1,408,942	49	1948	1968	2015		\$606,617	\$1,408,942	43
Partitions	\$8.79	S.F.	91,265	100	\$802,325	64	1948	1998	2015			\$802,325	
Concrete Block Partitions - Regular Weight	\$9.19	S.F.	63,000	0	\$578,771	70	1948					\$578,771	
Drywall Partitions	\$7.91	S.F.	28,265	100	\$223,554	50	1948	1998	2015	3		\$223,554	
Interior Doors	\$2.72	S.F.	91,265	100	\$248,477	40	1948	1988			\$248,477	\$248,477	100
Fittings	\$3.92	S.F.	91,265	100	\$358,140	20	1948	1968			\$358,140	\$358,140	100
Stairs	\$8.82	S.F.	91,265	100	\$805,122	50	1948	1998	2015			\$805,122	
Stair Construction	\$8.82	S.F.	91,265	100	\$805,122	50	1948	1998	2015	3		\$805,122	
Interior Finishes	\$30.53	S.F.	91,265	100	\$2,786,604	35	1957	1953			\$1,734,435	\$2,786,604	62
Wall Finishes	\$5.67	S.F.	91,265	100	\$517,776	5	1948	1953			\$517,776	\$517,776	100
Paint	\$5.67	S.F.	91,265	100	\$517,776	5	1948	1953			\$517,776	\$517,776	100
Floor Finishes	\$16.49	S.F.	91,265	100	\$1,505,351	56	1976	1998			\$453,182	\$1,505,351	30
Carpet	\$6.74	S.F.	27,000	100	\$181,927	5	1995	2000			\$181,927	\$181,927	100
Ceramic Tile	\$17.22	S.F.	2,000	100	\$34,435	50	1948	1998			\$34,435	\$34,435	100
Terrazo	\$32.61	S.F.	32,265	100	\$1,052,169	75	1948	2023				\$1,052,169	
VCT	\$7.89	S.F.	30,000	100	\$236,820	12	1990	2002			\$236,820	\$236,820	100
Ceiling Finishes	\$8.37	S.F.	91,265	100	\$763,477	13	1948	1961			\$763,477	\$763,477	100
Acoustical Ceilings	\$8.37	S.F.	91,265	100	\$763,477	13	1948	1961			\$763,477	\$763,477	100
Services	\$114.88	S.F.	91,265	100	\$10,484,628	25	1957	1958			\$9,514,317	\$10,484,628	91
Plumbing	\$13.72	S.F.	91,265	100	\$1,252,103	30	1963	1978			\$1,175,755	\$1,252,103	94
Plumbing Fixtures	\$10.94	S.F.	91,265	100	\$998,073	30	1948	1978			\$998,073	\$998,073	100
Domestic Water Distribution	\$0.76	S.F.	91,265	100	\$69,407	30	1948	1978			\$69,407	\$69,407	100
Sanitary Waste	\$1.19	S.F.	91,265	100	\$108,275	30	1948	1978			\$108,275	\$108,275	100
Rain Water Drainage	\$0.84	S.F.	91,265	100	\$76,348	30	2007	2037				\$76,348	
HVAC	\$69.62	S.F.	91,265	100	\$6,353,521	22	1963	1958			\$5,459,558	\$6,353,521	86
Heat Generating Systems	\$7.85	S.F.	91,265	100	\$716,281	30	1948	1978			\$716,281	\$716,281	100
Cooling Generating Systems	\$9.80	S.F.	91,265	100	\$893,963	30	2007	2037				\$893,963	
Distribution Systems	\$14.31	S.F.	91,265	100	\$1,306,240	30	1948	1978			\$1,306,240	\$1,306,240	100
Terminal & Package Units	\$35.33	S.F.	91,265	100	\$3,224,651	15	1980	1995			\$3,224,651	\$3,224,651	100
Controls & Instrumentation	\$1.29	S.F.	91,265	100	\$117,992	20	1948	1968			\$117,992	\$117,992	100
Systems Testing & Balancing	\$1.03	S.F.	91,265	100	\$94,394	10	1948	1958			\$94,394	\$94,394	100
Fire Protection	\$6.65	S.F.	91,265	100	\$606,618	30	1948	1978			\$606,618	\$606,618	100
Sprinklers	\$5.35	S.F.	91,265	100	\$488,626	30	1948	1978			\$488,626	\$488,626	100
Standpipes	\$1.29	S.F.	91,265	100	\$117,992	30	1948	1978			\$117,992	\$117,992	100
Electrical	\$24.90	S.F.	91,265	100	\$2,272,386	30	1948	1963			\$2,272,386	\$2,272,386	100
Electrical Service/Distribution	\$2.37	S.F.	91,265	100	\$216,550	30	1948	1978			\$216,550	\$216,550	100
Lighting and Branch Wiring	\$18.69	S.F.	91,265	100	\$1,706,025	30	1948	1978			\$1,706,025	\$1,706,025	100
Communications and Security	\$3.73	S.F.	91,265	100	\$340,094	30	1948	1978			\$340,094	\$340,094	100
Other Electrical Systems	\$0.11	S.F.	91,265	100	\$9,717	15	1948	1963			\$9,717	\$9,717	100
Equipment & Furnishings	\$2.59	S.F.	91,265	100	\$235,984	20	1984	2004			\$235,984	\$235,984	100
Equipment	\$2.59	S.F.	91,265	100	\$235,984	20	1984	2004			\$235,984	\$235,984	100
Institutional Equipment	\$2.59	S.F.	91,265	100	\$235,984	20	1984	2004			\$235,984	\$235,984	100
Special Construction			0			0	0		2008		\$212,746		
Special Construction			0			0	0		2008		\$212,746		
ADA Compliance			0	0		100	0		2008		\$212,746		
Building Sitework	\$5.08	S.F.	91,265	100	\$463,644	30	1948	1978			\$463,644	\$463,644	100
Site Improvements	\$3.71	S.F.	91,265	100	\$338,981	30	1948	1978			\$338,981	\$338,981	100
Parking Lots	\$2,135.96	Each	127	100	\$271,266	30	1948	1978			\$271,266	\$271,266	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$32.25	L.F.	2,100	100	\$67,715	30	1948	1978			\$67,715	\$67,715	100
Site Mechanical Utilities	\$1.37	S.F.	91,265	100	\$124,663	30	1948	1978			\$124,663	\$124,663	100
Fuel Distribution	\$1.37	S.F.	91,265	100	\$124,663	30	1948	1978			\$124,663	\$124,663	100
NG Supply	\$0.11	S.F.	91,265	100	\$9,717	30	1948	1978			\$9,717	\$9,717	100
Propane Tank	\$6,911.42	S.F.	1	100	\$6,911	30	1948	1978			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	S.F.	1	100	\$108,035	30	1948	1978			\$108,035	\$108,035	100

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Facility: \Other\Oxon Hill Staff Development Center_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$8,892,748 \$178,347	\$4,633,122 \$92,919	\$13,525,870 \$271,266	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is in fair to poor condition with cracks and pot holes. The road surface is in fair condition with some damage. There is sufficient parking capacity for the occupants, but it is insufficient for special functions, meetings, and conferences. Parking striping is old, worn, and in poor condition.
	G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$44,520	\$23,195	\$67,715	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are old and in fair condition.
	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$248,241	\$129,333	\$377,574	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the metal windows throughout the building are original, beyond useful life, and in fair condition. Some windows on the first floor were replaced in 1987, but most of them do not operate properly. Water leaks were reported through windows on the second floor. The flashing and caulking around the windows are beyond their useful life and in fair to poor condition. The single pane windows are not energy efficient.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$240,027	\$125,054	\$365,081	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors and hardware throughout the building are original, beyond useful life, and in fair to poor condition. The entrance doors for both first and second floor have ADA compliant signage.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$163,364	\$85,113	\$248,477	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors are beyond useful life and need to be repainted. The door hardware is in fair to poor condition. Some interior doors do not have locks and several thefts were reported in the past.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$235,464	\$122,677	\$358,140	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior fittings in the building include toilet accessories, handrails, and toilet partitions. The metal toilet partitions are original, rusted, stained, and in poor condition. All of the old toilet accessories are beyond their useful life and need to be replaced. The metal hand rails in the gang restrooms are in fair condition.

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C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$340,418	\$177,358	\$517,776	Necess ary- 2-5 Yrs	Deferred Maintena nce	The facility needs to be repainted.
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$155,700	\$81,120	\$236,820	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VCT floor finish in offices, media center, and kitchen is beyond useful life and in fair to poor condition.
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$119,610	\$62,317	\$181,927	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in some offices is beyond useful life, stained, and in poor condition.
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$22,640	\$11,795	\$34,435	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tiles in some restrooms are in poor condition.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$501,958	\$261,520	\$763,477	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are beyond useful life, stained, and in fair to poor condition. Pipe condensation is considered the possible cause of the stains on the ceiling tiles.
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services-Inspect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical-12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$656,195	\$341,878	\$998,073	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are in fair to poor condition.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$45,633	\$23,775	\$69,407	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$71,187	\$37,088	\$108,275	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$858,804	\$447,437	\$1,306,240	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$77,575	\$40,417	\$117,992	Necess ary- 2-5 Yrs	Deferred Maintena nce	The controls are pneumatic and beyond useful life.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$62,060	\$32,333	\$94,394	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4020	Standpipes	System	Beyond Useful Life	Renew System	1	Ea.	\$77,575	\$40,417	\$117,992	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$142,373	\$74,177	\$216,550	Necess ary- 2-5 Yrs	Deferred Maintena nce	The power distribution from the branch panel wiring is typically copper, 3-wire grounded, and inadequate, and the system trips.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,121,647	\$584,378	\$1,706,025	Necess ary- 2-5 Yrs	Deferred Maintena nce	Lighting is surface-mounted fluorescents and illumination is generally inadequate throughout.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$223,599	\$116,495	\$340,094	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$6,389	\$3,328	\$9,717	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exit signs are present at exit doors and near stairways and are typically illuminated, although a few are not.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,120,086	\$1,104,565	\$3,224,651	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$470,927	\$245,353	\$716,281	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$321,253	\$167,373	\$488,626	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$6,389	\$3,328	\$9,717	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$155,151	\$80,833	\$235,984	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	91,265	S.F.	\$139,873	\$72,874	\$212,746	Does Not Meet Current Code/St andards	ADA / Accessibil ity

Facility Executive Summary

Facility: \Other\Sasscer Administration Bldg.**Address:** 14201 School Lane, Upper Marlboro, MD 20772**Attributes:**

Historical Building	No
Legislative	27A
Original Building	Built in 1949, 62,327 S.F.
School Addition 1	Built in 1962, 37,741 S.F.
School Addition 2	Built in 1967, 4,466 S.F.
School Addition 3	Built in 1984, 1,727 S.F.
School Addition 4	Built in 1996, 1,150 S.F.
School Board District	5
School Grade	NA

General Information:

Function:	Office
Gross Area:	107,411 S.F.

Year Built:
Last Renovation:**Facility Description:**

The Sasscer Administration Building is a multi-story, 107,411 square foot facility located close to MD Route 4 in Upper Marlboro, MD. The original building was constructed in 1949 and additions were constructed in 1962, 1967, 1984, and 1996 (print shop). The building served as a middle school until 1984, when it was renovated and converted for administrative use.

ACCESSIBILITY ISSUES

A further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade with concrete footings and foundation walls. The building has a basement of cast-in-place concrete construction.

B. SHELL

The superstructure of the building is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of walls of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel exterior doors. Roofing is low-slope, built-up roof with stone ballast and flashing.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors and drywall. Interior doors are generally solid core wood doors. Stair construction consists of concrete risers and treads with rubber/vinyl floor finishes in fair to good condition. Interior wall finishes are typically painted CMU and drywall. The floor finishes in building is typically terrazzo, 12x12 vinyl composition tile, carpet, and a small portion has 9x9 vinyl asbestos tiles. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 3,400 square feet of 9x9 vinyl asbestos tiles and 2,050 square feet of 12x12 vinyl asbestos tiles. Ceiling finishes are typically 2x2 or 2x4 suspended acoustical panels.

D. SERVICES**Conveying**

The building includes an elevator.

Plumbing

Fixtures are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided by two gas-fired boilers which were installed in 1988. Cooling is supplied by water-cooled chillers updated June 2007. The heating/cooling distribution system is ceiling mounted fan coil units and ductwork. Fresh air is supplied by air handling units. Wall-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic.

Fire Protection

The building does not have a fire sprinkler system throughout. The only portions of the building that are sprinkled are the storage and mechanical rooms. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving recessed fluorescent in fair condition. Emergency power and lighting are present via a 250 KW propane-fired emergency generator. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible, strobe annunciators. The system is activated by pull stations, is located in interior corridors. The telephone and data systems are separate and include dedicated closets or cabinets that are secured. The building includes an internal security system that is actuated by contact. It has a dedicated grounding system, but no lighting protection. Security system is centrally monitored.

Other Electrical Systems: The building has a 250kW emergency generator.

E. EQUIPMENT & FURNISHINGS

The building does not include theater and stage, audio-visual, laboratory equipment, food service equipment. The audio-visual room and science laboratories are not in use after the school was converted to an administrative building. The building does include fixed window treatment (metal blinds) and furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Surface parking is available on-site. There are 12 handicap spaces out of total 401 parking spaces. There is sufficient parking capacity for the staff members.

Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$19,551,643.64

Replacement Cost: \$27,650,367.78

FCI: 70.71%

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Facility Executive Summary

Facility: \Other\Sasscer Administration Bldg._Building

Attributes:

None

General Information:

Function: Office
Gross Area: 107,411 S.F.

Year Built: 1949
Last Renovation:

Facility Description:

Current Repair Cost: \$19,551,643.64

Replacement Cost: \$27,650,367.78

FCI: 70.71%

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Facility: \Other\Sasscer Administration Bldg._Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$257.43	S.F.	107,411	100	\$27,650,367	42	1956	1959	2008		\$19,551,643	\$27,650,367	71
Substructure	\$14.65	S.F.	107,411	100	\$1,573,929	100	1949					\$1,573,929	
Foundations	\$8.16	S.F.	107,411	100	\$876,330	100	1949					\$876,330	
Standard Foundations	\$4.84	S.F.	32,223	0	\$155,856	100	1949					\$155,856	
Slab on Grade	\$9.58	S.F.	75,188	0	\$720,474	100	1949					\$720,474	
Basement Construction	\$6.49	S.F.	107,411	100	\$697,599	100	1949					\$697,599	
Basement Excavation	\$0.35	S.F.	107,411	0	\$37,576	100	1949					\$37,576	
Basement Walls	\$6.14	S.F.	107,411	0	\$660,023	100	1949					\$660,023	
Shell	\$72.90	S.F.	107,411	100	\$7,830,426	64	1949	1969			\$3,543,202	\$7,830,426	45
Superstructure	\$29.22	S.F.	107,411	100	\$3,138,379	100	1949					\$3,138,379	
Floor Construction	\$9.63	S.F.	107,411	0	\$1,034,146	100	1949					\$1,034,146	
Roof Construction	\$19.59	S.F.	107,411	0	\$2,104,233	100	1949					\$2,104,233	
Exterior Enclosure	\$17.46	S.F.	107,411	100	\$1,875,512	71	1950	1979			\$756,822	\$1,875,512	40
Exterior Walls	\$10.22	S.F.	107,411	0	\$1,097,861	100	1949					\$1,097,861	
Exterior Windows (Addition 3 & 4)	\$4.41	S.F.	2,877	100	\$12,690	30	1984	2014				\$12,690	
Exterior Windows (Orig. Bldg plus Add 1 & 2)	\$4.41	S.F.	104,534	100	\$461,089	30	1949	1979			\$461,089	\$461,089	100
Exterior Doors (Addition 3 & 4)	\$2.83	S.F.	2,877	100	\$8,139	30	1984	2014				\$8,139	
Exterior Doors (Orig. Bldg. plus Add 1 & 2)	\$2.83	S.F.	104,534	100	\$295,733	30	1949	1979			\$295,733	\$295,733	100
Roofing	\$26.22	S.F.	107,411	100	\$2,816,535	20	1950	1969			\$2,786,380	\$2,816,535	99
Roof Coverings (Add 4)	\$26.22	S.F.	1,150	100	\$30,155	20	1996	2016				\$30,155	
Roof Coverings (Orig. Add 1 to 3)	\$26.22	S.F.	106,261	100	\$2,786,380	20	1949	1969			\$2,786,380	\$2,786,380	100
Interiors	\$45.66	S.F.	107,411	100	\$4,904,209	33	1964	1962	2015		\$3,155,889	\$4,904,209	64
Interior Construction	\$16.43	S.F.	107,411	100	\$1,764,908	49	1949	1969	2015		\$751,366	\$1,764,908	43
Partitions	\$9.36	S.F.	107,411	100	\$1,005,228	65	1949	1999	2015			\$1,005,228	
Concrete Block Partitions	\$9.76	S.F.	75,187	0	\$734,188	70	1949					\$734,188	
Drywall Partitions	\$8.41	S.F.	32,224	100	\$271,040	50	1949	1999	2015	3		\$271,040	
Interior Doors (Add 3 & 4)	\$2.89	S.F.	2,877	100	\$8,314	40	1984	2024				\$8,314	
Interior Doors (Orig. Add 1 & 2)	\$2.89	S.F.	104,534	100	\$302,093	40	1949	1989			\$302,093	\$302,093	100
Fittings	\$4.18	S.F.	107,411	100	\$449,273	20	1949	1969			\$449,273	\$449,273	100
Stairs	\$1.67	S.F.	107,411	100	\$179,709	50	1949	1999	2020			\$179,709	
Stair Construction	\$1.67	S.F.	107,411	100	\$179,709	50	1949	1999	2020	8		\$179,709	
Interior Finishes	\$27.55	S.F.	107,411	100	\$2,959,592	22	1983	1962			\$2,404,523	\$2,959,592	81
Wall Finishes	\$6.05	S.F.	107,411	100	\$650,221	5	1984	1989			\$650,221	\$650,221	100
Paint	\$6.05	S.F.	107,411	100	\$650,221	5	1984	1989			\$650,221	\$650,221	100
Floor Finishes	\$12.60	S.F.	107,411	100	\$1,353,644	37	1977	1962			\$798,575	\$1,353,644	59
Carpet	\$7.18	S.F.	32,223	100	\$231,333	5	1984	1989			\$231,333	\$231,333	100
Terrazo	\$34.45	S.F.	16,112	100	\$555,069	75	1949	2024				\$555,069	
VAT	\$21.51	S.F.	5,371	100	\$115,514	13	1949	1962			\$115,514	\$115,514	100
VCT	\$8.41	S.F.	53,706	100	\$451,728	12	1984	1996			\$451,728	\$451,728	100
Ceiling Finishes	\$8.90	S.F.	107,411	100	\$955,727	13	1987	1997			\$955,727	\$955,727	100
Acoustical Ceilings (Add 4)	\$8.90	S.F.	26,852	100	\$238,925	13	1996	2009			\$238,925	\$238,925	100
25% Acoustical Ceilings (Orig., Add 1 to 3) 75%	\$8.90	S.F.	80,559	100	\$716,802	13	1984	1997			\$716,802	\$716,802	100
Services	\$114.90	S.F.	107,411	100	\$12,341,131	24	1957	1959			\$11,756,259	\$12,341,131	95
Conveying	\$0.99	S.F.	107,411	100	\$106,192	30	1949	1979			\$106,192	\$106,192	100
Elevators and Lifts	\$0.99	S.F.	107,411	100	\$106,192	30	1949	1979			\$106,192	\$106,192	100
Plumbing	\$14.66	S.F.	107,411	100	\$1,574,907	30	1949	1979			\$1,574,907	\$1,574,907	100
Plumbing Fixtures	\$11.64	S.F.	107,411	100	\$1,249,797	30	1949	1979			\$1,249,797	\$1,249,797	100
Domestic Water Distribution	\$0.82	S.F.	107,411	100	\$88,221	30	1949	1979			\$88,221	\$88,221	100
Sanitary Waste	\$1.29	S.F.	107,411	100	\$138,866	30	1949	1979			\$138,866	\$138,866	100
Rain Water Drainage	\$0.91	S.F.	107,411	100	\$98,023	30	1949	1979			\$98,023	\$98,023	100
HVAC	\$69.28	S.F.	107,411	100	\$7,441,601	21	1958	1959			\$6,856,729	\$7,441,601	92
Heat Generating Systems	\$8.37	S.F.	107,411	100	\$898,547	30	1949	1979			\$898,547	\$898,547	100
Cooling Generating Systems	\$5.45	S.F.	107,411	100	\$584,872	30	2000	2030				\$584,872	
Distribution Systems	\$15.36	S.F.	107,411	100	\$1,650,059	30	1949	1979			\$1,650,059	\$1,650,059	100
Terminal & Package Units	\$37.60	S.F.	107,411	100	\$4,038,559	15	1949	1964			\$4,038,559	\$4,038,559	100
Controls & Instrumentation	\$1.40	S.F.	107,411	100	\$150,302	20	1949	1969			\$150,302	\$150,302	100
Systems Testing & Balancing	\$1.11	S.F.	107,411	100	\$119,262	10	1949	1959			\$119,262	\$119,262	100
Fire Protection	\$3.48	S.F.	107,411	100	\$374,122	30	1949	1979			\$374,122	\$374,122	100
Sprinklers	\$3.48	S.F.	107,411	100	\$374,122	30	1949	1979			\$374,122	\$374,122	100
Electrical	\$26.48	S.F.	107,411	100	\$2,844,309	28	1966	1979			\$2,844,309	\$2,844,309	100
Electrical Service	\$2.52	S.F.	107,411	100	\$271,198	30	1949	1979			\$271,198	\$271,198	100
Lighting and Branch Wiring	\$19.89	S.F.	107,411	100	\$2,136,907	30	1949	1979			\$2,136,907	\$2,136,907	100

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Communications and Security	\$3.95	S.F.	107,411	100	\$424,768	20	1984	2004			\$424,768	\$424,768	100
Other Electrical Systems	\$0.11	S.F.	107,411	100	\$11,436	15	1984	1999			\$11,436	\$11,436	100
Special Construction			0			0	0		2008		\$102,532		
Special Construction			0			0	0		2008		\$102,532		
ADA Compliance		S.F.	0	100		0	0		2008		\$102,532		
Building Sitework	\$9.32	S.F.	107,411	100	\$1,000,672	30	1949	1979			\$993,761	\$1,000,672	99
Site Improvements	\$9.16	S.F.	107,411	100	\$983,959	30	1949	1979			\$983,959	\$983,959	100
Parking Lots	\$2,273.99	Each	401	100	\$911,868	30	1949	1979			\$911,868	\$911,868	100
Pedestrian Paving	\$34.33	L.F.	2,100	100	\$72,091	30	1949	1979			\$72,091	\$72,091	100
Site Mechanical Utilities	\$0.16	S.F.	107,411	100	\$16,713	30	1949	1979			\$9,802	\$16,713	59
NG supply	\$0.09	S.F.	107,411	100	\$9,802	30	1949	1979			\$9,802	\$9,802	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1984	2014				\$6,911	

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Facility: \Other\Sasscer Administration Bldg._Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$19,551,644		\$29,430	\$296,173	\$33,940	\$1,021,963			\$227,650		\$1,345,012
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$3,543,202		\$22,098		\$33,940						
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$756,822		\$22,098								
Exterior Walls											
Exterior Windows (Addition 3 & 4)			\$13,463								
Exterior Windows (Orig. Bldg plus Add 1 & 2)	\$461,089										
Exterior Doors (Addition 3 & 4)			\$8,635								
Exterior Doors (Orig. Bldg. plus Add 1 & 2)	\$295,733										
Roofing	\$2,786,380				\$33,940						
Roof Coverings (Add 4)					\$33,940						
Roof Coverings (Orig, Add 1 to 3)	\$2,786,380										
Interiors	\$3,155,889			\$296,173		\$1,021,963			\$227,650		\$1,184,735
Interior Construction	\$751,366			\$296,173							
Partitions				\$296,173							
Concrete Block Partitions											
Drywall Partitions				\$296,173							
Interior Doors (Add 3 & 4)											
Interior Doors (Orig, Add 1 & 2)	\$302,093										
Fittings	\$449,273										
Stairs									\$227,650		
Stair Construction									\$227,650		
Interior Finishes	\$2,404,523					\$1,021,963					\$1,184,735
Wall Finishes	\$650,221					\$753,784					\$873,843
Paint	\$650,221					\$753,784					\$873,843
Floor Finishes	\$798,575					\$268,178					\$310,892
Carpet	\$231,333					\$268,178					\$310,892
Terrazo											
VAT	\$115,514										
VCT	\$451,728										
Ceiling Finishes	\$955,727										
Acoustical Ceilings (Add 4) 25%	\$238,925										
Acoustical Ceilings (Orig., Add 1 to 3) 75%	\$716,802										
Services	\$11,756,259										\$160,278
Conveying	\$106,192										
Elevators and Lifts	\$106,192										
Plumbing	\$1,574,907										
Plumbing Fixtures	\$1,249,797										
Domestic Water Distribution	\$88,221										
Sanitary Waste	\$138,866										
Rain Water Drainage	\$98,023										
HVAC	\$6,856,728										\$160,278
Heat Generating Systems	\$898,547										
Cooling Generating Systems											
Distribution Systems	\$1,650,059										
Terminal & Package Units	\$4,038,559										
Controls & Instrumentation	\$150,302										
Systems Testing & Balancing	\$119,262										\$160,278
Fire Protection	\$374,122										
Sprinklers	\$374,122										

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Communications and Security	\$424,768										
Other Electrical Systems	\$11,436										
Special Construction	\$102,532										
Special Construction	\$102,532										
ADA Compliance	\$102,532										
Building Sitework	\$993,762		\$7,332								
Site Improvements	\$983,959										
Parking Lots	\$911,868										
Pedestrian Paving	\$72,091										
Site Mechanical Utilities	\$9,802		\$7,332								
NG supply	\$9,802										
Propane Tank			\$7,332								

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Sasscer Administration Bldg._Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$12,854,467 \$295,380	\$6,697,177 \$153,893	\$19,551,644 \$449,273	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include toilet accessories, handrails, and toilet partitions in poor condition with several observed damages. The metal toilet partitions are beyond their useful lives, rusted, and in fair to very poor condition. The paint is worn and outdated.
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$427,496	\$222,725	\$650,221	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$296,994	\$154,734	\$451,728	Necess ary- 2-5 Yrs	Deferred Maintena nce	The vinyl composition tiles in the offices are beyond their useful life and in fair condition.
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$152,093	\$79,240	\$231,333	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the hallways and some offices on the second floor is beyond its useful life, stained, and in fair to poor condition.
C3020410	VAT	System		Beyond Useful Life	Renew System	1	Ea.	\$75,946	\$39,568	\$115,514	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 vinyl asbestos tiles in some of the offices are beyond useful life, worn out, and in poor condition.
B2020	Exterior Windows (Orig. Bldg plus Add 1 & 2)	System		Beyond Useful Life	Renew System	1	Ea.	\$303,149	\$157,940	\$461,089	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior windows are original and most of them are rusted and do not function properly. The windows are not reported to leak when it rains, but are difficult to operate; they do close properly. The flashing and caulking on the windows is in fair condition.
B2030	Exterior Doors (Orig. Bldg. plus Add 1 & 2)	System		Beyond Useful Life	Renew System	1	Ea.	\$194,433	\$101,300	\$295,733	Necess ary- 2-5 Yrs	Deferred Maintena nce	The hollow metal exterior doors are beyond useful life and in fair condition.
B3010	Roof Coverings (Orig, Add 1 to 3)	System		Beyond Useful Life	Renew System	1	Ea.	\$1,831,940	\$954,441	\$2,786,380	Necess ary- 2-5 Yrs	Deferred Maintena nce	The roof is a low-slope built-up roof with stone ballast and flashing. Due to inadequate slope and standing water, several leaks were reported throughout the school, with an exception of 1996 print shop addition.
C1020	Interior Doors (Orig, Add 1 & 2)	System		Beyond Useful Life	Renew System	1	Ea.	\$198,615	\$103,478	\$302,093	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are beyond useful life, stained, and in fair condition.
C3030210	Acoustical Ceilings (Orig., Add 1 to 3) 75%	System		Beyond Useful Life	Renew System	1	Ea.	\$471,270	\$245,532	\$716,802	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are beyond their useful lives and in fair to poor condition, with some warped and stained panels throughout the building.

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G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$599,519	\$312,349	\$911,868	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking striping is in fair condition. However, the parking surface and the road surface are damaged with some pot holes, cracks and uneven surface observed. Drainage is not adequate and parking lot is reported to flood at some places when it rains.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$47,397	\$24,694	\$72,091	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond their useful life and in fair to poor condition.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$821,694	\$428,103	\$1,249,797	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$58,002	\$30,219	\$88,221	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$91,299	\$47,567	\$138,866	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,084,851	\$565,207	\$1,650,059	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$98,818	\$51,484	\$150,302	Necess ary- 2-5 Yrs	Deferred Maintena nce	The pneumatic controls are in poor condition.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$78,410	\$40,852	\$119,262	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$178,302	\$92,895	\$271,198	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main panel is inadequate. The heater, microwave, or toaster trip the system. Power distribution from branch panels wiring is typically copper, 3-wire grounded and is inadequate.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$279,269	\$145,499	\$424,768	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$64,447	\$33,577	\$98,023	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,655,200	\$1,383,359	\$4,038,559	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$590,761	\$307,786	\$898,547	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$7,519	\$3,917	\$11,436	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4020	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$245,971	\$128,151	\$374,122	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,404,936	\$731,972	\$2,136,907	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	NG supply	System	Beyond Useful Life	Renew System	1	Ea.	\$6,445	\$3,358	\$9,802	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$69,817	\$36,375	\$106,192	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	107,411	S.F.	\$67,411	\$35,121	\$102,532	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3030210	Acoustical Ceilings (Add 4) 25%	System	Beyond Useful Life	Renew System	1	Ea.	\$157,084	\$81,841	\$238,925	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary

Facility: \Other\Thomas Addison Alternative School**Address:** Oxon Hill Road, Oxon Hill, MD 20745**Attributes:**

Historical Building	No
Original Building	Built in 1958, 19,985 S.F.
School Addition 1	Built in 1960, 5,453 S.F.
School Grade	NA

General Information:

Function:	Other	Year Built:
Gross Area:	25,438 S.F.	Last Renovation:

Facility Description:

Thomas Addison Alternative School is a one-story, 25,438 square foot facility located on a 7.1-acre site close to Route 210 (Indian Head Highway) and Interstate 495 (Capital Beltway) in Oxon Hill, MD. The original building was constructed in 1958 and an addition was constructed in 1960, with no major renovation.

ACCESSIBILITY ISSUES

A further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel at the main entrance and aluminum at other locations. Roofing is typically very low-slope with built-up roof, standing seam metal, and asphalt composition roofing.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving and toilet partitions. There is no stair construction in this building. Floor finishes in common areas are typically terrazzo and vinyl composition tile. Floor finishes in assignable spaces is typically vinyl tile and carpet. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 20,000 square feet of 9x9 vinyl asbestos tiles. Ceiling finishes in common areas are typically 1x1 suspended acoustical tile and 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster.

D. Services**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has sprinklers in the janitors closets only.

HVAC

Heating is provided by two steam, gas fired boilers that supply fan coil units and fin tube radiators throughout the building. Cooling is provided by individual window units for each classroom and a split cooling only package unit for the church. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units, and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pole mounted transformer provides service to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power. Lighting in the classrooms has 40w fluorescent lamps and hard ballasts. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Kitchen range hood lacks a fire suppression system. Telephone and data systems are separate. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed casework and window treatments. The kitchen is not functional.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

Facility Executive Summary

G. SITE

Surface parking is available on-site. There is insufficient parking capacity for occupants where none of the 38 is handicap spaces. Landscaping is not irrigated. Drainage is generally handled by surface drainage.

Current Repair Cost: \$4,969,690.33**Replacement Cost:** \$6,574,829.27**FCI:** 75.59%

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Facility Executive Summary

Facility: \Other\Thomas Addison Alternative School_Building

Attributes:

None

General Information:

Function: Other
Gross Area: 25,438 S.F.

Year Built: 1958
Last Renovation:

Facility Description:

Current Repair Cost: \$4,969,690.33

Replacement Cost: \$6,574,829.27

FCI: 75.59%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Thomas Addison Alternative School_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.46	S.F.	25,438	101	\$6,659,038	40	1960	1963			\$4,969,693	\$6,574,832	76
Substructure	\$13.58	S.F.	25,438	100	\$345,513	100	1958					\$345,513	
Foundations	\$13.58	S.F.	25,438	100	\$345,513	100	1958					\$345,513	
Standard Foundations	\$3.88	S.F.	25,438	0	\$98,663	100	1958					\$98,663	
Slab on Grade	\$9.70	S.F.	25,438	0	\$246,850	100	1958					\$246,850	
Shell	\$64.11	S.F.	25,438	100	\$1,634,490	59	1958	1978			\$866,083	\$1,630,833	53
Superstructure	\$19.85	S.F.	25,438	100	\$504,920	100	1958					\$504,920	
Roof Construction	\$19.85	S.F.	25,438	0	\$504,920	100	1958					\$504,920	
Exterior Enclosure	\$17.69	S.F.	25,438	101	\$453,635	71	1958	1988			\$190,148	\$449,978	42
Exterior Walls	\$10.36	S.F.	25,438	0	\$263,487	100	1958					\$263,487	
Exterior Windows	\$4.46	S.F.	25,438	100	\$113,365	30	1958	1988			\$113,365	\$113,365	100
Exterior Doors	\$2.87	S.F.	25,438	105	\$76,783	30	1958	1988			\$76,783	\$73,126	105
Roofing	\$26.57	S.F.	25,438	100	\$675,935	20	1958	1978			\$675,935	\$675,935	100
Roof Coverings	\$26.57	S.F.	25,438	100	\$675,935	20	1958	1978			\$675,935	\$675,935	100
Interiors	\$52.84	S.F.	25,438	106	\$1,423,257	39	1958	1963			\$1,000,562	\$1,344,159	74
Interior Construction	\$17.20	S.F.	25,438	100	\$437,482	69	1958	1978			\$192,316	\$437,482	44
Partitions	\$10.06	S.F.	25,438	100	\$256,020	98	1958	2008			\$10,854	\$256,020	4
Concrete Block Partitions - Regular Weight	\$10.15	S.F.	24,166	0	\$245,166	100	1958					\$245,166	
Drywall Partitions/Metal Stud Framing	\$8.53	S.F.	1,272	100	\$10,854	50	1958	2008			\$10,854	\$10,854	100
Interior Doors	\$2.91	S.F.	25,438	100	\$73,900	40	1958	1998			\$73,900	\$73,900	100
Fittings	\$4.23	S.F.	25,438	100	\$107,562	20	1958	1978			\$107,562	\$107,562	100
Interior Finishes	\$35.64	S.F.	25,438	109	\$985,775	26	1958	1963			\$808,246	\$906,677	89
Wall Finishes	\$6.13	S.F.	25,438	100	\$155,926	5	1958	1963			\$155,926	\$155,926	100
Paint	\$6.13	S.F.	25,438	100	\$155,926	5	1958	1963			\$155,926	\$155,926	100
Floor Finishes	\$19.47	S.F.	25,438	115	\$568,158	33	1958	1963			\$390,629	\$495,271	79
Carpet	\$7.26	S.F.	2,544	100	\$18,457	5	1958	1963			\$18,457	\$18,457	100
Ceramic Tile	\$18.59	S.F.	762	110	\$15,579	50	1958	2008			\$15,579	\$14,163	110
Concrete	\$3.48	S.F.	1,018	100	\$3,546	10	1958	1968			\$3,546	\$3,546	100
Terrazo	\$34.89	S.F.	5,088	100	\$177,529	75	1958	2033				\$177,529	
VAT (Resilient Flooring)	\$21.78	S.F.	10,938	130	\$309,709	13	1958	1971			\$309,709	\$238,238	130
VCT	\$8.52	S.F.	5,088	100	\$43,338	12	1958	1970			\$43,338	\$43,338	100
Ceiling Finishes	\$10.04	S.F.	25,438	102	\$261,691	23	1958	1971			\$261,691	\$255,480	102
Plaster Ceilings	\$16.27	S.F.	3,816	110	\$68,315	50	1958	2008			\$68,315	\$62,104	110
Acoustical Ceilings	\$8.94	S.F.	21,622	100	\$193,376	13	1958	1971			\$193,376	\$193,376	100
Services	\$110.33	S.F.	25,438	100	\$2,808,112	24	1962	1968			\$2,596,084	\$2,806,661	92
Plumbing	\$14.83	S.F.	25,438	100	\$377,240	30	1958	1988			\$377,240	\$377,240	100
Plumbing Fixtures	\$11.79	S.F.	25,438	100	\$299,857	30	1958	1988			\$299,857	\$299,857	100
Domestic Water Distribution	\$0.84	S.F.	25,438	100	\$21,280	30	1958	1988			\$21,280	\$21,280	100
Sanitary Waste	\$1.29	S.F.	25,438	100	\$32,888	30	1958	1988			\$32,888	\$32,888	100
Rain Water Drainage	\$0.91	S.F.	25,438	100	\$23,215	30	1958	1988			\$23,215	\$23,215	100
HVAC	\$64.40	S.F.	25,438	100	\$1,638,186	21	1968	1968			\$1,426,158	\$1,638,186	87
Heat Generating Systems	\$8.34	S.F.	25,438	100	\$212,028	30	2007	2037				\$212,028	
Boilers	\$8.34	S.F.	25,438	100	\$212,028	30	2007	2037				\$212,028	
Distribution Systems	\$15.44	S.F.	25,438	100	\$392,716	30	1958	1988			\$392,716	\$392,716	100
Terminal & Package Units	\$38.09	S.F.	25,438	100	\$968,828	15	1958	1973			\$968,828	\$968,828	100
Controls & Instrumentation	\$1.41	S.F.	25,438	100	\$35,983	20	1958	1978			\$35,983	\$35,983	100
Systems Testing & Balancing	\$1.13	S.F.	25,438	100	\$28,631	10	1958	1968			\$28,631	\$28,631	100
Fire Protection	\$5.78	S.F.	25,438	100	\$147,027	30	1958	1988			\$147,027	\$147,027	100
Sprinklers	\$5.78	S.F.	25,438	100	\$147,027	30	1958	1988			\$147,027	\$147,027	100
Electrical	\$25.32	S.F.	25,438	100	\$645,659	28	1958	1978			\$645,659	\$644,208	100
Electrical Service/Distribution	\$1.14	S.F.	25,438	105	\$30,469	30	1958	1988			\$30,469	\$29,018	105
Main Panel	\$1.14	S.F.	25,438	105	\$30,469	30	1958	1988			\$30,469	\$29,018	105
Lighting and Branch Wiring	\$20.17	S.F.	25,438	100	\$513,045	30	1958	1988			\$513,045	\$513,045	100
Communications and Security	\$4.02	S.F.	25,438	100	\$102,145	20	1958	1978			\$102,145	\$102,145	100
Equipment & Furnishings	\$12.22	S.F.	25,438	100	\$310,897	27	1958	1973			\$310,897	\$310,897	100
Equipment	\$12.22	S.F.	25,438	100	\$310,897	27	1958	1973			\$310,897	\$310,897	100
Institutional Equipment	\$2.78	S.F.	25,438	100	\$70,805	15	1958	1973			\$70,805	\$70,805	100
Other Equipment	\$9.44	S.F.	25,438	100	\$240,092	30	1958	1988			\$240,092	\$240,092	100
Food Service Equipment	\$240,092.12	SYSTE M	1	100	\$240,092	30	1958	1988			\$240,092	\$240,092	100
Special Construction			0			0	0				\$59,298		
Special Construction			0			0	0				\$59,298		
ADA Compliance			0	0		0	0				\$59,298		
Building Sitework	\$5.38	S.F.	25,438	100	\$136,769	30	1958	1988			\$136,769	\$136,769	100
Site Improvements	\$5.27	S.F.	25,438	100	\$134,061	30	1958	1988			\$134,061	\$134,061	100
Parking Lots	\$2,303.65	Each	38	100	\$87,539	30	1958	1988			\$87,539	\$87,539	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$34.77	L.F.	1,338	100	\$46,522	30	1958	1988			\$46,522	\$46,522	100
Site Mechanical Utilities	\$0.11	S.F.	25,438	100	\$2,708	30	1958	1988			\$2,708	\$2,708	100
Fuel Distribution	\$0.11	S.F.	25,438	100	\$2,708	30	1958	1988			\$2,708	\$2,708	100
NG Supply	\$0.11	S.F.	25,438	100	\$2,708	30	1958	1988			\$2,708	\$2,708	100

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Facility Executive Summary

Facility: \Other\Thomas Addison Alternative School_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$4,969,690					\$202,157					\$277,599
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$866,083										
Superstructure											
Roof Construction											
Exterior Enclosure	\$190,148										
Exterior Walls											
Exterior Windows	\$113,365										
Exterior Doors	\$76,783										
Roofing	\$675,935										
Roof Coverings	\$675,935										
Interiors	\$1,000,560					\$202,157					\$239,121
Interior Construction	\$192,315										
Partitions	\$10,854										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$10,854										
Interior Doors	\$73,900										
Fittings	\$107,562										
Interior Finishes	\$808,245					\$202,157					\$239,121
Wall Finishes	\$155,926					\$180,760					\$209,551
Paint	\$155,926					\$180,760					\$209,551
Floor Finishes	\$390,629					\$21,397					\$29,570
Carpet	\$18,457					\$21,397					\$24,805
Ceramic Tile	\$15,579										
Concrete	\$3,546										\$4,765
Terrazo											
VAT (Resilient Flooring)	\$309,709										
VCT	\$43,338										
Ceiling Finishes	\$261,691										
Plaster Ceilings	\$68,315										
Acoustical Ceilings	\$193,376										
Services	\$2,596,083										\$38,478
Plumbing	\$377,239										
Plumbing Fixtures	\$299,857										
Domestic Water Distribution	\$21,280										
Sanitary Waste	\$32,888										
Rain Water Drainage	\$23,215										
HVAC	\$1,426,158										\$38,478
Heat Generating Systems											
Boilers											
Distribution Systems	\$392,716										
Terminal & Package Units	\$968,828										
Controls & Instrumentation	\$35,983										
Systems Testing & Balancing	\$28,631										\$38,478
Fire Protection	\$147,027										
Sprinklers	\$147,027										
Electrical	\$645,659										
Electrical Service/Distribution	\$30,469										
Main Panel	\$30,469										
Lighting and Branch Wiring	\$513,045										
Communications and Security	\$102,145										
Equipment & Furnishings	\$310,897										
Equipment	\$310,897										
Institutional Equipment	\$70,805										
Other Equipment	\$240,092										
Food Service Equipment	\$240,092										
Special Construction	\$59,298										
Special Construction	\$59,298										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Thomas Addison Alternative School_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,267,384 \$74,533	\$1,702,307 \$38,832	\$4,969,690 \$113,365	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows and rusted and deteriorated.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$50,482	\$26,301	\$76,783	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are generally in poor condition. Old age, rust and damage to exterior doors have been observed throughout the school.
	B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$444,402	\$231,533	\$675,935	Necess ary- 2-5 Yrs	Deferred Maintena nce	Roof covering is old, damaged, has reported leaks, and needs to be replaced.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$48,587	\$25,314	\$73,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$70,718	\$36,844	\$107,562	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$102,515	\$53,410	\$155,926	Necess ary- 2-5 Yrs	Deferred Maintena nce	Paint peeling has been observed in several places.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$28,493	\$14,845	\$43,338	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$12,135	\$6,322	\$18,457	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$2,331	\$1,215	\$3,546	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$203,622	\$106,087	\$309,709	Necess ary- 2-5 Yrs	Deferred Maintena nce	Damage to VAT (Resilient Flooring) has been observed in several places.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$127,137	\$66,239	\$193,376	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$197,145	\$102,712	\$299,857	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$13,991	\$7,289	\$21,280	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$15,263	\$7,952	\$23,215	Necess ary- 2-5 Yrs	Deferred Maintena nce	Roof drainage is poor. Stagnant rainwater has been observed on the roof.
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$21,622	\$11,265	\$32,888	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$636,968	\$331,860	\$968,828	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$258,196	\$134,520	\$392,716	Necessary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$23,657	\$12,325	\$35,983	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$18,824	\$9,807	\$28,631	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$96,664	\$50,362	\$147,027	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$20,032	\$10,437	\$30,469	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$337,308	\$175,737	\$513,045	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$67,156	\$34,988	\$102,145	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$46,552	\$24,253	\$70,805	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$57,553	\$29,985	\$87,539	Necessary- 2-5 Yrs	Deferred Maintenance	Parking striping is in poor condition and insufficient for the occupants.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$30,587	\$15,936	\$46,522	Necessary- 2-5 Yrs	Deferred Maintenance	Pedestrian paving is damaged, not maintained, and overgrown.
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$1,781	\$928	\$2,708	Necessary- 2-5 Yrs	Deferred Maintenance	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$7,136	\$3,718	\$10,854	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$10,243	\$5,337	\$15,579	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$44,914	\$23,400	\$68,315	Necessary- 2-5 Yrs	Deferred Maintenance	Plaster ceilings are damaged due to roof and pipe leaks.
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$157,851	\$82,241	\$240,092	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	25,438	S.F.	\$38,986	\$20,312	\$59,298	Does Not Meet Current Code/Standards	ADA / Accessibility	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Valley View Elementary

Address: 5500 Danby Avenue, Oxon Hill, MD 20745

Attributes:

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1968, 48,231 S.F.
School Addition 1	Built in 1990, 4,200 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function:	Other
Gross Area:	52,431 S.F.

Year Built:
Last Renovation:

Facility Description:

Valley View Elementary School is a one-story, 52,431 square foot facility located on a 14.5-acre site close to I-495 (Capital Beltway) in Oxon Hill, MD. The original building was constructed in 1968 and an addition was constructed in 1990 (four Modulares), with no major renovation performed.

ACCESSIBILITY ISSUES

A further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade that. The building does not have a basement, cellar, or sub-floor, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls, slab-on-grade floor, and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over concrete masonry unit (CMU), single pane metal windows with operable frames, and hollow metal steel doors. Most of the classrooms have a fire window exits. The original building has low-slope built up roof with gravel ballast that was replaced in 2006. The 1990 addition has EPDM roof.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. Interior wall finishes are typically painted CMU walls. Floor finishes throughout the building are typically 9x9 vinyl asbestos tiles (VAT), 12x12 vinyl composition tiles (VCT), carpet, and ceramic tiles. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 46,000 square feet of 9x9 vinyl asbestos tile and 270 square feet of 12x12 vinyl asbestos tiles. The overall ceiling finishes are typically suspended 2x2 and 2x4 acoustical tiles. The school had 39,300 square feet of asbestos containing 2x4 acoustical ceiling tiles that were replaced in 2008.

D. SERVICES

Conveying

The building does not include conveying equipment. There is a metal ladder to access the roof hatch.

Plumbing

Toilets were replaced throughout the building in 2007. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains and scuppers.

HVAC

Heating is provided by two gas/oil-fired boilers. Cooling is supplied by window units. The heating/cooling distribution system is a 2-pipe system using unit ventilators and fin-tube radiators. Fresh air is supplied by infiltration, thru building, and air handling units in cafeteria. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a minimal fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving suspended fluorescent lights. The system was updated in 2007. Emergency lighting is present in corridors. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible annunciators in interior corridors. The system is activated by pull stations and is centrally monitored. The telephone and data systems are combined. The building includes an internal security system that is actuated by contact devices, but no surveillance, and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and two grease trap interceptors. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatments, and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are two reserved handicap spaces out of total 55 parking spaces. The parking lot was resurfaced and the curbs were repainted in 2007. The bus loading/unloading area is covered. Drainage is generally handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$9,220,249.15**Replacement Cost:** \$13,774,197.23**FCI:** 66.94%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Valley View Elementary_Building

Attributes:

None

General Information:

Function: Other
Gross Area: 48,231 S.F.

Year Built: 1968
Last Renovation:

Facility Description:

Current Repair Cost: \$8,785,707.17

Replacement Cost: \$12,602,856.88

FCI: 69.71%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Valley View Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.06	S.F.	48,231	103	\$12,930,764	38	1971	1973	2005		\$8,677,672	\$12,494,822	69
Substructure	\$14.50	S.F.	48,231	100	\$699,115	100	1968					\$699,115	
Foundations	\$14.50	S.F.	48,231	100	\$699,115	100	1968					\$699,115	
Standard Foundations	\$4.87	S.F.	48,231	0	\$234,750	100	1968					\$234,750	
Slab on Grade	\$9.63	S.F.	48,231	0	\$464,365	100	1968					\$464,365	
Shell	\$63.62	S.F.	48,231	100	\$3,068,622	59	1976	1998			\$350,658	\$3,068,622	11
Superstructure	\$19.71	S.F.	48,231	100	\$950,737	100	1968					\$950,737	
Roof Construction	\$19.71	S.F.	48,231	0	\$950,737	100	1968					\$950,737	
Exterior Enclosure	\$17.55	S.F.	48,231	100	\$846,567	71	1968	1998			\$350,658	\$846,567	41
Exterior Walls	\$10.28	S.F.	48,231	0	\$495,909	100	1968					\$495,909	
Exterior Windows	\$4.43	S.F.	48,231	100	\$213,476	30	1968	1998			\$213,476	\$213,476	100
Exterior Doors	\$2.84	S.F.	48,231	100	\$137,182	30	1968	1998			\$137,182	\$137,182	100
Roofing	\$26.36	S.F.	48,231	100	\$1,271,318	20	2006	2026				\$1,271,318	
Roof Coverings	\$26.36	S.F.	48,231	100	\$1,271,318	20	2006	2026				\$1,271,318	
Interiors	\$52.59	S.F.	48,231	111	\$2,816,950	31	1977	1973	2005		\$1,868,506	\$2,536,639	74
Interior Construction	\$16.91	S.F.	48,231	100	\$815,756	70	1968	1988			\$341,855	\$815,756	42
Partitions	\$9.83	S.F.	48,231	100	\$473,901	100	1968					\$473,901	
Concrete Block Partitions - Regular Weight	\$9.83	S.F.	48,231	0	\$473,901	100	1968					\$473,901	
Interior Doors	\$2.89	S.F.	48,231	100	\$139,383	40	1968	2008			\$139,383	\$139,383	100
Fittings	\$4.20	S.F.	48,231	100	\$202,472	20	1968	1988			\$202,472	\$202,472	100
Interior Finishes	\$35.68	S.F.	48,231	116	\$2,001,194	15	1986	1973	2005		\$1,526,651	\$1,720,883	89
Wall Finishes	\$6.10	S.F.	48,231	100	\$293,985	5	1980	1973			\$293,985	\$293,985	100
Paint (Corridor, 4 classroom)	\$6.08	S.F.	15,000	100	\$91,260	5	2006	2011			\$91,260	\$91,260	100
Paint (Remaining Classroom)	\$6.08	S.F.	33,321	100	\$202,725	5	1968	1973			\$202,725	\$202,725	100
Floor Finishes	\$20.70	S.F.	48,231	128	\$1,278,790	14	1970	1981	2005		\$1,232,666	\$998,479	123
Carpet	\$7.19	S.F.	2,500	100	\$17,986	5	2002	2007	2005		\$17,986	\$17,986	100
Ceramic Tile	\$18.45	S.F.	2,500	100	\$46,124	50	1968	2018				\$46,124	
VAT (Resilient Flooring)	\$21.61	S.F.	43,231	130	\$1,214,680	13	1968	1981			\$1,214,680	\$934,369	130
Ceiling Finishes	\$8.88	S.F.	48,231	100	\$428,419	25	2008	2033				\$428,419	
Services	\$117.51	S.F.	48,231	103	\$5,823,374	25	1968	1978			\$5,823,374	\$5,667,743	103
Plumbing	\$14.68	S.F.	48,231	100	\$707,918	30	1968	1998			\$707,918	\$707,918	100
Plumbing Fixtures	\$11.68	S.F.	48,231	100	\$563,400	30	1968	1998			\$563,400	\$563,400	100
Domestic Water Distribution	\$0.82	S.F.	48,231	100	\$39,614	30	1968	1998			\$39,614	\$39,614	100
Sanitary Waste	\$1.28	S.F.	48,231	100	\$61,622	30	1968	1998			\$61,622	\$61,622	100
Rain Water Drainage	\$0.90	S.F.	48,231	100	\$43,282	30	1968	1998			\$43,282	\$43,282	100
HVAC	\$70.59	S.F.	48,231	104	\$3,554,113	22	1968	1978			\$3,554,113	\$3,404,608	104
Heat Generating Systems	\$8.27	S.F.	48,231	110	\$438,982	30	1968	1998			\$438,982	\$399,075	110
Cooling Generating Systems	\$6.71	S.F.	48,231	110	\$355,866	30	1968	1998			\$355,866	\$323,515	110
Distribution Systems	\$15.32	S.F.	48,231	110	\$812,602	30	1968	1998			\$812,602	\$738,729	110
Terminal & Package Units	\$37.78	S.F.	48,231	100	\$1,822,246	15	1968	1983			\$1,822,246	\$1,822,246	100
Controls & Instrumentation	\$1.40	S.F.	48,231	105	\$70,865	20	1968	1988			\$70,865	\$67,491	105
Systems Testing & Balancing	\$1.11	S.F.	48,231	100	\$53,552	10	1968	1978			\$53,552	\$53,552	100
Fire Protection	\$5.72	S.F.	48,231	100	\$275,831	30	1968	1998			\$275,831	\$275,831	100
Sprinklers	\$5.72	S.F.	48,231	100	\$275,831	30	1968	1998			\$275,831	\$275,831	100
Electrical	\$26.53	S.F.	48,231	100	\$1,285,512	30	1968	1998			\$1,285,512	\$1,279,386	100
Electrical Service/Distribution	\$2.54	S.F.	48,231	105	\$128,636	30	1968	1998			\$128,636	\$122,510	105
Lighting and Branch Wiring	\$20.00	S.F.	48,231	100	\$964,675	30	1968	1998			\$964,675	\$964,675	100
Communications and Security	\$3.99	S.F.	48,231	100	\$192,201	30	1968	1998			\$192,201	\$192,201	100
Equipment & Furnishings	\$7.34	S.F.	48,231	100	\$353,895	24	1968	1983			\$353,895	\$353,895	100
Equipment	\$7.34	S.F.	48,231	100	\$353,895	24	1968	1983			\$353,895	\$353,895	100
Institutional Equipment	\$2.77	S.F.	48,231	100	\$133,514	15	1968	1983			\$133,514	\$133,514	100
Other Equipment	\$4.57	S.F.	48,231	100	\$220,381	30	1968	1998			\$220,381	\$220,381	100
Food Service Equipment, EACH	\$220,381.16	SYSTE M	1	100	\$220,381	30	1968	1998			\$220,381	\$220,381	100
Special Construction			0			0	0				\$112,431		
Special Construction			0			0	0				\$112,431		
ADA Compliance			0	0		0	0				\$112,431		
Building Sitework	\$3.50	S.F.	48,231	100	\$168,808	30	1968	1998	2012		\$168,808	\$168,808	100
Site Improvements	\$3.39	S.F.	48,231	100	\$163,673	30	1968	1998	2012		\$163,673	\$163,673	100
Parking Lots	\$2,285.64	Ea.	55	100	\$125,710	30	1968	1998			\$125,710	\$125,710	100
Pedestrian Paving	\$34.51	L.F.	1,100	100	\$37,963	30	1968	1998	2012		\$37,963	\$37,963	100
Site Mechanical Utilities	\$0.11	S.F.	48,231	100	\$5,135	30	1968	1998			\$5,135	\$5,135	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	48,231	100	\$5,135	30	1968	1998			\$5,135	\$5,135	100
Gas Service Piping	\$0.11	S.F.	48,231	100	\$5,135	30	1968	1998			\$5,135	\$5,135	100

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Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Other\Valley View Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,785,707					\$361,660	\$55,075				\$491,233
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$350,658										
Superstructure											
Roof Construction											
Exterior Enclosure	\$350,658										
Exterior Walls											
Exterior Windows	\$213,476										
Exterior Doors	\$137,182										
Roofing											
Roof Coverings											
Interiors	\$1,868,505					\$361,660	\$55,075				\$419,263
Interior Construction	\$341,855										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$139,383										
Fittings	\$202,472										
Interior Finishes	\$1,526,651					\$361,660	\$55,075				\$419,263
Wall Finishes	\$293,985					\$340,809					\$395,091
Paint (Corridor, 4 classroom)	\$91,260					\$105,795					\$122,646
Paint (Remaining Classroom)	\$202,725					\$235,014					\$272,445
Floor Finishes	\$1,232,666					\$20,851	\$55,075				\$24,171
Carpet	\$17,986					\$20,851					\$24,171
Ceramic Tile							\$55,075				
VAT (Resilient Flooring)	\$1,214,680										
Ceiling Finishes											
Services	\$5,823,375										\$71,970
Plumbing	\$707,918										
Plumbing Fixtures	\$563,400										
Domestic Water Distribution	\$39,614										
Sanitary Waste	\$61,622										
Rain Water Drainage	\$43,282										
HVAC	\$3,554,114										\$71,970
Heat Generating Systems	\$438,982										
Cooling Generating Systems	\$355,866										
Distribution Systems	\$812,602										
Terminal & Package Units	\$1,822,246										
Controls & Instrumentation	\$70,865										
Systems Testing & Balancing	\$53,552										\$71,970
Fire Protection	\$275,831										
Sprinklers	\$275,831										
Electrical	\$1,285,513										
Electrical Service/Distribution	\$128,636										
Lighting and Branch Wiring	\$964,675										
Communications and Security	\$192,201										
Equipment & Furnishings	\$353,895										
Equipment	\$353,895										
Institutional Equipment	\$133,514										
Other Equipment	\$220,381										
Food Service Equipment, EACH	\$220,381										
Special Construction	\$112,431										
Special Construction	\$112,431										
ADA Compliance	\$112,431										
Building Sitework	\$276,843										
Site Improvements	\$163,673										
Parking Lots	\$125,710										
Pedestrian Paving	\$37,963										

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Valley View Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,776,270 \$140,352	\$3,009,437 \$73,124	\$8,785,707 \$213,476	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows in the original building are beyond useful life and in fair condition. The flashing and caulking around the windows are in fair condition, but are beyond useful life. The metal windows in the 1990 addition are in good condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$90,192	\$46,990	\$137,182	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors in the original building are beyond useful life and in poor condition (rusty and difficult to operate).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$133,118	\$69,354	\$202,472	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are beyond useful life and in poor condition (difficult to write on). Metal toilet partitions are original, rusty/stained, and in poor condition. All of the old toilet accessories are beyond useful life and need to be replaced. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3010230	Paint (Remaining Classroom)	System	Beyond Useful Life	Renew System	1	Ea.	\$133,284	\$69,441	\$202,725	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint on some partition walls is peeling and needs to be repainted. The school has been partially painted in 2006 (only corridors) and 2007 (four classrooms and one restroom) but most of the classrooms and offices have original paint.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$798,606	\$416,074	\$1,214,680	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tiles (VAT) in classrooms and corridors of the original building are beyond useful life and in fair to poor condition (worn with surface cracks).
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$82,650	\$43,060	\$125,710	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in poor condition. The road surface is in fair condition with some damage.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$91,639	\$47,744	\$139,383	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$370,414	\$192,986	\$563,400	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$26,045	\$13,569	\$39,614	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$233,969	\$121,898	\$355,866	Necessary- 2-5 Yrs	Deferred Maintenance	Window units are temporary systems and are considered to be poor. Distribution systems are aged and original to the building.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$534,255	\$278,347	\$812,602	Necessary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$46,591	\$24,274	\$70,865	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$35,209	\$18,344	\$53,552	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$181,349	\$94,483	\$275,831	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$84,573	\$44,063	\$128,636	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$126,365	\$65,836	\$192,201	Necessary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$28,456	\$14,826	\$43,282	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,198,058	\$624,188	\$1,822,246	Necessary- 2-5 Yrs	Deferred Maintenance	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$288,614	\$150,368	\$438,982	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$87,780	\$45,734	\$133,514	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$144,892	\$75,489	\$220,381	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$11,825	\$6,161	\$17,986	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	48,231	S.F.	\$73,919	\$38,512	\$112,431	Does Not Meet Current Code/Standards	ADA / Accessibility	
C3010230	Paint (Corridor, 4 classroom)	System	Beyond Useful Life	Renew System	1	Ea.	\$60,000	\$31,260	\$91,260	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,959	\$13,004	\$37,963	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$40,514	\$21,108	\$61,622	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$634,238	\$330,438	\$964,675	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,376	\$1,759	\$5,135	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance	

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Valley View Elementary\1990 Addition

Attributes:

None

General Information:

Function: Other

Year Built: 1990

Gross Area: 4,200 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$434,541.97

Replacement Cost: \$1,171,340.35

FCI: 37.10%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Other\Valley View Elementary\1990 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$278.89	S.F.	4,200	100	\$1,171,340	38	1990	1995			\$434,542	\$1,171,340	37
Substructure	\$14.65	S.F.	4,200	100	\$61,518	100	1990					\$61,518	
Foundations	\$14.65	S.F.	4,200	100	\$61,518	100	1990					\$61,518	
Standard Foundations	\$4.84	S.F.	4,200	0	\$20,314	100	1990					\$20,314	
Slab on Grade	\$9.81	S.F.	4,200	0	\$41,204	100	1990					\$41,204	
Shell	\$64.86	S.F.	4,200	100	\$272,392	59	1990	2010			\$112,879	\$272,392	41
Superstructure	\$20.08	S.F.	4,200	100	\$84,324	100	1990					\$84,324	
Roof Construction	\$20.08	S.F.	4,200	0	\$84,324	100	1990					\$84,324	
Exterior Enclosure	\$17.90	S.F.	4,200	100	\$75,189	71	1990	2020				\$75,189	
Exterior Walls	\$10.48	S.F.	4,200	0	\$44,015	100	1990					\$44,015	
Exterior Windows	\$4.52	S.F.	4,200	100	\$18,973	30	1990	2020				\$18,973	
Exterior Doors	\$2.91	S.F.	4,200	100	\$12,201	30	1990	2020				\$12,201	
Roofing	\$26.88	S.F.	4,200	100	\$112,879	20	1990	2010			\$112,879	\$112,879	100
Roof Coverings	\$26.88	S.F.	4,200	100	\$112,879	20	1990	2010			\$112,879	\$112,879	100
Interiors	\$92.37	S.F.	4,200	100	\$387,955	30	1990	1995			\$127,381	\$387,955	33
Interior Construction	\$17.26	S.F.	4,200	100	\$72,506	35	1990	2010			\$18,015	\$72,506	25
Partitions	\$10.01	S.F.	4,200	0	\$42,034	40	1990	2030				\$42,034	
Interior Doors	\$2.97	S.F.	4,200	100	\$12,457	40	1990	2030				\$12,457	
Fittings	\$4.29	S.F.	4,200	100	\$18,015	20	1990	2010			\$18,015	\$18,015	100
Interior Finishes	\$75.11	S.F.	4,200	100	\$315,449	29	1990	1995			\$109,366	\$315,449	35
Wall Finishes	\$27.42	S.F.	4,200	100	\$115,179	28	1990	1995			\$26,064	\$115,179	23
Paint	\$6.21	S.F.	4,200	100	\$26,064	5	1990	1995			\$26,064	\$26,064	100
Tile	\$21.22	S.F.	4,200	100	\$89,115	35	1990	2025				\$89,115	
Floor Finishes	\$38.63	S.F.	4,200	100	\$162,260	30	1990	1997			\$83,302	\$162,260	51
Carpet	\$7.35	S.F.	4,200	100	\$30,855	7	1990	1997			\$30,855	\$30,855	100
Ceramic Tile	\$18.80	S.F.	4,200	100	\$78,958	50	1990	2040				\$78,958	
Concrete	\$3.86	S.F.	4,200	0	\$16,226	20	1990	2010			\$16,226	\$16,226	100
VCT	\$8.62	S.F.	4,200	100	\$36,221	10	1990	2000			\$36,221	\$36,221	100
Ceiling Finishes	\$9.05	S.F.	4,200	100	\$38,010	25	1990	2015				\$38,010	
Services	\$104.19	S.F.	4,200	100	\$437,593	24	1990	2000			\$172,609	\$437,593	39
Plumbing	\$14.98	S.F.	4,200	100	\$62,924	30	1990	2020				\$62,924	
Plumbing Fixtures	\$11.92	S.F.	4,200	100	\$50,083	30	1990	2020				\$50,083	
Domestic Water Distribution	\$0.84	S.F.	4,200	100	\$3,514	30	1990	2020				\$3,514	
Sanitary Waste	\$1.31	S.F.	4,200	100	\$5,494	30	1990	2020				\$5,494	
Rain Water Drainage	\$0.91	S.F.	4,200	100	\$3,833	30	1990	2020				\$3,833	
HVAC	\$56.72	S.F.	4,200	100	\$238,216	19	1990	2000			\$172,609	\$238,216	72
Distribution Systems	\$15.62	S.F.	4,200	100	\$65,607	30	1990	2020				\$65,607	
Terminal & Package Units	\$38.53	S.F.	4,200	100	\$161,813	15	1990	2005			\$161,813	\$161,813	100
Controls & Instrumentation	\$1.43	S.F.	4,200	100	\$6,005	20	1990	2010			\$6,005	\$6,005	100
Systems Testing & Balancing	\$1.14	S.F.	4,200	100	\$4,791	10	1990	2000			\$4,791	\$4,791	100
Fire Protection	\$5.84	S.F.	4,200	100	\$24,531	30	1990	2020				\$24,531	
Sprinklers	\$5.84	S.F.	4,200	100	\$24,531	30	1990	2020				\$24,531	
Electrical	\$26.65	S.F.	4,200	100	\$111,922	30	1990	2020				\$111,922	
Electrical Service/Distribution	\$2.60	S.F.	4,200	100	\$10,924	30	1990	2020				\$10,924	
Lighting and Branch Wiring	\$20.40	S.F.	4,200	100	\$85,666	30	1990	2020				\$85,666	
Communications and Security	\$3.65	S.F.	4,200	100	\$15,332	30	1990	2020				\$15,332	
Equipment & Furnishings	\$2.83	S.F.	4,200	100	\$11,882	15	1990	2005			\$11,882	\$11,882	100
Equipment	\$2.83	S.F.	4,200	100	\$11,882	15	1990	2005			\$11,882	\$11,882	100
Institutional	\$2.83	S.F.	4,200	100	\$11,882	15	1990	2005			\$11,882	\$11,882	100
Special Construction			0			0	0				\$9,791		
Special Construction			0			0	0				\$9,791		
ADA Compliance			0	0		0	0				\$9,791		

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Facility Executive Summary

Facility: \Other\Valley View Elementary\1990 Addition (continued)

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Other\Valley View Elementary\1990 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$285,695 \$17,136	\$148,847 \$8,928	\$434,542 \$26,064	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$23,814	\$12,407	\$36,221	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$20,286	\$10,569	\$30,855	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$106,386	\$55,427	\$161,813	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,150	\$1,641	\$4,791	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$7,812	\$4,070	\$11,882	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,200	S.F.	\$6,437	\$3,354	\$9,791	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$74,214	\$38,665	\$112,879	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$11,844	\$6,171	\$18,015	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$10,668	\$5,558	\$16,226	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$3,948	\$2,057	\$6,005	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Benjamin Stoddert Middle

Address: 2501 Olson Street, Temple Hills, MD 20748

Attributes:

School Area	TA
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1957, 85,663 S.F.
School Addition 1	Built in 1963, 6,039 S.F.
School Addition 2	Built in 1995, 10,160 S.F.
School Board District	4
School Grade	6th-8th

General Information:

Function:	Middle School	Year Built:
Gross Area:	101,862 S.F.	Last Renovation:

Facility Description:

Benjamin Stoddert Middle School is a four-story, 101,862 square foot facility located on a 13.3-acre site close to Interstate 495 (Capital Beltway) in Temple Hills, MD. The original building was constructed in 1957 and additions were constructed in 1963 and 1995, with major renovation done in 1995.

ACCESSIBILITY ISSUES

In general, the facility is not in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. Entrance ramps do not have change of color and texture, some doors have knobs instead of levered opening devices, and handicap accessible toilet stalls were not observed. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building has a basement and a crawl space of cast-in-place concrete construction.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade for the basement floor and metal pan with lightweight fill for the upper floors. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are generally hollow metal steel. Roofing is typically very low-slope with built-up roof and standing seam metal.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving and toilet partitions. Stair construction includes concrete risers and treads with steel and tile finishes. The interior wall finishes are typically painted CMU, glazed block, and ceramic wall tiles. Floor finishes in common areas is typically terrazzo, carpet and vinyl composite tile. Floor finishes in assignable spaces are typically vinyl tile, carpet, wood and ceramic floor tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, suspended acoustical panels and exposed deck.

D. SERVICES

Conveying

The building has two elevators.

Plumbing

Fixtures are original, except low flow toilets installed around 2007. Domestic water distribution is original and consists of copper piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has a sprinkler system.

HVAC

Heating is provided by two dual fired boilers that supply fan coil units, fin tube radiators, and terminal units throughout the building. Cooling is provided an air cooled chiller. An ice based thermal storage system has been installed. Distribution is by a 2-pipe system to fan coil units. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The boilers and chiller thermal storage system are controlled remotely. The building system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

A pad mounted transformer provides service to a main disconnect. Circuit additions have been installed for the chiller and ice storage system, most of the system is original. Lighting has been upgraded to electronic ballasts and T-8 lamps. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has an emergency generator.

Communication and Security

The system consists of audible/visual annunciators, manual pull stations and heat/smoke detectors. Kitchen range hood has a partial coverage fire suppression system. Telephone and data systems are separate. The security system consists of motion sensors and CCTV cameras.

E. EQUIPMENT & FURNISHINGS

The building has fixed casework and cabinets, food service equipment and a grease trap interceptor. The building also has window blinds.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Surface parking is available on-site where four out of 75 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, electrical and an above ground fuel tank.

Current Repair Cost: \$15,585,937.92**Replacement Cost:** \$26,445,880.57**FCI:** 58.94%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Benjamin Stoddert Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1957

Gross Area: 91,702 S.F.

Last Renovation: 1963

Facility Description:

Current Repair Cost: \$14,776,914.35

Replacement Cost: \$24,742,302.16

FCI: 59.72%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Benjamin Stoddert Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.81	S.F.	91,702	100	\$24,742,302	45	1962	1962			\$14,776,914	\$24,742,302	60
Substructure	\$16.82	S.F.	91,702	100	\$1,542,635	100	1957					\$1,542,635	
Foundations	\$14.72	S.F.	91,702	100	\$1,350,154	100	1957					\$1,350,154	
Standard Foundations	\$4.94	S.F.	91,702	0	\$453,306	100	1957					\$453,306	
Slab on Grade	\$9.78	S.F.	91,702	0	\$896,848	100	1957					\$896,848	
Basement Construction	\$2.10	S.F.	91,702	100	\$192,481	100	1957					\$192,481	
Basement Excavation	\$0.17	S.F.	91,702	0	\$15,343	100	1957					\$15,343	
Basement Walls	\$1.93	S.F.	91,702	0	\$177,138	100	1957					\$177,138	
Shell	\$61.13	S.F.	91,702	100	\$5,605,650	74	1957	1977			\$1,909,464	\$5,605,650	34
Superstructure	\$29.87	S.F.	91,702	100	\$2,739,362	100	1957					\$2,739,362	
Floor Construction	\$9.86	S.F.	91,702	0	\$903,822	100	1957					\$903,822	
Roof Construction	\$20.02	S.F.	91,702	0	\$1,835,540	100	1957					\$1,835,540	
Exterior Enclosure	\$17.81	S.F.	91,702	100	\$1,633,296	71	1957	1987			\$676,472	\$1,633,296	41
Exterior Walls	\$10.43	S.F.	91,702	0	\$956,824	100	1957					\$956,824	
Exterior Windows	\$4.50	S.F.	91,702	100	\$412,857	30	1957	1987			\$412,857	\$412,857	100
Exterior Doors	\$2.87	S.F.	91,702	100	\$263,615	30	1957	1987			\$263,615	\$263,615	100
Roofing	\$13.45	S.F.	91,702	100	\$1,232,992	20	1957	1977			\$1,232,992	\$1,232,992	100
Roof Coverings	\$13.40	S.F.	91,702	100	\$1,228,808	20	1957	1977			\$1,228,808	\$1,228,808	100
Roof Openings	\$0.05	S.F.	91,702	100	\$4,184	20	1957	1977			\$4,184	\$4,184	100
Interiors	\$52.09	S.F.	91,702	100	\$4,776,580	46	1957	1962			\$3,012,322	\$4,776,580	63
Interior Construction	\$17.20	S.F.	91,702	100	\$1,577,505	70	1957	1977			\$662,524	\$1,577,505	42
Partitions	\$9.98	S.F.	91,702	100	\$914,981	100	1957					\$914,981	
Concrete Block Partitions - Regular Weight	\$9.98	S.F.	91,702	0	\$914,981	100	1957					\$914,981	
Interior Doors	\$2.95	S.F.	91,702	100	\$270,589	40	1957	1997			\$270,589	\$270,589	100
Fittings	\$4.27	S.F.	91,702	100	\$391,935	20	1957	1977			\$391,935	\$391,935	100
Stairs	\$1.67	S.F.	91,702	100	\$153,427	100	1957	2057				\$153,427	
Stair Construction	\$1.67	S.F.	91,702	100	\$153,427	100	1957	2057				\$153,427	
Interior Finishes	\$33.21	S.F.	91,702	100	\$3,045,648	32	1957	1962			\$2,349,798	\$3,045,648	77
Wall Finishes	\$9.96	S.F.	91,702	100	\$913,377	25	1957	1962			\$913,377	\$913,377	100
Paint	\$6.18	S.F.	50,436	100	\$311,455	5	1957	1962			\$311,455	\$311,455	100
Tile	\$14.59	S.F.	41,266	100	\$601,922	35	1957	1992			\$601,922	\$601,922	100
Floor Finishes	\$13.70	S.F.	91,702	100	\$1,256,275	48	1957	1962			\$560,425	\$1,256,275	45
Carpet	\$7.32	S.F.	10,189	100	\$74,543	5	1957	1962			\$74,543	\$74,543	100
Ceramic Tile	\$18.72	S.F.	2,038	100	\$38,159	50	1957	2007			\$38,159	\$38,159	100
Concrete	\$3.50	S.F.	3,057	100	\$10,694	10	1957	1967			\$10,694	\$10,694	100
Terrazo	\$27.32	S.F.	25,473	100	\$695,850	75	1957	2032				\$695,850	
VCT	\$8.58	S.F.	50,945	100	\$437,029	12	1957	1969			\$437,029	\$437,029	100
Ceiling Finishes	\$9.55	S.F.	91,702	100	\$875,996	15	1957	1970			\$875,996	\$875,996	100
Plaster Ceilings	\$12.75	S.F.	4,585	100	\$58,440	50	1957	2007			\$58,440	\$58,440	100
Acoustical Ceilings	\$9.38	S.F.	87,117	100	\$817,556	13	1957	1970			\$817,556	\$817,556	100
Services	\$130.76	S.F.	91,702	100	\$11,990,986	26	1968	1972			\$8,822,928	\$11,990,986	74
Conveying	\$2.22	S.F.	91,702	100	\$203,639	30	1957	1987			\$203,639	\$203,639	100
Elevators and Lifts	\$2.22	S.F.	91,702	100	\$203,639	30	1957	1987			\$203,639	\$203,639	100
Plumbing	\$16.41	S.F.	91,702	100	\$1,504,975	30	1967	1987			\$1,368,286	\$1,504,975	91
Low Flow Toilets	\$1.49	S.F.	91,702	100	\$136,689	30	2007	2037				\$136,689	
Plumbing Fixtures	\$11.88	S.F.	91,702	100	\$1,089,329	30	1957	1987			\$1,089,329	\$1,089,329	100
Domestic Water Distribution	\$0.84	S.F.	91,702	100	\$76,713	30	1957	1987			\$76,713	\$76,713	100
Sanitary Waste	\$1.29	S.F.	91,702	100	\$118,557	30	1957	1987			\$118,557	\$118,557	100
Rain Water Drainage	\$0.91	S.F.	91,702	100	\$83,687	30	1957	1987			\$83,687	\$83,687	100
HVAC	\$80.19	S.F.	91,702	100	\$7,353,319	25	1972	1977			\$5,273,195	\$7,353,319	72
Heat Generating Systems	\$8.40	S.F.	91,702	100	\$769,923	30	1988	2018				\$769,923	
Boilers	\$8.40	S.F.	91,702	100	\$769,923	30	1988	2018				\$769,923	
Cooling Generating Systems	\$14.33	S.F.	91,702	100	\$1,313,890	30	1995	2025				\$1,313,890	
Thermal Storage System	\$5.46	S.F.	91,702	100	\$500,729	30	1995	2025				\$500,729	
Chilled Water, Air Cooled	\$8.87	S.F.	91,702	100	\$813,161	30	1995	2025				\$813,161	
Condenser Systems													
Distribution Systems	\$16.53	S.F.	91,702	100	\$1,516,134	30	1957	1987			\$1,516,134	\$1,516,134	100
Terminal & Package Units	\$38.39	S.F.	91,702	100	\$3,520,443	20	1957	1977			\$3,524,132	\$3,520,443	100
Controls & Instrumentation	\$1.41	S.F.	91,702	100	\$129,715	20	1957	1977			\$129,715	\$129,715	100
Systems Testing & Balancing	\$1.13	S.F.	91,702	100	\$103,214	30	1957	1987			\$103,214	\$103,214	100
Fire Protection	\$4.30	S.F.	91,702	100	\$394,725	30	1957	1987			\$394,725	\$394,725	100
Sprinklers	\$4.30	S.F.	91,702	100	\$394,725	30	1957	1987			\$394,725	\$394,725	100
Electrical	\$27.64	S.F.	91,702	100	\$2,534,328	26	1967	1972			\$1,583,083	\$2,534,328	62
Electrical Service/Distribution	\$2.59	S.F.	91,702	100	\$237,114	30	1957	1987			\$237,114	\$237,114	100
Main Panel	\$2.59	S.F.	91,702	100	\$237,114	30	1957	1987			\$237,114	\$237,114	100
Branch Wiring	\$9.95	S.F.	91,702	100	\$912,191	30	1957	1987			\$912,191	\$912,191	100
Lighting	\$10.37	S.F.	91,702	100	\$951,245	20	2007	2027				\$951,245	

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Communications and Security	\$4.05	S.F.	91,702	100	\$371,013	30	1957	1987			\$371,013	\$371,013	100
Other Electrical Systems	\$0.68	S.F.	91,702	100	\$62,765	15	1957	1972			\$62,765	\$62,765	100
Equipment & Furnishings	\$5.68	S.F.	91,702	100	\$520,963	23	1957	1972			\$520,963	\$520,963	100
Equipment	\$5.68	S.F.	91,702	100	\$520,963	23	1957	1972			\$520,963	\$520,963	100
Institutional Equipment	\$2.81	S.F.	91,702	100	\$258,036	15	1957	1972			\$258,036	\$258,036	100
Other Equipment	\$2.87	S.F.	91,702	100	\$262,927	30	1957	1987			\$262,927	\$262,927	100
Food Service Equipment, EACH	\$262,927.19	SYSTEM	1	100	\$262,927	30	1957	1987			\$262,927	\$262,927	100
Special Construction			0			0	0				\$213,765		
Special Construction			0			0	0				\$213,765		
ADA Compliance		S.F.	0	0		0	0				\$213,765		
Building Sitework	\$3.33	S.F.	91,702	100	\$305,488	30	1957	1987			\$297,472	\$305,488	97
Site Improvements	\$3.14	S.F.	91,702	100	\$287,708	30	1957	1987			\$287,708	\$287,708	100
Parking Lots	\$2,321.75	Each	75	100	\$174,131	30	1957	1987			\$174,131	\$174,131	100
Pedestrian Paving	\$35.04	L.F.	3,241	100	\$113,577	30	1957	1987			\$113,577	\$113,577	100
Site Mechanical Utilities	\$0.19	S.F.	91,702	100	\$17,780	25	1957	1987			\$9,764	\$17,780	55
Fuel Distribution	\$0.19	S.F.	91,702	100	\$17,780	25	1957	1987			\$9,764	\$17,780	55
Above Ground Tank	\$8,016.04	SYSTEM	1	100	\$8,016	20	1995	2015				\$8,016	
NG Supply	\$0.11	S.F.	91,702	100	\$9,764	30	1957	1987			\$9,764	\$9,764	100

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Facility Executive Summary

Facility: \Middle Schools\Benjamin Stoddert Middle_Building (continued)

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Benjamin Stoddert Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$9,715,263 \$2,314,558	\$5,061,652 \$1,205,885	\$14,776,914 \$3,520,443	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$996,801	\$519,333	\$1,516,134	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$85,283	\$44,432	\$129,715	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$67,859	\$35,355	\$103,214	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120		Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$155,893	\$81,220	\$237,114	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$599,731	\$312,460	\$912,191	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$243,927	\$127,086	\$371,013	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$41,266	\$21,500	\$62,765	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$114,485	\$59,646	\$174,131	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$74,673	\$38,904	\$113,577	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$6,419	\$3,344	\$9,764	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$271,438	\$141,419	\$412,857	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$173,317	\$90,298	\$263,615	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$807,895	\$420,913	\$1,228,808	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020		Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,751	\$1,433	\$4,184	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$177,902	\$92,687	\$270,589	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$257,683	\$134,253	\$391,935	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$204,770	\$106,685	\$311,455	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$395,741	\$206,181	\$601,922	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$287,330	\$149,699	\$437,029	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$49,009	\$25,534	\$74,543	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$7,031	\$3,663	\$10,694	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$25,088	\$13,071	\$38,159	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$38,422	\$20,018	\$58,440	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$537,512	\$280,044	\$817,556	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$133,885	\$69,754	\$203,639	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$716,193	\$373,136	\$1,089,329	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$50,436	\$26,277	\$76,713	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$55,021	\$28,666	\$83,687	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$77,947	\$40,610	\$118,557	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necess ary- 2-5 Yrs	Environm ental	Server room lacks independant cooling.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$169,649	\$88,387	\$258,036	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$172,865	\$90,063	\$262,927	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	91,702	S.F.	\$140,542	\$73,223	\$213,765	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$259,517	\$135,208	\$394,725	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Benjamin Stoddert Middle\Modular Classroom Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1995

Gross Area: 10,160 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$809,023.57

Replacement Cost: \$1,703,578.41

FCI: 47.49%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Middle Schools\Benjamin Stoddert Middle\Modular Classroom Building (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$167.68	S.F.	10,160	100	\$1,703,578	31	1995	2000			\$809,023	\$1,703,578	47
Substructure	\$15.58	S.F.	10,160	100	\$158,243	100	1995	2095				\$158,243	
Foundations	\$15.58	S.F.	10,160	100	\$158,243	100	1995	2095				\$158,243	
Standard Foundations	\$5.23	S.F.	10,160	0	\$53,160	100	1995	2095				\$53,160	
Slab on Grade	\$10.34	S.F.	10,160	0	\$105,083	100	1995	2095				\$105,083	
Shell	\$50.60	S.F.	10,160	100	\$514,133	44	1995	2015				\$514,133	
Superstructure	\$3.42	S.F.	10,160	100	\$34,770	100	1995					\$34,770	
Roof Construction	\$3.42	S.F.	10,160	100	\$34,770	100	1995					\$34,770	
Exterior Enclosure	\$18.86	S.F.	10,160	100	\$191,621	71	1995	2025				\$191,621	
Exterior Walls	\$11.04	S.F.	10,160	100	\$112,191	100	1995					\$112,191	
Exterior Windows	\$4.76	S.F.	10,160	100	\$48,369	30	1995	2025				\$48,369	
Exterior Doors	\$3.06	S.F.	10,160	100	\$31,061	30	1995	2025				\$31,061	
Roofing	\$28.32	S.F.	10,160	100	\$287,742	20	1995	2015				\$287,742	
Roof Coverings	\$28.32	S.F.	10,160	100	\$287,742	20	1995	2015				\$287,742	
Interiors	\$32.43	S.F.	10,160	100	\$329,465	9	1995	2000			\$329,465	\$329,465	100
Interior Finishes	\$32.43	S.F.	10,160	100	\$329,465	9	1995	2000			\$329,465	\$329,465	100
Wall Finishes	\$9.22	S.F.	10,160	100	\$93,647	5	1995	2000			\$93,647	\$93,647	100
Floor Finishes	\$13.69	S.F.	10,160	100	\$139,080	10	1995	2005			\$139,080	\$139,080	100
Ceiling Finishes	\$9.52	S.F.	10,160	100	\$96,738	13	1995	2008			\$96,738	\$96,738	100
Services	\$69.07	S.F.	10,160	100	\$701,737	16	1995	2005			\$455,874	\$701,737	65
HVAC	\$40.58	S.F.	10,160	100	\$412,296	15	1995	2010			\$412,296	\$412,296	100
Terminal & Package Units	\$40.58	S.F.	10,160	100	\$412,296	15	1995	2010			\$412,296	\$412,296	100
Electrical	\$28.49	S.F.	10,160	100	\$289,441	18	1995	2005			\$43,578	\$289,441	15
Electrical Service/Distribution	\$2.72	S.F.	10,160	100	\$27,662	20	1995	2015				\$27,662	
Lighting and Branch Wiring	\$21.48	S.F.	10,160	100	\$218,201	20	1995	2015				\$218,201	
Communications and Security	\$4.29	S.F.	10,160	100	\$43,578	10	1995	2005			\$43,578	\$43,578	100
Special Construction			0			0	0				\$23,684		
Special Construction			0			0	0				\$23,684		
ADA Compliance			0	0		0	0				\$23,684		

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Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Benjamin Stoddert Middle\Modular Classroom Building (continued)

Renewal Schedule:[illegible]

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Middle Schools\Benjamin Stoddert Middle\Modular Classroom Building (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010	Wall Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$531,902 \$61,570	\$277,121 \$32,078	\$809,024 \$93,647	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020	Floor Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$91,440	\$47,640	\$139,080	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$63,602	\$33,136	\$96,738	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System		Beyond Useful Life	Renew System	1	Ea.	\$28,651	\$14,927	\$43,578	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	10,160	S.F.	\$15,571	\$8,113	\$23,684	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$271,069	\$141,227	\$412,296	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Middle Schools\Benjamin Tasker Middle**Address:** 4901 Collington Road, Bowie, MD 20715**Attributes:**

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	23A
Original Building	Built in 1970, 161,678 S.F.
School Board District	5
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	161,678 S.F.

Year Built:
Last Renovation:

Facility Description:

Benjamin Tasker Middle School is located on a 15.3-acre site close to MD Route 197 and US Route 50 in Bowie, MD. The two-story, 161,678 square foot facility was constructed in 1970, with no additions constructed or major renovations performed since that time. Minor renovations include heating and cooling system upgrades in 2007 and foodservice equipment in 2012.

ACCESSIBILITY ISSUES

All entrances have curb cuts and wide enough doors for wheel chair access, but lack push button wall switches and automatic door openers. Handicap toilet stalls are available in two gang restrooms on both floors. Toilet configurations and accessories are adequate. Interior graphics and/or signage for ADA compliance are inadequate and missing in most of the building (only parking areas have handicap signs). All programs in the facility are handicap accessible with exception of the stage area. However, further study by an ADA Specialist is required to insure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on the slab-on-grade. The building does not have a basement or crawl space.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill and is resting on open web steel joist roof framing. The exterior enclosure is brick veneer over CMU. Exterior windows are typically aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. The facility has low-slope built up roof with gravel ballast. The roof was replaced in 1986.

C. INTERIORS

Interior partition types typically include painted CMU with ceramic tiles in the corridors and two metal folding partition walls in the multi-purpose room. Interior doors, including fire doors with no fire ratings, are generally solid core wood doors with hollow metal frames. Interior fittings in the building include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Stair construction includes concrete risers and treads with tile finishes, and a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU and folding metal partitions. Floor finishes throughout the building are typically vinyl asbestos tiles, terrazzo, carpet, and ceramic tiles. There is vinyl asbestos tile floor finish in the second floor corridor and classrooms and terrazzo floor finish in the first floor corridor. Carpet areas include the offices, guidance office, and principals office. The carpet in the library was replaced around 2003. The overall ceiling finishes are typically suspended (mostly needlepoint) acoustical tiles.

D. SERVICES**Conveying**

Conveying equipment includes one hydraulic elevator.

Plumbing

Fixtures are original with some six handicaps but not ADA-compliant facilities. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by an electric hot water heater, which was installed in 1970.

HVAC

Heating is provided entirely by electric coils in the large air handlers, ducts, and fan coil units. Cooling is supplied by a water cooled chiller, which was installed in 2001, and cooling tower, which was replaced in 2004, serving air handlers and fan coil units. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are hybrid and are not centrally controlled by an energy management system. Heating and cooling system was renovated in 2007.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from the primary distribution system with pad mounted transformers. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted, and pendent-mounted fluorescent fixtures. Emergency power and battery lighting are present and exit signs are present at exit doors and near stairways.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment that was replaced in 2012 and kitchen grease trap interceptor. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are eight reserved handicap parking spaces out of total about 190 parking spaces. Drainage is handled by surface discharge. As the building is all electric for HVAC, there is no fuel oil storage tanks installed.

Current Repair Cost: \$25,722,198.64**Replacement Cost:** \$42,031,287.33**FCI:** 61.20%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Benjamin Tasker Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1970

Gross Area: 161,678 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$25,722,198.64

Replacement Cost: \$42,031,287.33

FCI: 61.20%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Benjamin Tasker Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.97	S.F.	161,678	103	\$43,114,162	41	1974	1975	2010		\$25,722,198	\$42,031,287	61
Substructure	\$17.84	S.F.	161,678	100	\$2,884,599	100	1970					\$2,884,599	
Foundations	\$17.84	S.F.	161,678	100	\$2,884,599	100	1970					\$2,884,599	
Standard Foundations	\$5.99	S.F.	161,678	0	\$967,984	100	1970					\$967,984	
Slab on Grade	\$11.85	S.F.	161,678	0	\$1,916,615	100	1970					\$1,916,615	
Shell	\$55.87	S.F.	161,678	100	\$9,032,477	65	1975	2000	2010		\$2,634,925	\$9,032,477	29
Superstructure	\$17.98	S.F.	161,678	100	\$2,906,779	100	1970					\$2,906,779	
Floor Construction	\$22.07	S.F.	85,000	0	\$1,876,132	100	1970					\$1,876,132	
Roof Construction	\$12.13	S.F.	85,000	0	\$1,030,647	100	1970					\$1,030,647	
Exterior Enclosure	\$21.59	S.F.	161,678	100	\$3,490,773	71	1970	2000	2010			\$3,490,773	
Exterior Walls	\$12.65	S.F.	161,678	0	\$2,045,670	100	1970					\$2,045,670	
Exterior Windows	\$5.45	S.F.	161,678	100	\$881,030	30	1970	2000	2010			\$881,030	
Exterior Doors	\$3.49	S.F.	161,678	100	\$564,073	30	1970	2000	2012			\$564,073	
Roofing	\$16.30	S.F.	161,678	100	\$2,634,925	20	1986	2006			\$2,634,925	\$2,634,925	100
Roof Coverings	\$16.22	S.F.	161,678	100	\$2,622,949	20	1986	2006			\$2,622,949	\$2,622,949	100
Roof Openings	\$0.07	S.F.	161,678	100	\$11,976	20	1986	2006			\$11,976	\$11,976	100
Interiors	\$67.82	S.F.	161,678	110	\$12,048,235	31	1973	1975	2010		\$7,450,747	\$10,965,360	68
Interior Construction	\$20.79	S.F.	161,678	100	\$3,361,399	70	1970	1990			\$832,708	\$3,361,399	25
Partitions	\$12.09	S.F.	161,678	100	\$1,954,732	100	1970					\$1,954,732	
Concrete Block Partitions - Regular Weight	\$12.09	S.F.	161,678	0	\$1,954,732	100	1970					\$1,954,732	
Interior Doors	\$3.55	S.F.	161,678	100	\$573,959	40	1970	2010				\$573,959	
Fittings	\$5.15	S.F.	161,678	100	\$832,708	20	1970	1990			\$832,708	\$832,708	100
Stairs	\$1.81	S.F.	161,678	100	\$292,095	50	1970	2020				\$292,095	
Stair Construction	\$1.81	S.F.	161,678	100	\$292,095	50	1970	2020				\$292,095	
Interior Finishes	\$45.22	S.F.	161,678	115	\$8,394,741	14	1977	1975	2010		\$6,618,039	\$7,311,866	91
Wall Finishes	\$8.74	S.F.	161,678	100	\$1,413,726	12	1991	1999	2010			\$1,413,726	
Paint	\$7.48	S.F.	141,678	100	\$1,060,373	5	1994	1999	2010			\$1,060,373	
Tile	\$17.67	S.F.	20,000	100	\$353,353	35	1970	2005	2015	3		\$353,353	
Floor Finishes	\$25.12	S.F.	161,678	127	\$5,144,100	15	1970	1975			\$4,781,124	\$4,061,225	118
Carpet	\$8.87	S.F.	10,000	100	\$88,664	5	1970	1975			\$88,664	\$88,664	100
Ceramic Tile	\$22.69	S.F.	16,000	100	\$362,976	50	1970	2020				\$362,976	
VAT (Resilient Flooring)	\$26.60	S.F.	135,687	130	\$4,692,460	13	1970	1983			\$4,692,460	\$3,609,585	130
Ceiling Finishes	\$11.36	S.F.	161,678	100	\$1,836,915	13	1970	1983			\$1,836,915	\$1,836,915	100
Acoustical Ceilings	\$11.36	S.F.	161,678	100	\$1,836,915	13	1970	1983			\$1,836,915	\$1,836,915	100
Services	\$108.43	S.F.	161,678	100	\$17,530,789	28	1975	1985			\$13,960,143	\$17,530,789	80
Conveying	\$2.98	S.F.	161,678	100	\$481,324	30	1970	2000			\$481,324	\$481,324	100
Elevators and Lifts	\$2.98	S.F.	161,678	100	\$481,324	30	1970	2000			\$481,324	\$481,324	100
Plumbing	\$18.09	S.F.	161,678	100	\$2,925,077	30	1970	2000			\$2,925,077	\$2,925,077	100
Plumbing Fixtures	\$14.39	S.F.	161,678	100	\$2,326,699	30	1970	2000			\$2,326,699	\$2,326,699	100
Domestic Water Distribution	\$1.01	S.F.	161,678	100	\$163,974	30	1970	2000			\$163,974	\$163,974	100
Sanitary Waste	\$1.58	S.F.	161,678	100	\$254,790	30	1970	2000			\$254,790	\$254,790	100
Rain Water Drainage	\$1.11	S.F.	161,678	100	\$179,614	30	1970	2000			\$179,614	\$179,614	100
HVAC	\$47.54	S.F.	161,678	100	\$7,685,422	26	1983	1985			\$4,114,776	\$7,685,422	54
Heat Generating Systems	\$10.18	S.F.	161,678	100	\$1,645,153	30	2008	2038				\$1,645,153	
Cooling Generating Systems	\$11.91	S.F.	161,678	100	\$1,925,493	30	2008	2038				\$1,925,493	
Distribution Systems	\$10.42	S.F.	161,678	100	\$1,684,499	30	1970	2000			\$1,684,499	\$1,684,499	100
Terminal & Package Units	\$11.94	S.F.	161,678	100	\$1,930,411	15	1970	1985			\$1,930,411	\$1,930,411	100
Controls & Instrumentation	\$1.72	S.F.	161,678	100	\$278,766	20	1970	1990			\$278,766	\$278,766	100
Systems Testing & Balancing	\$1.37	S.F.	161,678	100	\$221,100	30	1970	2000			\$221,100	\$221,100	100
Fire Protection	\$7.05	S.F.	161,678	100	\$1,140,123	30	1970	2000			\$1,140,123	\$1,140,123	100
Sprinklers	\$7.05	S.F.	161,678	100	\$1,140,123	30	1970	2000			\$1,140,123	\$1,140,123	100
Electrical	\$32.77	S.F.	161,678	100	\$5,298,843	30	1970	1985			\$5,298,843	\$5,298,843	100
Electrical Service/Distribution	\$3.12	S.F.	161,678	100	\$503,677	30	1970	2000			\$503,677	\$503,677	100
Lighting and Branch Wiring	\$24.63	S.F.	161,678	100	\$3,981,614	30	1970	2000			\$3,981,614	\$3,981,614	100
Communications and Security	\$4.90	S.F.	161,678	100	\$791,764	30	1970	2000			\$791,764	\$791,764	100
Other Electrical Systems	\$0.13	S.F.	161,678	100	\$21,788	15	1970	1985			\$21,788	\$21,788	100
Equipment & Furnishings	\$5.37	S.F.	161,678	100	\$868,866	20	1970	1985			\$550,302	\$868,866	63
Equipment	\$5.37	S.F.	161,678	100	\$868,866	20	1970	1985			\$550,302	\$868,866	63
Institutional Equipment	\$3.40	S.F.	161,678	100	\$550,302	15	1970	1985			\$550,302	\$550,302	100
Other Equipment	\$1.97	S.F.	161,678	100	\$318,564	30	2012	2042				\$318,564	
Food Service Equipment	\$318,563.91	SYSTEM	1	100	\$318,564	30	2012	2042				\$318,564	
Special Construction			0			0	0				\$376,885		
Special Construction			0			0	0				\$376,885		
ADA Compliance			0	0		0	0				\$376,885		
Building Sitework	\$4.63	S.F.	161,678	100	\$749,196	30	1970	2000			\$749,196	\$749,196	100
Site Improvements	\$3.63	S.F.	161,678	100	\$587,555	30	1970	2000			\$587,555	\$587,555	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$2,813.03	Each	190	100	\$534,475	30	1970	2000			\$534,475	\$534,475	100
Pedestrian Paving	\$42.46	L.F.	1,250	100	\$53,080	30	1970	2000			\$53,080	\$53,080	100
Site Mechanical Utilities	\$1.00	S.F.	161,678	100	\$161,641	30	1970	2000			\$161,641	\$161,641	100
Fuel Distribution	\$1.00	S.F.	161,678	100	\$161,641	30	1970	2000			\$161,641	\$161,641	100
Propane Tank	\$7,489.88	SYSTEM	1	100	\$7,490	30	1970	2000			\$7,490	\$7,490	100
Pumps	\$46,115.66	SYSTEM	1	100	\$46,116	30	1970	2000			\$46,116	\$46,116	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1970	2000			\$108,035	\$108,035	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Benjamin Tasker Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$25,722,199			\$386,118		\$1,332,048			\$829,824		\$1,544,209
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$2,634,925										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing	\$2,634,925										
Roof Coverings	\$2,622,949										
Roof Openings	\$11,976										
Interiors	\$7,450,747			\$386,118		\$1,332,048			\$829,824		\$1,544,209
Interior Construction	\$832,708										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors											
Fittings	\$832,708										
Stairs									\$370,017		
Stair Construction									\$370,017		
Interior Finishes	\$6,618,039			\$386,118		\$1,332,048			\$459,808		\$1,544,209
Wall Finishes				\$386,118		\$1,229,263					\$1,425,052
Paint						\$1,229,263					\$1,425,052
Tile				\$386,118							
Floor Finishes	\$4,781,124					\$102,785			\$459,808		\$119,157
Carpet	\$88,664					\$102,785					\$119,157
Ceramic Tile									\$459,808		
VAT (Resilient Flooring)	\$4,692,460										
Ceiling Finishes	\$1,836,915										
Acoustical Ceilings	\$1,836,915										
Services	\$13,960,142										
Conveying	\$481,324										
Elevators and Lifts	\$481,324										
Plumbing	\$2,925,077										
Plumbing Fixtures	\$2,326,699										
Domestic Water Distribution	\$163,974										
Sanitary Waste	\$254,790										
Rain Water Drainage	\$179,614										
HVAC	\$4,114,776										
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems	\$1,684,499										
Terminal & Package Units	\$1,930,411										
Controls & Instrumentation	\$278,766										
Systems Testing & Balancing	\$221,100										
Fire Protection	\$1,140,123										
Sprinklers	\$1,140,123										
Electrical	\$5,298,843										
Electrical Service/Distribution	\$503,677										
Lighting and Branch Wiring	\$3,981,614										
Communications and Security	\$791,764										
Other Electrical Systems	\$21,788										
Equipment & Furnishings	\$550,302										
Equipment	\$550,302										
Institutional Equipment	\$550,302										
Other Equipment			</								

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Benjamin Tasker Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$16,911,373 \$1,724,490	\$8,810,825 \$898,459	\$25,722,199 \$2,622,949	Necess ary- 2-5 Yrs	Deferred Maintena nce	The roof covering is in fair to poor condition with no reported water leaks since it was patched in 2007. The roof has several signs of standing water, which suggest inadequate slope.
	B3020	Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$7,874	\$4,102	\$11,976	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$547,474	\$285,234	\$832,708	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are old, beyond useful life, and in fair condition. The metal toilet partitions were partially replaced throughout the building. The remaining are original, rusted, stained, and in poor condition. All old toilet accessories are beyond useful life and should be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$58,293	\$30,371	\$88,664	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices, guidance office, and principal's office is more than 15 year old, beyond useful life, and in poor condition due to wear and tear.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,207,702	\$629,213	\$1,836,915	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in fair condition, beyond useful life, and some are stained and warped due to past roof leaks.
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$351,397	\$183,078	\$534,475	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking lots in fair to poor condition, with cracks, pot holes, and uneven surfaces.
	G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$34,898	\$18,182	\$53,080	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are in fair to poor condition due to cracks.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$3,085,115	\$1,607,345	\$4,692,460	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 12 x12 VAT floor finish in the second floor corridor and classrooms is in fair condition.
	D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$316,452	\$164,872	\$481,324	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,529,716	\$796,982	\$2,326,699	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,269,172	\$661,239	\$1,930,411	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$183,278	\$95,488	\$278,766	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$145,365	\$75,735	\$221,100	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$749,588	\$390,535	\$1,140,123	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$331,149	\$172,529	\$503,677	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,617,761	\$1,363,853	\$3,981,614	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$520,555	\$271,209	\$791,764	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$14,325	\$7,463	\$21,788	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$30,319	\$15,796	\$46,116	Necessary- 2-5 Yrs	Deferred Maintenance
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$107,807	\$56,167	\$163,974	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$118,090	\$61,525	\$179,614	Necessary- 2-5 Yrs	Deferred Maintenance
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$167,515	\$87,275	\$254,790	Necessary- 2-5 Yrs	Deferred Maintenance
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,107,494	\$577,005	\$1,684,499	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$361,803	\$188,499	\$550,302	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	161,678	S.F.	\$247,788	\$129,097	\$376,885	Does Not Meet Current Code/Standards	ADA / Accessibility
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,924	\$2,566	\$7,490	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary**Facility:** \Middle Schools\Buck Lodge Middle**Address:** 2611 Buck Lodge Road, Adelphi, MD 20783**Attributes:**

School Area	1
Congressional	4
County Council	1
Historical Building	No
Legislative	47
Original Building	Built in 1958, 86,917 S.F.
School Addition 1	Built in 1966, 24,964 S.F.
School Addition 2	Built in 1981, 6,664 S.F.
School Addition 3	Built in 1992, 3,952 S.F.
School Board District	1
School Grade	7th-8th

General Information:

Function:	Middle School
Gross Area:	122,497 S.F.

Year Built:**Last Renovation:****Facility Description:**

Buck Lodge Middle School is a one-story, 122,497 square foot facility located on a 24.5-acre site close to I-295 in Riverdale, MD. The original building was constructed in 1958, additions were constructed in 1966, 1981, and 1992, and major renovation was performed on the original building and addition one in 1992.

This school is part of the Special Education Inclusion Initiative. A 21,000 S.F. building addition and 4,000 S.F. renovation of adjacent space are currently being programmed for a 2014 construction completion that will incorporate the special education program requirements. A parking lot extension will also be included to support the additional staff.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include ramp access, door hardware, interior signage, and drinking fountains.

A. SUBSTRUCTURE

The building typically is a slab-on-grade with concrete footings and foundation walls. The building has a crawl space of cast in place concrete construction.

B. SHELL

The superstructure is concrete reinforced masonry with face brick, load bearing CMU, and glaze block walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Interior doors are solid core wood with hollow metal frames. Roofing is typically low-slope with built-up roof. A roof replacement for the original building is planned as part of the FY2013 CIP.

C. INTERIORS

Interior partition wall types typically include painted CMU and glaze block wainscot. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically CMU and glazed block. Floor finishes in common areas is typically terrazzo, VCT, wood and ceramic tile. Floor finishes in assignable spaces is typically VCT, carpet and quarry tile in the kitchen. Ceiling finishes in common areas are typically suspended acoustical tile and Tectum tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Most of the plumbing fixtures were replaced during the 1992 renovation. Domestic water distribution is copper. Sanitary waste system is primarily cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by two gas fired hot water heaters with approximately 60 gallon storage capacity.

HVAC

Heating is provided by gas and oil fired boilers. Cooling to the most of the building is supplied by two exterior, ground mounted chillers and one interior air cooled chiller with a roof mounted remote heat discharge unit. The heating and cooling distribution system in the building is a 2-pipe system to above ceiling fan coil units in the corridors, unit ventilators in the classrooms, and rooftop air handling units in the balance of the support spaces. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building has a fire sprinkler system and is fully sprinkled. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted utility transformer. Power distribution wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded. Lighting is typically troffers in the classrooms and corridors with T-8 lamps. Exterior parking and roadway lighting consists of shoebox HID fixtures on aluminum poles and round concrete bases. Emergency power and lighting are present and exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and visual signal devices in common spaces, interior corridors, etc. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact, optical or combination devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and kitchen grease trap interceptor. The building also includes fixed casework, window treatment, floor grilles and mats, and furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where five out of 108 are handicap spaces and paths to building entrances. Drainage is handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. The school has an 18,000 gallon underground fuel oil tank.

Current Repair Cost: \$11,045,365.60**Replacement Cost:** \$32,262,202.18**FCI:** 34.24%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Buck Lodge Middle_Original Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1958

Gross Area: 118,545 S.F.

Last Renovation: 1992

Facility Description:

Current Repair Cost: \$10,651,389.55

Replacement Cost: \$31,300,443.46

FCI: 34.03%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Buck Lodge Middle_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$264.04	S.F.	118,545	100	\$31,300,442	47	1975	1963	2010		\$10,651,389	\$31,300,442	34
Substructure	\$18.57	S.F.	118,545	100	\$2,201,548	100	1958	2058				\$2,201,548	
Foundations	\$14.66	S.F.	118,545	100	\$1,738,159	100	1958					\$1,738,159	
Standard Foundations	\$4.91	S.F.	118,545	0	\$582,391	100	1958					\$582,391	
Slab on Grade	\$9.75	S.F.	118,545	0	\$1,155,768	100	1958					\$1,155,768	
Basement Construction	\$3.91	S.F.	118,545	100	\$463,389	100	1958	2058				\$463,389	
Crawl Space	\$3.91	S.F.	118,545	0	\$463,389	100	1958	2058				\$463,389	
Shell	\$82.53	S.F.	118,545	100	\$9,783,455	68	1974	1988			\$872,685	\$9,783,455	9
Superstructure	\$38.07	S.F.	118,545	100	\$4,513,083	100	1958					\$4,513,083	
Floor Construction	\$18.15	S.F.	118,545	0	\$2,151,062	100	1958					\$2,151,062	
Roof Construction	\$19.93	S.F.	118,545	0	\$2,362,021	100	1958					\$2,362,021	
Exterior Enclosure	\$17.77	S.F.	118,545	100	\$2,105,985	71	1958	1988			\$872,685	\$2,105,985	41
Exterior Walls	\$10.40	S.F.	118,545	0	\$1,233,300	100	1958					\$1,233,300	
Exterior Windows	\$4.49	S.F.	118,545	100	\$531,905	30	1958	1988			\$531,905	\$531,905	100
Exterior Doors	\$2.87	S.F.	118,545	100	\$340,780	30	1958	1988			\$340,780	\$340,780	100
Roofing	\$26.69	S.F.	118,545	100	\$3,164,387	20	2013	2033				\$3,164,387	
Roof Coverings	\$26.65	S.F.	118,545	100	\$3,158,978	20	2013	2033				\$3,158,978	
Roof Openings	\$0.05	S.F.	118,545	100	\$5,409	20	2013	2033				\$5,409	
Interiors	\$47.55	S.F.	118,545	100	\$5,636,816	45	1958	1963			\$3,636,599	\$5,636,816	65
Interior Construction	\$17.10	S.F.	118,545	100	\$2,026,649	70	1958	1978			\$847,442	\$2,026,649	42
Partitions	\$9.95	S.F.	118,545	100	\$1,179,207	100	1958					\$1,179,207	
Concrete Block Partitions - Regular Weight	\$9.95	S.F.	118,545	0	\$1,179,207	100	1958					\$1,179,207	
Interior Doors	\$2.91	S.F.	118,545	100	\$344,386	40	1958	1998			\$344,386	\$344,386	100
Fittings	\$4.24	S.F.	118,545	100	\$503,056	20	1958	1978			\$503,056	\$503,056	100
Interior Finishes	\$30.45	S.F.	118,545	100	\$3,610,167	31	1958	1963			\$2,789,157	\$3,610,167	77
Wall Finishes	\$6.14	S.F.	118,545	100	\$728,440	5	1958	1963			\$728,440	\$728,440	100
Paint	\$6.14	S.F.	118,545	100	\$728,440	5	1958	1963			\$728,440	\$728,440	100
Floor Finishes	\$14.63	S.F.	118,545	100	\$1,734,706	44	1958	1963			\$913,696	\$1,734,706	53
Carpet	\$9.22	S.F.	20,000	100	\$184,345	5	1958	1963			\$184,345	\$184,345	100
Ceramic Tile	\$18.63	S.F.	8,000	100	\$149,058	50	1958	2008			\$149,058	\$149,058	100
Concrete finish flooring	\$3.50	S.F.	1,700	100	\$5,947	10	1958	1968			\$5,947	\$5,947	100
Hardwood	\$16.99	S.F.	10,000	100	\$169,896	10	1958	1968			\$169,896	\$169,896	100
Quarry tile	\$11.70	S.F.	2,500	100	\$29,241	75	1958	2033				\$29,241	
Terrazzo	\$27.20	S.F.	29,114	100	\$791,769	75	1958	2033				\$791,769	
VCT	\$8.56	S.F.	47,231	100	\$404,450	12	1958	1970			\$404,450	\$404,450	100
Ceiling Finishes	\$9.68	S.F.	118,545	100	\$1,147,021	28	1958	1971			\$1,147,021	\$1,147,021	100
2x4 Tectum	\$10.21	S.F.	46,065	100	\$470,135	50	1958	2008			\$470,135	\$470,135	100
Acoustical Ceilings	\$9.34	S.F.	72,480	100	\$676,886	13	1958	1971			\$676,886	\$676,886	100
Services	\$109.90	S.F.	118,545	100	\$13,027,649	24	1985	1978	2010		\$5,333,646	\$13,027,649	41
Plumbing	\$14.89	S.F.	118,545	100	\$1,765,205	30	1966	1988	2015			\$1,765,205	
Plumbing Fixtures	\$11.83	S.F.	118,545	100	\$1,402,788	30	1992	2022				\$1,402,788	
Domestic Water Distribution	\$0.84	S.F.	118,545	100	\$99,169	30	1958	1988	2015	3		\$99,169	
Sanitary Waste	\$1.31	S.F.	118,545	100	\$155,064	30	1958	1988	2015	3		\$155,064	
Rain Water Drainage	\$0.91	S.F.	118,545	100	\$108,184	30	1958	1988	2015	3		\$108,184	
HVAC	\$61.60	S.F.	118,545	100	\$7,302,071	22	1988	1978			\$5,242,659	\$7,302,071	72
Heat Generating Systems	\$8.37	S.F.	118,545	100	\$991,688	30	1992	2022			\$228,683	\$991,688	23
Cooling Generating Systems	\$9.80	S.F.	118,545	100	\$1,161,177	30	1992	2022				\$1,161,177	
Distribution Systems	\$15.50	S.F.	118,545	100	\$1,837,328	20	1992	2012			\$1,837,328	\$1,837,328	100
Terminal & Package Units	\$38.24	S.F.	47,418	100	\$1,813,167	15	1981	1996			\$1,813,167	\$1,813,167	100
Controls & Instrumentation	\$1.40	S.F.	118,545	100	\$165,882	20	1992	2012			\$165,882	\$165,882	100
Systems Testing & Balancing	\$1.14	S.F.	118,545	100	\$135,230	30	1992	2022				\$135,230	
Unit Venti.Clrsms & Corr	\$16.84	S.F.	71,127	100	\$1,197,599	20	1958	1978			\$1,197,599	\$1,197,599	100
Fire Protection	\$5.80	S.F.	118,545	100	\$686,969	30	1992	2022				\$686,969	
Sprinklers	\$5.80	S.F.	118,545	100	\$686,969	30	1992	2022				\$686,969	
Electrical	\$27.61	S.F.	118,545	100	\$3,273,404	26	1994	2007	2010		\$90,987	\$3,273,404	3
Electrical Service/Distribution	\$2.57	S.F.	118,545	100	\$304,719	30	1992	2022				\$304,719	
Branch Wiring	\$14.10	S.F.	118,545	100	\$1,671,445	30	1992	2022				\$1,671,445	
Lighting	\$6.14	S.F.	118,545	100	\$728,440	20	2007	2027				\$728,440	
Communications and Security	\$4.03	S.F.	118,545	100	\$477,813	20	1988	2008	2015	3		\$477,813	
Em. Generator & ATS, 125 KW	\$76,561.88	SYSTE M	1	100	\$76,562	20	1992	2012			\$76,562	\$76,562	100
Other Electrical Systems	\$0.12	S.F.	118,545	100	\$14,425	15	1992	2007	2010		\$14,425	\$14,425	100
Equipment & Furnishings	\$2.02	S.F.	118,545	100	\$239,145	29	1958	1973			\$239,145	\$239,145	100
Equipment	\$2.02	S.F.	118,545	100	\$239,145	29	1958	1973			\$239,145	\$239,145	100
Institutional Equipment	\$0.14	S.F.	118,545	100	\$16,228	15	1958	1973			\$16,228	\$16,228	100
Other Equipment	\$1.88	S.F.	118,545	100	\$222,917	30	1958	1988			\$222,917	\$222,917	100
Food Service Equipment	\$222,917.20	SYSTE M	1	100	\$222,917	30	1958	1988			\$222,917	\$222,917	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$276,338		
Special Construction			0			0	0				\$276,338		
ADA Compliance			0	0		0	0				\$276,338		
Building Sitework	\$3.47	S.F.	118,545	100	\$411,829	30	1992	1988			\$292,976	\$411,829	71
Site Improvements	\$2.47	S.F.	118,545	100	\$292,976	30	1958	1988			\$292,976	\$292,976	100
Parking Lots	\$2,311.95	Ea.	108	100	\$249,691	30	1958	1988			\$249,691	\$249,691	100
Pedestrian Paving	\$34.91	L.F.	1,240	100	\$43,285	30	1958	1988			\$43,285	\$43,285	100
Site Mechanical Utilities	\$1.00	S.F.	118,545	100	\$118,853	30	1992	1988				\$118,853	
Fuel Distribution	\$1.00	S.F.	118,545	100	\$118,853	30	1992	1988				\$118,853	
NG Supply	\$0.09	S.F.	118,545	100	\$10,818	25	1992	2017				\$10,818	
Propane Tank	\$6,155.72	Each	0	100		30	1958	1988			\$0		
Underground Tank	\$108,035.11	Each	1	100	\$108,035	30	1992	2022				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Buck Lodge Middle_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$10,651,390			\$918,142		\$1,070,710					\$10,147,482
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Crawl Space											
Shell	\$872,686										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$872,686										
Exterior Walls											
Exterior Windows	\$531,905										
Exterior Doors	\$340,780										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$3,636,600					\$1,058,168					\$1,463,025
Interior Construction	\$847,443										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$344,386										
Fittings	\$503,056										
Interior Finishes	\$2,789,158					\$1,058,168					\$1,463,025
Wall Finishes	\$728,440					\$844,462					\$978,963
Paint	\$728,440					\$844,462					\$978,963
Floor Finishes	\$913,696					\$213,707					\$484,063
Carpet	\$184,345					\$213,707					\$247,745
Ceramic Tile	\$149,058										
Concrete finish flooring	\$5,947										\$7,992
Hardwood	\$169,896										\$228,326
Quarry tile											
Terrazzo											
VCT	\$404,450										
Ceiling Finishes	\$1,147,022										
2x4 Tectum	\$470,135										
Acoustical Ceilings	\$676,886										
Services	\$5,333,645			\$918,142							\$8,539,267
Plumbing				\$396,023							\$1,885,230
Plumbing Fixtures											\$1,885,230
Domestic Water Distribution				\$108,364							
Sanitary Waste				\$169,443							
Rain Water Drainage				\$118,216							
HVAC	\$5,242,659										\$3,075,009
Heat Generating Systems	\$228,683										\$1,332,746
Cooling Generating Systems											\$1,560,524
Distribution Systems	\$1,837,328										
Terminal & Package Units	\$1,813,167										
Controls & Instrumentation	\$165,882										
Systems Testing & Balancing											\$181,738
Unit Vent,Clsrms & Corr	\$1,197,599										
Fire Protection											\$923,230
Sprinklers											\$923,230
Electrical	\$90,986			\$522,120							\$2,655,799
Electrical Service/Distribution											\$409,517
Branch Wiring											\$2,246,283
Lighting											
Communications and Security				\$522,120							
Em.Generator & ATS, 125 KW	\$76,562</										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Buck Lodge Middle_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$7,002,886 \$349,708	\$3,648,504 \$182,198	\$10,651,390 \$531,905	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows leak and the caulking is old and damaged. Windows should be replaced with energy efficiency windows.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$224,050	\$116,730	\$340,780	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are worn and and do not seal properly. The doors do not have have fire labels and the hardware does not meet the ADA requirements.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$226,421	\$117,965	\$344,386	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in poor condition due to worn finishes. The doors do not have fire labels and the hardware does not meet ADA requirements.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$330,741	\$172,316	\$503,056	Necess ary- 2-5 Yrs	Deferred Maintena nce	Millwork is old, deteriorating and missing hardware. The plastic laminated tops are scratched and chipped.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$478,922	\$249,518	\$728,440	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint is beyond useful life due to the age, fading, stains, and scuff marks. There is some peeling paint in several locations. The entire building should be repainted.
	C3020410	Hardwood	System	Beyond Useful Life	Renew System	1	Ea.	\$111,700	\$58,196	\$169,896	Necess ary- 2-5 Yrs	Deferred Maintena nce	The hardwood floor appears to be original construction and is worn with some separating boards. The flooring is beyond useful life and should be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$121,200	\$63,145	\$184,345	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is in poor condition due to stains, wear and tear, and needs to be replaced.
	C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$3,910	\$2,037	\$5,947	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$98,000	\$51,058	\$149,058	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tile appears to be of original construction and is cracked and missing in some areas. The tiles have been patched with tiles that do not match.
	C3030105	2x4 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$309,096	\$161,039	\$470,135	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tectum tiles are stained, fading, and cracked throughout the building. The tile is beyond useful life and should be replaced.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$445,027	\$231,859	\$676,886	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling tile is in fair condition due to age, fading and stains.
	E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$10,669	\$5,559	\$16,228	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility Executive Summary

G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$164,162	\$85,528	\$249,691	Necess ary- 2-5 Yrs	Deferred Maintena nce	The parking lot and service drive is old with cracks and pot holes throughout. The parking lot should be resurfaced and restriped.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$28,458	\$14,827	\$43,285	Necess ary- 2-5 Yrs	Deferred Maintena nce	The sidewalks around the building and other parts of the site are in fair condition, with some cracks and missing sections.
D3090	Unit Ventl, Clsrms & Corr	System	Beyond Useful Life	Renew System	1	Ea.	\$787,376	\$410,223	\$1,197,599	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$265,911	\$138,539	\$404,450	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT is old with cracks and separating tiles throughout the building.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,192,089	\$621,078	\$1,813,167	Necess ary- 2-5 Yrs	Capital Renewal	
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades- Refrigerant Equip in Blr Room	1	SYST EM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/St andards	Complian ce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$146,560	\$76,358	\$222,917	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	118,545	S.F.	\$181,682	\$94,656	\$276,338	Does Not Meet Current Code/St andards	ADA / Accessibility	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,207,974	\$629,354	\$1,837,328	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$109,061	\$56,821	\$165,882	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Em. Generator & ATS, 125 KW	System	Beyond Useful Life	Renew System	1	Ea.	\$50,337	\$26,225	\$76,562	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$9,484	\$4,941	\$14,425	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$0	\$0	\$0	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Buck Lodge Middle\1992 Addition

Attributes:

None

General Information:

Function:

Middle School

Year Built:

1992

Gross Area:

3,952 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$393,976.04

Replacement Cost: \$961,758.72

FCI: 40.96%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Buck Lodge Middle\1992 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$243.36	S.F.	3,952	100	\$961,760	41	1992	1997	2009		\$393,977	\$961,760	41
Substructure	\$15.80	S.F.	3,952	100	\$62,454	100	1992					\$62,454	
Foundations	\$15.80	S.F.	3,952	100	\$62,454	100	1992					\$62,454	
Standard Foundations	\$5.31	S.F.	3,952	0	\$20,978	100	1992					\$20,978	
Slab on Grade	\$10.49	S.F.	3,952	0	\$41,476	100	1992					\$41,476	
Shell	\$69.33	S.F.	3,952	100	\$273,981	59	1992	2012			\$113,608	\$273,981	41
Superstructure	\$21.45	S.F.	3,952	100	\$84,755	100	1992					\$84,755	
Roof Construction	\$21.45	S.F.	3,952	0	\$84,755	100	1992					\$84,755	
Exterior Enclosure	\$19.13	S.F.	3,952	100	\$75,618	71	1992	2022				\$75,618	
Exterior Walls	\$11.21	S.F.	3,952	100	\$44,301	100	1992					\$44,301	
Exterior Windows	\$4.84	S.F.	3,952	100	\$19,115	30	1992	2022				\$19,115	
Exterior Doors	\$3.09	S.F.	3,952	100	\$12,202	30	1992	2022				\$12,202	
Roofing	\$28.75	S.F.	3,952	100	\$113,608	20	1992	2012			\$113,608	\$113,608	100
Roof Coverings	\$28.75	S.F.	3,952	100	\$113,608	20	1992	2012			\$113,608	\$113,608	100
Interiors	\$43.04	S.F.	3,952	100	\$170,112	39	1992	1997	2009		\$85,056	\$170,112	50
Interior Construction	\$18.40	S.F.	3,952	100	\$72,733	70	1992	2012			\$18,033	\$72,733	25
Partitions	\$10.71	S.F.	3,952	100	\$42,317	100	1992	2092				\$42,317	
Concrete Block Partitions - Regular Weight	\$10.71	S.F.	3,952	100	\$42,317	100	1992	2092				\$42,317	
Interior Doors	\$3.13	S.F.	3,952	100	\$12,383	40	1992	2032				\$12,383	
Fittings	\$4.56	S.F.	3,952	100	\$18,033	20	1992	2012			\$18,033	\$18,033	100
Stairs	\$1.11	S.F.	3,952	100	\$4,388	50	1992	2042	2009		\$4,388	\$4,388	100
Stair Construction	\$1.11	S.F.	3,952	100	\$4,388	50	1992	2042	2009		\$4,388	\$4,388	100
Stairs	\$1.11	S.F.	3,952	100	\$4,388	50	1992	2042	2009		\$4,388	\$4,388	100
Interior Finishes	\$23.53	S.F.	3,952	100	\$92,991	14	1992	1997			\$62,635	\$92,991	67
Wall Finishes	\$6.63	S.F.	3,952	100	\$26,208	5	1992	1997			\$26,208	\$26,208	100
Paint	\$6.63	S.F.	3,952	100	\$26,208	5	1992	1997			\$26,208	\$26,208	100
Floor Finishes	\$9.22	S.F.	3,952	100	\$36,427	12	1992	2004			\$36,427	\$36,427	100
VCT	\$9.22	S.F.	3,952	100	\$36,427	12	1992	2004			\$36,427	\$36,427	100
Ceiling Finishes	\$7.68	S.F.	3,952	100	\$30,356	25	1992	2017				\$30,356	
Services	\$112.05	S.F.	3,952	100	\$442,830	24	1993	2002	2012		\$174,139	\$442,830	39
Plumbing	\$16.06	S.F.	3,952	100	\$63,476	30	1992	2022				\$63,476	
Plumbing Fixtures	\$12.76	S.F.	3,952	100	\$50,432	30	1992	2022				\$50,432	
Domestic Water Distribution	\$0.91	S.F.	3,952	100	\$3,607	30	1992	2022				\$3,607	
Sanitary Waste	\$1.40	S.F.	3,952	100	\$5,530	30	1992	2022				\$5,530	
Rain Water Drainage	\$0.99	S.F.	3,952	100	\$3,907	30	1992	2022				\$3,907	
HVAC	\$60.64	S.F.	3,952	100	\$239,659	19	1992	2002	2012		\$173,658	\$239,659	72
Heat Generating Systems	\$9.02	S.F.	0	100		30	1992	2022					
Cooling Generating Systems	\$7.33	S.F.	0	100		30	1992	2022					
Distribution Systems	\$16.70	S.F.	3,952	100	\$66,001	30	1992	2022				\$66,001	
Terminal & Package Units	\$41.20	S.F.	3,952	100	\$162,838	15	1992	2007	2012		\$162,838	\$162,838	100
Controls & Instrumentation	\$1.52	S.F.	3,952	100	\$6,011	20	1992	2012			\$6,011	\$6,011	100
Systems Testing & Balancing	\$1.22	S.F.	3,952	100	\$4,809	10	1992	2002	2012		\$4,809	\$4,809	100
Fire Protection	\$6.27	S.F.	3,952	100	\$24,765	30	1992	2022				\$24,765	
Sprinklers	\$6.27	S.F.	3,952	100	\$24,765	30	1992	2022				\$24,765	
Electrical	\$29.08	S.F.	3,952	100	\$114,930	30	1995	2007	2012		\$481	\$114,930	
Electrical Service/Distribution	\$2.78	S.F.	3,952	100	\$11,000	30	1992	2022				\$11,000	
Branch Wiring	\$7.29	S.F.	3,952	100	\$28,793	30	1992	2022				\$28,793	
Lighting	\$14.54	S.F.	3,952	100	\$57,465	30	2007	2037				\$57,465	
Communications and Security	\$4.35	S.F.	3,952	100	\$17,191	30	1992	2022				\$17,191	
Other Electrical Systems	\$0.12	S.F.	3,952	100	\$481	15	1992	2007	2012		\$481	\$481	100
Equipment & Furnishings	\$3.03	S.F.	3,952	100	\$11,962	15	1992	2007			\$11,962	\$11,962	100
Equipment	\$3.03	S.F.	3,952	100	\$11,962	15	1992	2007			\$11,962	\$11,962	100
Institutional	\$3.03	S.F.	3,952	100	\$11,962	15	1992	2007			\$11,962	\$11,962	100
Special Construction			0			0	0				\$9,212		
Special Construction			0			0	0				\$9,212		
ADA Compliance			0	0		0	0				\$9,212		
Building Sitework	\$0.11	S.F.	3,952	100	\$421	30	1992	2022				\$421	
Site Mechanical Utilities	\$0.11	S.F.	3,952	100	\$421	30	1992	2022				\$421	
Fuel Distribution	\$0.11	S.F.	3,952	100	\$421	30	1992	2022				\$421	
Gas Service Piping	\$0.11	S.F.	3,952	100	\$421	30	1992	2022				\$421	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Buck Lodge Middle\1992 Addition (continued)[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Buck Lodge Middle\1992 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$259,024 \$17,231	\$134,952 \$8,977	\$393,976 \$26,208	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$23,949	\$12,477	\$36,427	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$7,864	\$4,097	\$11,962	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	3,952	S.F.	\$6,057	\$3,156	\$9,212	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$74,693	\$38,915	\$113,608	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$11,856	\$6,177	\$18,033	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C2010110	Stairs	System		Beyond Useful Life	Renew System	1	Ea.	\$2,885	\$1,503	\$4,388	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$107,060	\$55,778	\$162,838	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$3,952	\$2,059	\$6,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,162	\$1,647	\$4,809	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$316	\$165	\$481	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Charles Carroll Middle

Address: 6130 Lamont Drive, New Carrollton, MD 20784

Attributes:

School Area	2
Congressional	5
County Council	3
Historical Building	No
In-House Assessment Score	7th-8th
Legislative	22
Original Building	Built in 1961, 70,709 S.F.
School Addition 1	Built in 1963, 8,750 S.F.
School Addition 2	Built in 1970, 35,319 S.F.
School Board District	2
School Grade	7th-8th

General Information:

Function:	Middle School
Gross Area:	114,778 S.F.

Year Built:

Last Renovation:

Facility Description:

Charles Carroll Middle School is a three-story, 114,778 square foot facility located on a 17.1-acre site close to I-495 (Capital Beltway) in New Carrollton, MD. The original building was constructed in 1961 and additions were constructed in 1963 and 1970 with major renovation performed in 1970. Other renovation includes FY03 SR Boiler Replacement in 2004, FY05 Code - Fire Alarms in 2006, and FY06 CF Steam Traps in 2006, Unit Ventilator replacement in 2010, and roof replacement in 2012.

This school is part of the Special Education Inclusion Initiative. A 22,000 S.F. building is currently being programmed for a 2016 construction completion that will incorporate the special education program requirements. A parking lot extension will also be included to support the additional staff.

ACCESSIBILITY ISSUES

The facility is not in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, door hardware, interior signage, and drinking fountains. The ramp in front of the building should be painted and scored.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building's construction is CMU and glaze block.

B. SHELL

The superstructure is reinforced concrete masonry with face brick, CMU load bearing walls and steel bar joist for the roof. Floor construction is slab on grade. Roof construction is steel bar joist with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Roofing is typically a low-slope built-up roof and was replaced in 2012.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel and concrete risers and treads with tile finishes. The interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas are typically terrazzo, ceramic tile, vinyl composition tile, and carpet. Floor finishes in assignable spaces is typically vinyl tile, carpet, and wood. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan Report, that the school contains 34,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically acoustical tile and suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels. Also according to the A.H.E.R.A. Management Plan, the school contains 15,000 square feet of asbestos containing suspended acoustical panels.

D. SERVICES

Conveying

The building has one hydraulic elevator. The elevator has its own new emergency generator.

Plumbing

The facility contains sinks, faucets, urinals, toilets and other plumbing fixtures. The water fountains are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by gas hot water heater.

HVAC

Facility Executive Summary

Heating is provided gas/oil fired boilers, which were installed in 2003. Cooling is supplied mostly by window units and roof top packaged units. The heating/cooling distribution system is ductwork, 2 pipe, air handlers, and unit ventilators. Unit ventilators were upgraded in 2010. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in restrooms. Controls and instrumentation are mostly pneumatic for the heating system and digital for the roof top units and not centrally controlled by an energy management system.

Fire Protection

The building has fire sprinkler system in most of the occupied areas. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer. Power distribution wiring is typically copper. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system was replaced in 2008. The telephone and data systems are separate and not included in dedicated closets or cabinets. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building has two emergency generators.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and kitchen grease trap interceptor. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where are two handicap spaces out of the 67 and paths to building entrances. Drainage is handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has a 15,000 gallon fuel oil tank of dual wall construction.

Current Repair Cost: \$19,833,958.83**Replacement Cost:** \$30,821,489.50**FCI:** 64.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Charles Carroll Middle_Original Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1961

Gross Area: 114,778 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$19,833,958.83

Replacement Cost: \$30,821,489.50

FCI: 64.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Charles Carroll Middle_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$268.53	S.F.	114,778	101	\$31,153,684	40	1968	1966	2011		\$19,833,960	\$30,821,490	64
Substructure	\$15.38	S.F.	114,778	100	\$1,764,977	100	1961					\$1,764,977	
Foundations	\$15.38	S.F.	114,778	100	\$1,764,977	100	1961					\$1,764,977	
Standard Foundations	\$5.16	S.F.	114,778	0	\$591,817	100	1961					\$591,817	
Slab on Grade	\$10.22	S.F.	114,778	0	\$1,173,160	100	1961					\$1,173,160	
Shell	\$64.56	S.F.	114,778	100	\$7,410,563	57	1978	1991			\$883,361	\$7,410,563	12
Superstructure	\$17.92	S.F.	114,778	100	\$2,056,277	100	1961					\$2,056,277	
Floor Construction	\$19.04	S.F.	45,000	0	\$856,931	100	0					\$856,931	
Roof Construction	\$10.45	S.F.	114,778	0	\$1,199,346	100	1961					\$1,199,346	
Exterior Enclosure	\$18.62	S.F.	114,778	100	\$2,136,826	71	1961	1991			\$883,361	\$2,136,826	41
Exterior Walls	\$10.92	S.F.	114,778	0	\$1,253,465	100	1961					\$1,253,465	
Exterior Windows	\$4.70	S.F.	114,778	100	\$539,444	30	1961	1991			\$539,444	\$539,444	100
Exterior Doors	\$3.00	S.F.	114,778	100	\$343,917	30	1961	1991			\$343,917	\$343,917	100
Roofing	\$28.03	S.F.	114,778	100	\$3,217,460	20	2012	2032				\$3,217,460	
Roof Coverings	\$27.99	S.F.	114,778	100	\$3,212,223	20	2012	2032				\$3,212,223	
Roof Openings	\$0.05	S.F.	114,778	100	\$5,237	20	2012	2032				\$5,237	
Interiors	\$55.36	S.F.	114,778	105	\$6,685,786	37	1961	1966			\$4,834,236	\$6,353,592	76
Interior Construction	\$17.93	S.F.	114,778	100	\$2,058,267	70	1961	1981			\$862,412	\$2,058,267	42
Partitions	\$10.42	S.F.	114,778	100	\$1,195,855	100	1961					\$1,195,855	
Concrete Block Partitions - Regular Weight	\$10.42	S.F.	114,778	0	\$1,195,855	100	1961					\$1,195,855	
Interior Doors	\$3.06	S.F.	114,778	100	\$350,900	40	1961	2001			\$350,900	\$350,900	100
Fittings	\$4.46	S.F.	114,778	100	\$511,512	20	1961	1981			\$511,512	\$511,512	100
Stairs	\$0.96	S.F.	114,778	100	\$109,984	50	1961	2011			\$109,984	\$109,984	100
Stair Construction	\$0.96	S.F.	114,778	100	\$109,984	50	1961	2011			\$109,984	\$109,984	100
Interior Finishes	\$36.46	S.F.	114,778	108	\$4,517,535	22	1961	1966			\$3,861,840	\$4,185,341	92
Wall Finishes	\$6.45	S.F.	114,778	100	\$740,208	5	1961	1966			\$740,208	\$740,208	100
Paint	\$6.45	S.F.	114,778	100	\$740,208	5	1961	1966			\$740,208	\$740,208	100
Floor Finishes	\$20.14	S.F.	114,778	114	\$2,643,770	31	1961	1966			\$1,988,075	\$2,311,576	86
Carpet	\$7.65	S.F.	22,600	100	\$172,904	5	1961	1966			\$172,904	\$172,904	100
Ceramic Tile	\$19.58	S.F.	11,500	100	\$225,116	50	1961	2011			\$225,116	\$225,116	100
Concrete finish flooring	\$3.67	S.F.	1,300	100	\$4,765	10	1961	1971			\$4,765	\$4,765	100
Hardwood	\$17.83	S.F.	8,178	100	\$145,782	13	1961	1974			\$145,782	\$145,782	100
Terrazo	\$28.56	S.F.	22,955	100	\$655,695	75	1961	2036				\$655,695	
VAT (Resilient Flooring)	\$22.95	S.F.	48,245	130	\$1,439,508	13	1961	1974			\$1,439,508	\$1,107,314	130
Ceiling Finishes	\$9.88	S.F.	114,778	100	\$1,133,557	13	1961	1974			\$1,133,557	\$1,133,557	100
2x4 Tectum	\$10.72	S.F.	10,000	100	\$107,231	13	1961	1974			\$107,231	\$107,231	100
Acoustical Ceilings	\$9.80	S.F.	104,778	100	\$1,026,326	13	1961	1974			\$1,026,326	\$1,026,326	100
Services	\$127.41	S.F.	114,778	100	\$14,624,345	25	1968	1976			\$13,288,828	\$14,624,345	91
Conveying	\$1.63	S.F.	114,778	100	\$186,798	30	1997	2027				\$186,798	
Elevators and Lifts	\$1.63	S.F.	114,778	100	\$186,798	30	1997	2027				\$186,798	
Plumbing	\$13.28	S.F.	114,778	100	\$1,524,061	30	1961	1991			\$1,524,061	\$1,524,061	100
Plumbing Fixtures	\$10.07	S.F.	114,778	100	\$1,155,702	30	1961	1991			\$1,155,702	\$1,155,702	100
Domestic Water Distribution	\$0.88	S.F.	114,778	100	\$101,255	30	1961	1991			\$101,255	\$101,255	100
Sanitary Waste	\$1.37	S.F.	114,778	100	\$157,120	30	1961	1991			\$157,120	\$157,120	100
Rain Water Drainage	\$0.96	S.F.	114,778	100	\$109,984	30	1961	1991			\$109,984	\$109,984	100
HVAC	\$78.13	S.F.	114,778	100	\$8,968,038	22	1968	1976			\$7,958,981	\$8,968,038	89
Heat Generating Systems	\$8.79	S.F.	114,778	100	\$1,009,057	30	2005	2035				\$1,009,057	
Cooling Generating Systems	\$10.28	S.F.	114,778	100	\$1,180,143	30	1961	1991			\$1,180,143	\$1,180,143	100
Distribution Systems	\$16.26	S.F.	114,778	100	\$1,866,232	30	1961	1991			\$1,866,232	\$1,866,232	100
Terminal & Package Units	\$40.12	S.F.	114,778	100	\$4,605,350	15	1961	1976			\$4,605,350	\$4,605,350	100
Controls & Instrumentation	\$1.49	S.F.	114,778	100	\$171,086	20	1961	1981			\$171,086	\$171,086	100
Systems Testing & Balancing	\$1.19	S.F.	114,778	100	\$136,170	30	1961	1991			\$136,170	\$136,170	100
Fire Protection	\$6.08	S.F.	114,778	100	\$698,309	30	1961	1991			\$698,309	\$698,309	100
Sprinklers	\$6.08	S.F.	114,778	100	\$698,309	30	1961	1991			\$698,309	\$698,309	100
Electrical	\$28.29	S.F.	114,778	100	\$3,247,139	29	1970	1976			\$3,107,477	\$3,247,139	96
Electrical Service/Distribution	\$2.71	S.F.	114,778	100	\$310,748	30	1961	1991			\$310,748	\$310,748	100
Lighting and Branch Wiring	\$21.23	S.F.	114,778	100	\$2,437,100	30	1961	1991			\$2,437,100	\$2,437,100	100
Communications and Security	\$4.23	S.F.	114,778	100	\$485,325	24	1984	1991			\$345,663	\$485,325	71
Data Phone Security	\$3.01	S.F.	114,778	100	\$345,663	30	1961	1991			\$345,663	\$345,663	100
Fire Alarm	\$1.22	S.F.	114,778	100	\$139,662	10	2008	2018				\$139,662	
Other Electrical Systems	\$0.12	S.F.	114,778	100	\$13,966	15	1961	1976			\$13,966	\$13,966	100
Equipment & Furnishings	\$2.53	S.F.	114,778	100	\$290,534	29	1961	1976			\$290,534	\$290,534	100
Equipment	\$2.53	S.F.	114,778	100	\$290,534	29	1961	1976			\$290,534	\$290,534	100
Institutional Equipment	\$0.14	S.F.	114,778	100	\$15,712	15	1961	1976			\$15,712	\$15,712	100
Other Equipment	\$2.39	S.F.	114,778	100	\$274,822	30	1961	1991			\$274,822	\$274,822	100
Food Service Equipment	\$274,821.76	SYSTE M	1	100	\$274,822	30	1961	1991			\$274,822	\$274,822	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$267,557		
Special Construction			0			0	0				\$267,557		
ADA Compliance			0	0		0	0				\$267,557		
Building Sitework	\$3.29	S.F.	114,778	100	\$377,479	30	1961	1991	2011		\$269,444	\$377,479	71
Site Improvements	\$2.05	S.F.	114,778	100	\$235,845	30	1961	1991	2011		\$235,845	\$235,845	100
Parking Lots	\$2,426.77	S.F.	67	100	\$162,594	30	1961	1991	2011		\$162,594	\$162,594	100
Pedestrian Paving	\$36.63	S.F.	2,000	100	\$73,251	30	1961	1991	2011		\$73,251	\$73,251	100
Site Mechanical Utilities	\$1.23	S.F.	114,778	100	\$141,634	30	1972	1991			\$33,599	\$141,634	24
Fuel Distribution	\$1.23	S.F.	114,778	100	\$141,634	30	1972	1991			\$33,599	\$141,634	24
Propane Tank	\$6,461.45	SYSTEM	1	100	\$6,461	30	1961	1991			\$6,461	\$6,461	100
Pumps	\$27,138.03	SYSTEM	1	100	\$27,138	30	1961	1991			\$27,138	\$27,138	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1994	2024				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Charles Carroll Middle_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$13,040,078 \$3,027,844	\$6,793,881 \$1,577,507	\$19,833,959 \$4,605,350	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. Some of the terminal units were replaced in approximately 40% of the school classrooms. The school is in need of complete terminal units update. The school engineer stated the units control system is not operating at times and, if operating, the temperature is not adequate.
	D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$775,899	\$404,244	\$1,180,143	Necess ary- 2-5 Yrs	Deferred Maintena nce	Window units throughout the school are not code compliant and are outdated. Cooling in the school is poor according to the school engineer. Most of the rooms have control problem and the units are noisy. Roof top units have control problems.
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$112,482	\$58,603	\$171,086	Necess ary- 2-5 Yrs	Deferred Maintena nce	The roof top units, window units, and unit ventilators control and balancing system has major control and balancing problems. The school engineer indicated that ventilation is poor in many areas. Some rooms are too cold and some are too hot.
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$89,527	\$46,643	\$136,170	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$459,112	\$239,197	\$698,309	Necess ary- 2-5 Yrs	Deferred Maintena nce	The school has functioning sprinkling system in most of the areas. The system is mostly original and may need update or replacement.
	D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$204,305	\$106,443	\$310,748	Necess ary- 2-5 Yrs	Deferred Maintena nce	The emergency generator, electrical panels, transformers and other related electrical equipment are mostly original. Although this equipment may function properly most of the time, it is beyond useful life and ready for update.
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,602,301	\$834,799	\$2,437,100	Necess ary- 2-5 Yrs	Deferred Maintena nce	The lighting system is partially updated, but some classrooms and offices are in need of update. Many of the light covers are stained and broken. Some classrooms need ballast and wiring.

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D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$9,182	\$4,784	\$13,966	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$10,330	\$5,382	\$15,712	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$17,842	\$9,296	\$27,138	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,248	\$2,213	\$6,461	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$354,664	\$184,780	\$539,444	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in poor condition.
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$226,113	\$117,805	\$343,917	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are in poor condition. The doors and frames have started to rust and the doors do not have fire labels.
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$230,704	\$120,197	\$350,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are old and the finishes are worn. The doors do not have fire labels and hardware does not meet ADA requirements.
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$336,300	\$175,212	\$511,512	Necess ary- 2-5 Yrs	Deferred Maintena nce	Millwork is old and deteriorating, with missing hardware. The shelving is old with missing and warped shelves.
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$486,659	\$253,549	\$740,208	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint is beyond useful life due to age, scuff marks, and smudges throughout. Some areas have chipped paint and peeling spots.
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$113,678	\$59,226	\$172,904	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$3,133	\$1,632	\$4,765	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$946,422	\$493,086	\$1,439,508	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT is cracked, missing tiles, and separated throughout the building.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$674,770	\$351,555	\$1,026,326	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in poor condition due to stains, fading, and wraped tiles. Some of the cross tees are missing.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$759,830	\$395,872	\$1,155,702	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sinks, faucets, and other plumbing fixtures were not updated, but some urinals and toilets were. Some of the water fountains are original and some are out of order. Some sinks are chipped, some faucets have poor pressure, leak, and do not operate adequately, and some flush valves are slow.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$66,571	\$34,684	\$101,255	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$72,310	\$37,674	\$109,984	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$103,300	\$53,819	\$157,120	Necess ary- 2-5 Yrs	Deferred Maintena nce	The sanitary piping is beyond useful life, outdated, and in some areas is clogged and leaking.

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E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$180,685	\$94,137	\$274,822	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Hardwood	System	Beyond Useful Life	Renew System	1	Ea.	\$95,846	\$49,936	\$145,782	Necess ary- 2-5 Yrs	Deferred Maintena nce	The hardware floor appears to be original construction that is worn and separating. Tectum tiles are old, stained and faded due to age.
C3030105	2x4 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$70,500	\$36,731	\$107,231	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	114,778	S.F.	\$175,909	\$91,648	\$267,557	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D5030310	Data Phone Security	System	Beyond Useful Life	Renew System	1	Ea.	\$227,260	\$118,403	\$345,663	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C2010	Stair Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$72,310	\$37,674	\$109,984	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$148,005	\$77,111	\$225,116	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$106,899	\$55,694	\$162,594	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$48,160	\$25,091	\$73,251	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,226,977	\$639,255	\$1,866,232	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Middle Schools\Drew-Freeman Middle**Address:** 5100 Silver Hill Road, Suitland, MD 20746**Attributes:**

School Area	TA
Congressional	4
County Council	7
Historical Building	NA
Legislative	24
Original Building	Built in 1960, 142,413 S.F.
School Board District	7
School Grade	7th-8th

General Information:

Function:	Middle School
Gross Area:	142,413 S.F.

Year Built:
Last Renovation:**Facility Description:**

Drew Freeman Middle School is a three-story, 142,413 square foot facility located on an 18.4-acre site close to the Suitland Parkway and Interstate 495 (Capital Beltway) in Suitland, MD. The original building was constructed in 1960 and was purchased in 1995. No additions have been constructed.

ACCESSIBILITY ISSUES

Efforts were made to make this multi-story facility handicap assessable. For example, handicap parking spaces were placed near entrances, curb cuts and ramps to the entrance doors were installed, an elevator and two stair lifts were installed, larger toilet stalls with metal handrails were installed, and interior and exterior graphics and/or signage were installed. In addition, push button wall switches and automatic door openers for handicap access were installed on some of the doors, but do not seem to work. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete basement and foundation walls. The building has a basement of cast in place construction. The building also has a crawl space in the basement.

B. SHELL

The superstructure is a combination of steel frame and concrete frame with open web steel joist roof framing. Floor construction appears to be cast-in-place concrete. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU and precast tilt-up concrete panels. Exterior windows are aluminum and steel sash with fixed and operable single-pane glazing. Exterior doors are generally hollow metal steel and solid core wood. Roofing is typically low-slope with built-up roof. The roof over the science rotunda is pitched with single ply membrane.

C. INTERIORS

Interior construction partition wall types typically include painted CMU and glazed block or ceramic tile wainscot in the corridors. Interior doors are generally solid wood doors with hollow metal frames. Interior fittings include chalk and tack boards and toilet partitions, graphics, lockers, toilet accessories, shelving, and handrails. Stair construction includes both concrete and steel risers and treads with terrazzo finishes. Interior wall finishes are typically painted CMU, glazed block, plaster, drywall, and ceramic tile. Floor finishes in common areas is typically terrazzo and vinyl composition tile. Floor finishes in assignable spaces are typically vinyl asbestos tiles, carpet and vinyl composition tile. Floor finishes in the basement are vinyl asbestos tiles and painted concrete. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan Report, that the school contains 24,580 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels. The ceiling in the science rotunda is a sprayed on cellulose material.

D. SERVICES**Conveying**

The building includes one hydraulic elevator.

Plumbing

Fixtures include sinks, faucets, urinals, toilets and other plumbing fixtures. Domestic water distribution is approximately 50% copper and 50% galvanized. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains and scuppers. Two new energy efficient boilers, boiler feed system, a new domestic hot water heater, and hot water storage tanks were installed in 2012.

HVAC

Heating is provided by two oil-fired boilers and one small boiler 2012. Cooling is supplied by water cooled chillers, few split systems, and some window units. The heating/cooling distribution system is a ductwork for cooling and 2-pipe for heating system using air handlers, fan coil units, fin tube radiators, VAV boxes, and unit ventilators. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in bathrooms. Controls and instrumentation are a mix of pneumatic and digital and are not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building has a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer. Power distribution wiring is typically copper. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets. The building includes an internal security system that is actuated by optical devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The kitchen has an exhaust hood with fire suppression. There is fixed audio-visual and laboratory equipment, library, theater and stage, detention, and medical equipment. The building also includes fixed casework, floor grilles, mats, window treatments and multiple seating furnishings. Science room cabinets were planned to be replaced Summer 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site. There is sufficient parking capacity for the occupants where eight out of 260 are handicap spaces and paths to building entrances appear to comply with ADA requirements. There is a 312-space parking lot in the rear of the building that is shared with another building. Landscaping is mature and is not irrigated. Drainage is generally handled by surface discharge and a limited number of area drains. Drainage in the paved areas and is handled by surface discharge and area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has a 15,000 gallon fuel oil tank with level detection that was installed in 2009.

Current Repair Cost: \$26,645,254.32**Replacement Cost:** \$40,197,705.67**FCI:** 66.29%

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Facility Executive Summary

Facility: \Middle Schools\Drew-Freeman Middle_Original Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1960

Gross Area: 142,413 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$26,645,254.32

Replacement Cost: \$40,197,705.67

FCI: 66.29%

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Facility: \Middle Schools\Drew-Freeman Middle_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.26	S.F.	142,413	101	\$40,561,154	49	1961	1960			\$26,645,254	\$40,197,704	66
Substructure	\$21.99	S.F.	142,413	100	\$3,132,183	100	1960					\$3,132,183	
Foundations	\$17.11	S.F.	142,413	100	\$2,436,864	100	1960					\$2,436,864	
Standard Foundations	\$5.86	S.F.	142,413	0	\$833,949	100	1960					\$833,949	
Slab on Grade	\$11.26	S.F.	142,413	0	\$1,602,915	100	1960					\$1,602,915	
Basement Construction	\$4.88	S.F.	142,413	100	\$695,319	100	1960					\$695,319	
Basement Excavation	\$0.46	S.F.	142,413	0	\$64,983	100	1960					\$64,983	
Basement Walls	\$4.43	S.F.	142,413	0	\$630,336	100	1960					\$630,336	
Shell	\$81.88	S.F.	142,413	100	\$11,661,445	64	1960	1980			\$5,432,583	\$11,661,445	47
Superstructure	\$31.94	S.F.	142,413	100	\$4,547,967	100	1960					\$4,547,967	
Floor Construction	\$19.24	S.F.	80,000	0	\$1,539,252	100	1960					\$1,539,252	
Roof Construction	\$21.13	S.F.	142,413	0	\$3,008,715	100	1960					\$3,008,715	
Exterior Enclosure	\$21.28	S.F.	142,413	100	\$3,030,376	69	1960	1990			\$1,349,481	\$3,030,376	45
Exterior Walls	\$11.80	S.F.	142,413	0	\$1,680,895	100	1960					\$1,680,895	
Exterior Windows	\$5.67	S.F.	142,413	100	\$807,956	30	1960	1990			\$807,956	\$807,956	100
Exterior Doors	\$3.80	S.F.	142,413	100	\$541,525	30	1960	1990			\$541,525	\$541,525	100
Roofing	\$28.67	S.F.	142,413	100	\$4,083,102	20	1960	1980			\$4,083,102	\$4,083,102	100
Roof Coverings	\$28.59	S.F.	142,413	100	\$4,072,271	20	1960	1980			\$4,072,271	\$4,072,271	100
Roof Openings	\$0.08	S.F.	142,413	100	\$10,831	20	1960	1980			\$10,831	\$10,831	100
Interiors	\$64.50	S.F.	142,413	104	\$9,549,003	49	1960	1960			\$6,249,653	\$9,185,553	68
Interior Construction	\$20.41	S.F.	142,413	100	\$2,906,476	67	1960	1980			\$1,424,859	\$2,906,476	49
Partitions	\$11.31	S.F.	142,413	100	\$1,611,147	96	1960	2010			\$129,530	\$1,611,147	8
Concrete Block Partitions - Regular Weight	\$11.56	S.F.	128,172	0	\$1,481,617	100	1960					\$1,481,617	
Drywall Partitions/Metal Stud Framing	\$9.10	S.F.	14,241	100	\$129,530	50	1960	2010			\$129,530	\$129,530	100
Interior Doors	\$4.59	S.F.	142,413	100	\$654,163	40	1960	2000			\$654,163	\$654,163	100
Fittings	\$4.50	S.F.	142,413	100	\$641,166	20	1960	1980			\$641,166	\$641,166	100
Stairs	\$1.58	S.F.	142,413	100	\$225,275	50	1960	2010			\$225,275	\$225,275	100
Stair Construction	\$1.58	S.F.	142,413	100	\$225,275	50	1960	2010			\$225,275	\$225,275	100
Interior Finishes	\$42.51	S.F.	142,413	106	\$6,417,252	40	1960	1960			\$4,599,519	\$6,053,802	76
Wall Finishes	\$9.11	S.F.	142,413	100	\$1,297,604	24	1960	1965			\$1,297,604	\$1,297,604	100
Glazed Block Wainscot	\$11.62	S.F.	21,363	100	\$248,247	50	1960	2010			\$248,247	\$248,247	100
Paint	\$7.44	S.F.	92,568	100	\$688,492	5	1960	1965			\$688,492	\$688,492	100
Tile	\$15.39	S.F.	14,241	100	\$219,205	35	1960	1995			\$219,205	\$219,205	100
Plaster	\$9.95	S.F.	14,241	100	\$141,660	50	1960	2010			\$141,660	\$141,660	100
Floor Finishes	\$22.25	S.F.	142,413	111	\$3,531,465	50	1960	1965			\$1,713,732	\$3,168,015	54
Carpet	\$7.76	S.F.	7,121	100	\$55,238	5	1960	1965			\$55,238	\$55,238	100
Ceramic Tile	\$19.77	S.F.	14,241	100	\$281,587	50	1960	2010			\$281,587	\$281,587	100
Concrete	\$3.71	S.F.	14,241	100	\$52,852	10	1960	1970			\$52,852	\$52,852	100
Terrazo	\$38.68	S.F.	42,723	110	\$1,817,733	75	1960	2035				\$1,652,484	
VAT (Resilient Flooring)	\$23.20	S.F.	28,483	130	\$858,871	13	1960	1973			\$858,871	\$660,670	130
VCT	\$9.08	S.F.	28,483	100	\$258,636	12	1960	1972			\$258,636	\$258,636	100
Wood	\$29.01	S.F.	7,121	100	\$206,548	50	1960	2010			\$206,548	\$206,548	100
Ceiling Finishes	\$11.15	S.F.	142,413	100	\$1,588,183	23	1960	1960			\$1,588,183	\$1,588,183	100
Plaster Ceilings	\$17.31	S.F.	14,241	100	\$246,497	50	1960	2010			\$246,497	\$246,497	100
Tectum Tile	\$10.60	S.F.	64,086	100	\$679,399	0	1960	1960			\$679,399	\$679,399	100
Drywall Ceilings	\$10.46	S.F.	14,241	100	\$149,025	13	1960	1973			\$149,025	\$149,025	100
Acoustical Ceilings	\$10.30	S.F.	49,845	100	\$513,262	13	1960	1973			\$513,262	\$513,262	100
Services	\$103.12	S.F.	142,413	100	\$14,686,170	28	1963	1975			\$13,206,723	\$14,686,170	90
Conveying	\$2.60	S.F.	142,413	100	\$370,403	30	1960	1990			\$370,403	\$370,403	100
Elevators and Lifts	\$2.60	S.F.	142,413	100	\$370,403	30	1960	1990			\$370,403	\$370,403	100
Plumbing	\$16.64	S.F.	142,413	100	\$2,369,715	30	1960	1990			\$2,369,715	\$2,369,715	100
Plumbing Fixtures	\$12.56	S.F.	142,413	100	\$1,789,200	30	1960	1990			\$1,789,200	\$1,789,200	100
Domestic Water Distribution	\$1.35	S.F.	142,413	100	\$192,783	30	1960	1990			\$192,783	\$192,783	100
Sanitary Waste	\$1.46	S.F.	142,413	100	\$207,946	30	1960	1990			\$207,946	\$207,946	100
Rain Water Drainage	\$1.26	S.F.	142,413	100	\$179,786	30	1960	1990			\$179,786	\$179,786	100
HVAC	\$46.57	S.F.	142,413	100	\$6,632,604	26	1969	1975			\$5,153,157	\$6,632,604	78
Heat Generating Systems	\$10.39	S.F.	142,413	100	\$1,479,447	30	2012	2042				\$1,479,447	
Cooling Generating Systems	\$11.94	S.F.	142,413	100	\$1,700,390	30	1960	1990			\$1,700,390	\$1,700,390	100
Distribution Systems	\$10.71	S.F.	142,413	100	\$1,524,936	30	1960	1990			\$1,524,936	\$1,524,936	100
Terminal & Package Units	\$10.71	S.F.	142,413	100	\$1,524,936	15	1960	1975			\$1,524,936	\$1,524,936	100
Controls & Instrumentation	\$1.49	S.F.	142,413	100	\$212,278	20	1960	1980			\$212,278	\$212,278	100
Systems Testing & Balancing	\$1.34	S.F.	142,413	100	\$190,617	30	1960	1990			\$190,617	\$190,617	100
Fire Protection	\$6.92	S.F.	142,413	100	\$985,576	30	1960	1990			\$985,576	\$985,576	100
Sprinklers	\$6.92	S.F.	142,413	100	\$985,576	30	1960	1990			\$985,576	\$985,576	100
Electrical	\$30.39	S.F.	142,413	100	\$4,327,872	30	1960	1975			\$4,327,872	\$4,327,872	100
Electrical Service/Distribution	\$3.01	S.F.	142,413	100	\$428,888	30	1960	1990			\$428,888	\$428,888	100

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Lighting and Branch Wiring	\$23.00	S.F.	142,413	100	\$3,275,146	30	1960	1990			\$3,275,146	\$3,275,146	100
Communications and Security	\$4.27	S.F.	142,413	100	\$608,675	30	1960	1990			\$608,675	\$608,675	100
Other Electrical Systems	\$0.11	S.F.	142,413	100	\$15,163	15	1960	1975			\$15,163	\$15,163	100
Equipment & Furnishings	\$4.93	S.F.	142,413	100	\$702,380	21	1960	1975			\$702,380	\$702,380	100
Equipment	\$4.93	S.F.	142,413	100	\$702,380	21	1960	1975			\$702,380	\$702,380	100
Institutional Equipment	\$2.98	S.F.	142,413	100	\$424,556	15	1960	1975			\$424,556	\$424,556	100
Other Equipment	\$1.95	S.F.	142,413	100	\$277,824	30	1960	1990			\$277,824	\$277,824	100
Food Service Equipment	\$277,823.72	SYSTEM	1	100	\$277,824	30	1960	1990			\$277,824	\$277,824	100
Special Construction			0			0	0				\$331,977		
Special Construction			0			0	0				\$331,977		
ADA Compliance			0	0		0	0				\$331,977		
Building Sitework	\$5.83	S.F.	142,413	100	\$829,973	30	1960	1990			\$721,938	\$829,973	87
Site Improvements	\$4.92	S.F.	142,413	100	\$700,243	30	1960	1990			\$700,243	\$700,243	100
Parking Lots	\$2,453.28	Each	260	100	\$637,853	30	1960	1990			\$637,853	\$637,853	100
Pedestrian Paving	\$37.81	L.F.	1,650	100	\$62,390	30	1960	1990			\$62,390	\$62,390	100
Site Mechanical Utilities	\$0.91	S.F.	142,413	100	\$129,730	30	1960	1990			\$21,695	\$129,730	17
Fuel Distribution	\$0.91	S.F.	142,413	100	\$129,730	30	1960	1990			\$21,695	\$129,730	17
NG Supply	\$0.11	S.F.	142,413	100	\$15,163	30	1960	1990			\$15,163	\$15,163	100
Propane Tank	\$6,532.03	SYSTEM	1	100	\$6,532	30	1960	1990			\$6,532	\$6,532	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2009	2039				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\Drew-Freeman Middle_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$26,645,254					\$862,187					\$1,070,540
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$5,432,583										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,349,481										
Exterior Walls											
Exterior Windows	\$807,956										
Exterior Doors	\$541,525										
Roofing	\$4,083,102										
Roof Coverings	\$4,072,271										
Roof Openings	\$10,831										
Interiors	\$6,249,655					\$862,187					\$1,070,540
Interior Construction	\$1,424,859										
Partitions	\$129,530										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$129,530										
Interior Doors	\$654,163										
Fittings	\$641,166										
Stairs	\$225,275										
Stair Construction	\$225,275										
Interior Finishes	\$4,599,521					\$862,187					\$1,070,540
Wall Finishes	\$1,297,604					\$798,151					\$925,276
Glazed Block Wainscot	\$248,247										
Paint	\$688,492					\$798,151					\$925,276
Tile	\$219,205										
Plaster	\$141,660										
Floor Finishes	\$1,713,733					\$64,036					\$145,264
Carpet	\$55,238					\$64,036					\$74,236
Ceramic Tile	\$281,587										
Concrete	\$52,852										\$71,028
Terrazo											
VAT (Resilient Flooring)	\$858,871										
VCT	\$258,636										
Wood	\$206,548										
Ceiling Finishes	\$1,588,184										
Plaster Ceilings	\$246,497										
Tectum Tile	\$679,399										
Drywall Ceilings	\$149,025										
Acoustical Ceilings	\$513,262										
Services	\$13,206,722										
Conveying	\$370,403										
Elevators and Lifts	\$370,403										
Plumbing	\$2,369,715										
Plumbing Fixtures	\$1,789,200										
Domestic Water Distribution	\$192,783										
Sanitary Waste	\$207,946										
Rain Water Drainage	\$179,786										
HVAC	\$5,153,156										
Heat Generating Systems											
Cooling Generating Systems	\$1,700,390										
Distribution Systems	\$1,524,936										
Terminal & Package Units	\$1,524,936										
Controls & Instrumentation	\$212,278										
Systems Testing & Balancing	\$190,617										

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Drew-Freeman Middle_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$17,518,247 \$531,200	\$9,127,007 \$276,755	\$26,645,254 \$807,956	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$356,033	\$185,493	\$541,525	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,677,364	\$1,394,907	\$4,072,271	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020		Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$7,121	\$3,710	\$10,831	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$430,087	\$224,075	\$654,163	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$421,542	\$219,624	\$641,166	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$452,658	\$235,835	\$688,492	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$144,119	\$75,086	\$219,205	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$170,044	\$88,593	\$258,636	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$36,317	\$18,921	\$55,238	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$34,748	\$18,104	\$52,852	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$564,675	\$294,196	\$858,871	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$337,451	\$175,812	\$513,262	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010		Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$243,526	\$126,877	\$370,403	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,176,331	\$612,869	\$1,789,200	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$126,748	\$66,035	\$192,783	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution system is mostly original and appears to be inadequate. Some pipes show signs of leak others have no insulation and others are galvanized.

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D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$118,203	\$61,584	\$179,786	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$136,716	\$71,229	\$207,946	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary piping is beyond useful life, outdated, and in some areas is clogged and others leaking.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,002,588	\$522,348	\$1,524,936	Necess ary- 2-5 Yrs	Deferred Maintena nce	Almost all of the unit ventilators, air handling units, and other terminal units are original. Some unit vents have bad motors, some have no air coming out of the unit, and some are too noisy. The air handlers have few leaks in the ceiling and in the around the condensation lines because of deteriorating insulation.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,117,942	\$582,448	\$1,700,390	Necess ary- 2-5 Yrs	Deferred Maintena nce	Cooling generation system has few problems and is outdated. Most of the cooling system is original with newer chiller system.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,002,588	\$522,348	\$1,524,936	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating and cooling distribution system, piping, pumps, ductwork, and fittings, appear to be in poor condition with some of leaks and damage.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$139,565	\$72,713	\$212,278	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$125,323	\$65,294	\$190,617	Necess ary- 2-5 Yrs	Deferred Maintena nce	It was reported that some classrooms get too hot in the winter and too cold in the summer. This indicates that the system testing and balancing is out of order and in need of repair or replacement.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$647,979	\$337,597	\$985,576	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$281,978	\$146,910	\$428,888	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,153,285	\$1,121,861	\$3,275,146	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$400,181	\$208,494	\$608,675	Necess ary- 2-5 Yrs	Deferred Maintena nce	The communication and security systems are mostly original and appear to be inadequate. There are no dedicated closets and wires are scattered around the school.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$9,969	\$5,194	\$15,163	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$279,129	\$145,426	\$424,556	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$9,969	\$5,194	\$15,163	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most pumps are original and some are leaking.
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,295	\$2,237	\$6,532	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$419,364	\$218,489	\$637,853	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$182,659	\$95,165	\$277,824	Necessary- 2-5 Yrs	Deferred Maintenance
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$97,978	\$51,047	\$149,025	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$41,019	\$21,371	\$62,390	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	142,413	S.F.	\$218,262	\$113,715	\$331,977	Does Not Meet Current Code/Standards	ADA / Accessibility
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$85,161	\$44,369	\$129,530	Necessary- 2-5 Yrs	Deferred Maintenance
C2010	Stair Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$148,110	\$77,165	\$225,275	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Glazed Block Wainscot	System	Beyond Useful Life	Renew System	1	Ea.	\$163,213	\$85,034	\$248,247	Necessary- 2-5 Yrs	Deferred Maintenance
C3010235	Plaster	System	Beyond Useful Life	Renew System	1	Ea.	\$93,136	\$48,524	\$141,660	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$185,133	\$96,454	\$281,587	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$135,797	\$70,750	\$206,548	Necessary- 2-5 Yrs	Deferred Maintenance
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$162,063	\$84,435	\$246,497	Necessary- 2-5 Yrs	Deferred Maintenance
C3030105	Tectum Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$446,679	\$232,720	\$679,399	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary**Facility:** \Middle Schools\Dwight D. Eisenhower Middle**Address:** 13725 Briarwood Drive, Laurel, MD 20708**Attributes:**

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1969, 106,801 S.F.
School Addition 1	Built in 1974, 33,150 S.F.
School Board District	1
School Grade	6th-8th

General Information:

Function: Middle School
Gross Area: 139,951 S.F.

Year Built:
Last Renovation:

Facility Description:

Dwight Eisenhower Middle School is a two-story, 139,951 square foot facility located on a 20.2-acre site close to I-95 and MD Route 295 (Baltimore-Washington Parkway) in Laurel, MD. The original building was constructed in 1969 and an addition was constructed in 1974; no major renovations have been conducted.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The main entrance does not have an adequate ramp and needs hardware improvements to make it handicap accessible. The school has two chair lifts. Restroom accessibility is minimal. Interior door hardware needs to be improved. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade that is showing minor signs of settlement or damage. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. First floor construction is slab on grade and the second floor and the attic have Tectum board materials with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing was replaced in 2006, is typically pitched in most areas, with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes concrete risers and treads with steel and tile finishes. The interior wall finishes are typically tile and glazed block. Floor finishes in common areas is typically terrazzo, ceramic tile, vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile, carpet, wood and ceramic tile. Ceiling finishes in common areas are typically plaster and suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, suspended acoustical panels, and exposed deck.

D. SERVICES**Conveying**

The building has two chair lifts. One is a stair mounted lift. The other is a vertical lift. These lifts were planned for removal summer 2012.

Plumbing

Most fixtures are original. Domestic water distribution consists of copper and galvanized piping. The hot water system consists of a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains, gutters, and downspouts. The building does not have a sprinkler system, except in mechanical rooms and janitor's closets.

HVAC

Heating is provided by three original steam dual fired boilers that supply fin tube radiators, air handlers and terminal units throughout the building. Cooling is provided two centrifugal chillers with cooling towers. Fresh air is supplied mostly by air handlers and fan coils. Controls are low voltage electrical thermostats and pneumatics. A DDC system was installed in 1998.

Electrical

A pad mounted transformer provides power. Some of the lighting in the corridors has been upgraded, but most corridors and classrooms have 40w fluorescent lamps and hard ballasts. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible visual/annunciators, manual pull stations, and heat/smoke detectors. The system does not comply with ADA. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and CCTV system.

E. EQUIPMENT & FURNISHINGS

Food service equipment was replaced in 2012. The kitchen has an exhaust hood without fire suppression. The grease trap is serviced by building personnel. The building includes fixed library, theater and stage (MPR), audio-visual, laboratory, and medical equipment. The building also includes fixed casework, floor grilles and mats, and multiple seating furnishings, and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site where two out of 87 are handicap spaces and path to building entrances does not comply with ADA requirements. Landscaping is not irrigated. Drainage is generally handled by surface discharge. The underground fuel tank lacks leak detection and level control.

Current Repair Cost: \$19,047,357.11**Replacement Cost:** \$38,931,087.31**FCI:** 48.93%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Dwight D. Eisenhower Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1969

Gross Area: 139,951 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$19,047,357.11

Replacement Cost: \$38,931,087.31

FCI: 48.93%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Dwight D. Eisenhower Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$278.18	S.F.	139,951	100	\$38,931,082	51	1974	1974			\$19,047,355	\$38,931,082	49
Substructure	\$18.31	S.F.	139,951	100	\$2,562,900	100	1969					\$2,562,900	
Foundations	\$18.31	S.F.	139,951	100	\$2,562,900	100	1969					\$2,562,900	
Standard Foundations	\$6.51	S.F.	139,951	0	\$911,064	100	1969					\$911,064	
Slab on Grade	\$11.80	S.F.	139,951	0	\$1,651,836	100	1969					\$1,651,836	
Shell	\$82.05	S.F.	139,951	100	\$11,482,705	77	1975	1999			\$1,381,496	\$11,482,705	12
Superstructure	\$44.90	S.F.	139,951	100	\$6,283,789	100	1969					\$6,283,789	
Floor Construction	\$22.28	S.F.	139,951	0	\$3,118,479	100	1969					\$3,118,479	
Roof Construction	\$22.62	S.F.	139,951	0	\$3,165,310	100	1969					\$3,165,310	
Exterior Enclosure	\$21.98	S.F.	139,951	100	\$3,075,905	69	1969	1999			\$1,381,496	\$3,075,905	45
Exterior Walls	\$12.11	S.F.	139,951	0	\$1,694,409	100	1969					\$1,694,409	
Exterior Windows	\$5.84	S.F.	139,951	100	\$817,403	30	1969	1999			\$817,403	\$817,403	100
Exterior Doors	\$4.03	S.F.	139,951	100	\$564,093	30	1969	1999			\$564,093	\$564,093	100
Roofing	\$15.17	S.F.	139,951	100	\$2,123,011	20	2006	2026				\$2,123,011	
Roof Coverings	\$30.25	S.F.	70,000	100	\$2,117,688	20	2006	2026				\$2,117,688	
Roof Openings	\$0.08	S.F.	70,000	100	\$5,323	20	2006	2026				\$5,323	
Interiors	\$62.56	S.F.	139,951	100	\$8,755,727	46	1969	1974			\$4,758,311	\$8,755,727	54
Interior Construction	\$19.89	S.F.	139,951	100	\$2,784,280	70	1969	1989			\$1,202,690	\$2,784,280	43
Partitions	\$11.30	S.F.	139,951	100	\$1,581,590	100	1969					\$1,581,590	
Concrete Block Partitions - Regular Weight	\$11.30	S.F.	139,951	0	\$1,581,590	100	1969					\$1,581,590	
Interior Doors	\$4.26	S.F.	139,951	100	\$596,023	40	1969	2009			\$596,023	\$596,023	100
Fittings	\$4.33	S.F.	139,951	100	\$606,667	20	1969	1989			\$606,667	\$606,667	100
Stairs	\$1.60	S.F.	139,951	100	\$223,509	50	1969	2019				\$223,509	
Stair Construction	\$1.60	S.F.	139,951	100	\$223,509	50	1969	2019				\$223,509	
Interior Finishes	\$41.07	S.F.	139,951	100	\$5,747,938	35	1969	1974			\$3,555,621	\$5,747,938	62
Wall Finishes	\$8.69	S.F.	139,951	100	\$1,215,678	14	1969	1974			\$1,215,678	\$1,215,678	100
Paint	\$7.29	S.F.	118,958	100	\$866,679	5	1969	1974			\$866,679	\$866,679	100
Tile	\$16.62	S.F.	20,993	100	\$348,999	35	1969	2004			\$348,999	\$348,999	100
Floor Finishes	\$20.32	S.F.	139,951	100	\$2,844,323	53	1969	1974			\$963,128	\$2,844,323	34
Carpet	\$8.27	S.F.	4,199	100	\$34,744	5	1969	1974			\$34,744	\$34,744	100
Ceramic Tile	\$21.16	S.F.	6,998	100	\$148,057	50	1969	2019				\$148,057	
Concrete	\$3.99	S.F.	6,998	100	\$27,887	10	1969	1979			\$27,887	\$27,887	100
Terrazo	\$41.28	S.F.	41,985	100	\$1,733,138	75	1969	2044				\$1,733,138	
VCT	\$10.46	S.F.	69,976	100	\$732,262	12	1969	1981			\$732,262	\$732,262	100
Wood (Gym Flooring)	\$17.17	S.F.	9,797	100	\$168,235	30	1969	1999			\$168,235	\$168,235	100
Ceiling Finishes	\$12.06	S.F.	139,951	100	\$1,687,937	20	1969	1982			\$1,376,815	\$1,687,937	82
Plaster Ceilings	\$18.53	S.F.	16,794	100	\$311,122	50	1969	2019				\$311,122	
Acoustical Ceilings	\$11.18	S.F.	123,157	100	\$1,376,815	13	1969	1982			\$1,376,815	\$1,376,815	100
Services	\$106.96	S.F.	139,951	100	\$14,968,698	28	1976	1984			\$11,825,593	\$14,968,698	79
Conveying	\$2.84	S.F.	139,951	100	\$398,058	30	1969	1999			\$398,058	\$398,058	100
Elevators and Lifts	\$2.84	S.F.	139,951	100	\$398,058	30	1969	1999			\$398,058	\$398,058	100
Plumbing	\$15.80	S.F.	139,951	100	\$2,211,673	30	1969	1999			\$2,211,673	\$2,211,673	100
Plumbing Fixtures	\$11.91	S.F.	139,951	100	\$1,666,737	30	1969	1999			\$1,666,737	\$1,666,737	100
Domestic Water Distribution	\$1.25	S.F.	139,951	100	\$174,550	30	1969	1999			\$174,550	\$174,550	100
Sanitary Waste	\$1.48	S.F.	139,951	100	\$206,480	30	1969	1999			\$206,480	\$206,480	100
Rain Water Drainage	\$1.17	S.F.	139,951	100	\$163,906	30	1969	1999			\$163,906	\$163,906	100
HVAC	\$49.58	S.F.	139,951	100	\$6,939,413	26	1985	1984			\$3,796,308	\$6,939,413	55
Heat Generating Systems	\$10.56	S.F.	139,951	100	\$1,477,286	30	2008	2038			\$228,683	\$1,477,286	15
Chiller 1/ CT	\$6.77	S.F.	139,951	100	\$947,251	30	1988	2018				\$947,251	
Chiller 2/ CT	\$6.77	S.F.	139,951	100	\$947,251	30	2004	2034				\$947,251	
Distribution Systems	\$11.13	S.F.	139,951	100	\$1,558,175	30	1969	1999			\$1,558,175	\$1,558,175	100
Terminal & Package Units	\$11.13	S.F.	139,951	100	\$1,558,175	15	1969	1984			\$1,558,175	\$1,558,175	100
Controls & Instrumentation	\$1.78	S.F.	139,951	100	\$249,053	10	1988	1998			\$249,053	\$249,053	100
Systems Testing & Balancing	\$1.44	S.F.	139,951	100	\$202,222	30	1969	1999			\$202,222	\$202,222	100
Fire Protection	\$7.35	S.F.	139,951	100	\$1,028,140	30	1969	1999			\$1,028,140	\$1,028,140	100
Sprinklers	\$7.35	S.F.	139,951	100	\$1,028,140	30	1969	1999			\$1,028,140	\$1,028,140	100
Electrical	\$31.38	S.F.	139,951	100	\$4,391,414	30	1969	1999			\$4,391,414	\$4,391,414	100
Electrical Service/Distribution	\$3.07	S.F.	139,951	100	\$429,988	30	1969	1999			\$429,988	\$429,988	100
Lighting and Branch Wiring	\$23.74	S.F.	139,951	100	\$3,322,830	30	1969	1999			\$3,322,830	\$3,322,830	100
Communications and Security	\$4.56	S.F.	139,951	100	\$638,596	30	1969	1999			\$638,596	\$638,596	100
Equipment & Furnishings	\$5.32	S.F.	139,951	100	\$744,317	17	1969	1984			\$447,017	\$744,317	60
Equipment	\$5.32	S.F.	139,951	100	\$744,317	17	1969	1984			\$447,017	\$744,317	60
Institutional Equipment	\$3.19	S.F.	139,951	100	\$447,017	15	1969	1984			\$447,017	\$447,017	100
Other Equipment	\$2.12	S.F.	139,951	100	\$297,300	20	2012	2032				\$297,300	
Food Service Equipment	\$297,300.07	SYSTEM	1	100	\$297,300	20	2012	2032				\$297,300	
Special Construction			0			0	0				\$326,238		

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$326,238		
ADA Compliance			0	0		0	0				\$326,238		
Building Sitework	\$2.98	S.F.	139,951	100	\$416,735	30	1969	1999			\$308,700	\$416,735	74
Site Improvements	\$2.10	S.F.	139,951	100	\$293,799	30	1969	1999			\$293,799	\$293,799	100
Parking Lots	\$2,625.26	Each	87	100	\$228,398	30	1969	1999			\$228,398	\$228,398	100
Pedestrian Paving	\$39.64	L.F.	1,650	100	\$65,401	30	1969	1999			\$65,401	\$65,401	100
Site Mechanical Utilities	\$0.88	S.F.	139,951	100	\$122,936	30	1969	1999			\$14,901	\$122,936	12
Fuel Distribution	\$0.88	S.F.	139,951	100	\$122,936	30	1969	1999			\$14,901	\$122,936	12
NG Supply	\$0.11	S.F.	139,951	100	\$14,901	30	1969	1999			\$14,901	\$14,901	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1988	2018				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\Dwight D. Eisenhower Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$19,047,357					\$1,044,996	\$1,260,067	\$839,620			\$1,583,621
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,381,497										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,381,497										
Exterior Walls											
Exterior Windows	\$817,403										
Exterior Doors	\$564,093										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$4,758,311					\$1,044,996		\$839,620			\$1,248,915
Interior Construction	\$1,202,690										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$596,023										
Fittings	\$606,667										
Stairs								\$274,888			
Stair Construction								\$274,888			
Interior Finishes	\$3,555,621					\$1,044,996		\$564,733			\$1,248,915
Wall Finishes	\$1,215,678					\$1,004,719					\$1,164,744
Paint	\$866,679					\$1,004,719					\$1,164,744
Tile	\$348,999										
Floor Finishes	\$963,128					\$40,277		\$182,092			\$84,170
Carpet	\$34,744					\$40,277					\$46,692
Ceramic Tile								\$182,092			
Concrete	\$27,887										\$37,478
Terrazo											
VCT	\$732,262										
Wood (Gym Flooring)	\$168,235										
Ceiling Finishes	\$1,376,815							\$382,641			
Plaster Ceilings								\$382,641			
Acoustical Ceilings	\$1,376,815										
Services	\$11,825,594						\$1,131,068				\$334,706
Conveying	\$398,058										
Elevators and Lifts	\$398,058										
Plumbing	\$2,211,672										
Plumbing Fixtures	\$1,666,737										
Domestic Water Distribution	\$174,550										
Sanitary Waste	\$206,480										
Rain Water Drainage	\$163,906										
HVAC	\$3,796,309						\$1,131,068				\$334,706
Heat Generating Systems	\$228,683										
Chiller 1/ CT							\$1,131,068				
Chiller 2/ CT											
Distribution Systems	\$1,558,175										
Terminal & Package Units	\$1,558,175										
Controls & Instrumentation	\$249,053										\$334,706
Systems Testing & Balancing	\$202,222										
Fire Protection	\$1,028,140										
Sprinklers	\$1,028,140										
Electrical	\$4,391,415										
Electrical Service/Distribution	\$429,988										
Lighting and Branch Wiring	\$3,322,830										

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Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Food Service Equipment											
Special Construction	\$326,238										
Special Construction	\$326,238										
ADA Compliance	\$326,238										
Building Sitework	\$308,700						\$129,000				
Site Improvements	\$293,799										
Parking Lots	\$228,398										
Pedestrian Paving	\$65,401										
Site Mechanical Utilities	\$14,901						\$129,000				
Fuel Distribution	\$14,901						\$129,000				
NG Supply	\$14,901										
Underground Tank							\$129,000				

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Facility Executive Summary

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Facility: \Middle Schools\Dwight D. Eisenhower Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$12,522,917 \$537,412	\$6,524,440 \$279,992	\$19,047,357 \$817,403	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$370,870	\$193,223	\$564,093	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$398,860	\$207,806	\$606,667	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$569,809	\$296,870	\$866,679	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$229,453	\$119,545	\$348,999	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$481,435	\$250,828	\$732,262	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$22,843	\$11,901	\$34,744	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$18,335	\$9,552	\$27,887	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$905,204	\$471,611	\$1,376,815	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System		1	Ea.	\$261,708	\$136,350	\$398,058	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$1,095,816	\$570,920	\$1,666,737	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$114,760	\$59,790	\$174,550	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$107,762	\$56,144	\$163,906	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$135,752	\$70,727	\$206,480	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,024,441	\$533,734	\$1,558,175	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$1,024,441	\$533,734	\$1,558,175	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$163,743	\$85,310	\$249,053	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$132,953	\$69,269	\$202,222	Necessary- 2-5 Yrs	Deferred Maintenance
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$675,963	\$352,177	\$1,028,140	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$282,701	\$147,287	\$429,988	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,184,635	\$1,138,195	\$3,322,830	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$419,853	\$218,743	\$638,596	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$293,897	\$153,120	\$447,017	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Wood (Gym Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$110,608	\$57,627	\$168,235	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$9,797	\$5,104	\$14,901	Necessary- 2-5 Yrs	Deferred Maintenance
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades-Refrigerant Equip in Blr Room	1	SYSTEM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/Standards	Compliance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$150,163	\$78,235	\$228,398	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$42,999	\$22,402	\$65,401	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	139,951	S.F.	\$214,489	\$111,749	\$326,238	Does Not Meet Current Code/Standards	ADA / Accessibility
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$391,863	\$204,161	\$596,023	Necessary- 2-5 Yrs	Deferred Maintenance

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Facility Executive Summary

Facility: \Middle Schools\Eugene Burroughs Middle (Accokeek Academy)**Address:** 14400 Berry Road, Accokeek, MD 20607**Attributes:**

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1963, 87,034 S.F.
School Addition 1	Built in 1965, 11,181 S.F.
School Addition 2	Built in 1976, 28,071 S.F.
School Board District	9
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	126,286 S.F.

Year Built:**Last Renovation:****Facility Description:**

Eugene Burroughs Middle School is a one-story, 126,286 square foot facility located on a 24.1-acre site close to the 210 Freeway in Accokeek, MD. The original building was constructed in 1963 and additions were constructed in 1965 and 1976. A major renovation/addition is underway and is set to complete in 2014. The shell building is to be gutted with build back of all systems with the exception of foundations and bearing walls.

The cost model for this school is based on the available design drawings and planned construction.

Current Repair Cost: \$0.00**Replacement Cost:** \$33,819,766.00**FCI:** 0.00%

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Facility Executive Summary

Facility: \Middle Schools\Eugene Burroughs Middle (Accokeek Academy)_Building

Attributes:

None

General Information:

Function:	Middle School	Year Built:	1963
Gross Area:	126,286 S.F.	Last Renovation:	2012

Facility Description:

Current Repair Cost: \$0.00 **Replacement Cost:** \$33,819,766.00 **FCI:** 0.00%

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Facility: \Middle Schools\Eugene Burroughs Middle (Accokeek Academy)_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.80	S.F.	126,286	101	\$34,324,300	40	2009	2019			0	\$33,819,763	
Substructure	\$15.13	S.F.	126,286	100	\$1,911,206	100	1963					\$1,911,206	
Foundations	\$15.13	S.F.	126,286	100	\$1,911,206	100	1963					\$1,911,206	
Standard Foundations	\$5.08	S.F.	126,286	0	\$641,551	100	1963					\$641,551	
Slab on Grade	\$10.05	S.F.	126,286	0	\$1,269,655	100	1963					\$1,269,655	
Shell	\$66.41	S.F.	126,286	100	\$8,386,256	59	2006	2034				\$8,386,256	
Superstructure	\$20.56	S.F.	126,286	100	\$2,596,935	100	1963					\$2,596,935	
Roof Construction	\$20.56	S.F.	126,286	0	\$2,596,935	100	1963					\$2,596,935	
Exterior Enclosure	\$18.30	S.F.	126,286	100	\$2,310,734	71	2014	2044				\$2,310,734	
Exterior Walls	\$10.72	S.F.	126,286	0	\$1,354,171	100	2014					\$1,354,171	
Exterior Windows	\$4.62	S.F.	126,286	100	\$583,926	30	2014	2044				\$583,926	
Exterior Doors	\$2.95	S.F.	126,286	100	\$372,637	30	2014	2044				\$372,637	
Roofing	\$27.55	S.F.	126,286	100	\$3,478,587	20	2014	2034				\$3,478,587	
Roof Coverings	\$27.51	S.F.	126,286	100	\$3,474,745	20	2014	2034				\$3,474,745	
Roof Openings	\$0.03	S.F.	126,286	100	\$3,842	20	2014	2034				\$3,842	
Interiors	\$56.47	S.F.	126,286	107	\$7,635,827	36	2014	2019				\$7,131,290	
Interior Construction	\$17.30	S.F.	126,286	100	\$2,185,112	67	2014	2034				\$2,185,112	
Partitions	\$9.93	S.F.	126,286	100	\$1,253,519	97	2014	2064				\$1,253,519	
Concrete Block Partitions - Regular Weight	\$10.27	S.F.	113,657	0	\$1,166,888	100	2014					\$1,166,888	
Drywall Partitions/Metal Stud Framing	\$6.86	S.F.	12,629	100	\$86,631	50	2014	2064				\$86,631	
Interior Doors	\$3.00	S.F.	126,286	100	\$378,400	40	2014	2054				\$378,400	
Fittings	\$4.38	S.F.	126,286	100	\$553,193	20	2014	2034				\$553,193	
Interior Finishes	\$39.17	S.F.	126,286	110	\$5,450,715	24	2014	2019				\$4,946,178	
Wall Finishes	\$8.07	S.F.	126,286	100	\$1,019,565	16	2014	2019				\$1,019,565	
Paint	\$6.34	S.F.	101,029	100	\$640,784	5	2014	2019				\$640,784	
Tile	\$15.00	S.F.	25,257	100	\$378,781	35	2014	2049				\$378,781	
Floor Finishes	\$21.18	S.F.	126,286	119	\$3,179,356	28	2014	2019				\$2,674,819	
Carpet	\$7.53	S.F.	10,103	100	\$76,065	5	2014	2019				\$76,065	
Ceramic Tile	\$19.26	S.F.	5,051	100	\$97,261	50	2014	2064				\$97,261	
Terrazo	\$28.08	S.F.	25,257	100	\$709,157	75	2014	2089				\$709,157	
VAT (Resilient Flooring)	\$22.57	S.F.	74,509	130	\$2,186,327	13	2014	2027				\$1,681,790	
VCT	\$8.82	S.F.	10,103	100	\$89,127	12	2014	2026				\$89,127	
Wood	\$16.96	S.F.	1,263	100	\$21,419	10	2014	2024				\$21,419	
Ceiling Finishes	\$9.91	S.F.	126,286	100	\$1,251,794	19	2014	2027				\$1,251,794	
Plaster Ceilings	\$15.76	S.F.	12,629	100	\$199,002	50	2014	2064				\$199,002	
Acoustical Ceilings	\$9.26	S.F.	113,657	100	\$1,052,792	13	2014	2027				\$1,052,792	
Services	\$120.98	S.F.	126,286	100	\$15,278,122	25	2014	2029				\$15,278,122	
Plumbing	\$15.36	S.F.	126,286	100	\$1,940,017	30	2014	2044				\$1,940,017	
Plumbing Fixtures	\$12.21	S.F.	126,286	100	\$1,542,410	30	2014	2044				\$1,542,410	
Domestic Water Distribution	\$0.87	S.F.	126,286	100	\$109,486	30	2014	2044				\$109,486	
Sanitary Waste	\$1.34	S.F.	126,286	100	\$169,031	30	2014	2044				\$169,031	
Rain Water Drainage	\$0.94	S.F.	126,286	100	\$119,090	30	2014	2044				\$119,090	
HVAC	\$71.79	S.F.	126,286	100	\$9,066,224	22	2014	2029				\$9,066,224	
Heat Generating Systems	\$8.64	S.F.	126,286	100	\$1,091,020	30	2014	2044				\$1,091,020	
Cooling Generating Systems	\$5.20	S.F.	126,286	100	\$656,917	30	2014	2044				\$656,917	
Distribution Systems	\$15.88	S.F.	126,286	100	\$2,005,326	30	2014	2044				\$2,005,326	
Terminal & Package Units	\$39.45	S.F.	126,286	100	\$4,982,581	15	2014	2029				\$4,982,581	
Controls & Instrumentation	\$1.46	S.F.	126,286	100	\$184,398	20	2014	2034				\$184,398	
Systems Testing & Balancing	\$1.16	S.F.	126,286	100	\$145,982	30	0					\$145,982	
Fire Protection	\$5.99	S.F.	126,286	100	\$756,799	30	2014	2044				\$756,799	
Sprinklers	\$5.99	S.F.	126,286	100	\$756,799	30	2014	2044				\$756,799	
Electrical	\$27.83	S.F.	126,286	100	\$3,515,082	30	2014	2029				\$3,515,082	
Electrical Service/Distribution	\$2.66	S.F.	126,286	100	\$336,142	30	2014	2044				\$336,142	
Lighting and Branch Wiring	\$20.88	S.F.	126,286	100	\$2,637,272	30	2014	2044				\$2,637,272	
Communications and Security	\$4.17	S.F.	126,286	100	\$526,302	30	2014	2044				\$526,302	
Other Electrical Systems	\$0.12	S.F.	126,286	100	\$15,366	15	2014	2029				\$15,366	
Equipment & Furnishings	\$5.03	S.F.	126,286	100	\$635,249	21	2014	2029				\$635,249	
Equipment			0	0		0	0						
Equipment	\$5.03	S.F.	126,286	100	\$635,249	21	2014	2029				\$635,249	
Institutional Equipment	\$2.89	S.F.	126,286	100	\$364,954	15	2014	2029				\$364,954	
Other Equipment	\$2.14	S.F.	126,286	100	\$270,295	30	2014	2044				\$270,295	
Food Service Equipment, EACH	\$270,295.40	SYSTEM	1	100	\$270,295	30	2014	2044				\$270,295	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report
Facility Executive Summary

Report Date: 08 Sep 2012

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$3.78	S.F.	126,286	100	\$477,640	30	2012	2042				\$477,640	
Site Improvements	\$2.82	S.F.	126,286	100	\$356,159	30	2014	2044				\$356,159	
Parking Lots	\$2,386.80	Each	114	100	\$272,095	30	2014	2044				\$272,095	
Pedestrian Paving	\$36.03	L.F.	2,333	100	\$84,064	30	2014	2044				\$84,064	
Site Mechanical Utilities	\$0.96	S.F.	126,286	100	\$121,481	30	2012	2042				\$121,481	
FO Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2012	2042				\$108,035	
NG Supply	\$0.11	S.F.	126,286	100	\$13,446	30	2012	2042				\$13,446	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Middle Schools\Eugene Burroughs Middle (Accokeek Academy)_Building (continued)

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Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\G. Gardner Shugart Middle
Address: 2000 Callaway Street, Temple Hills, MD 20748**Attributes:**

Historical Building	No
Legislative	26
Original Building	Built in 1965, 100,018 S.F.
School Board District	7
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	100,018 S.F.

Year Built:
Last Renovation:

Facility Description:

G. Gardner Shugart Middle School is a two-story, 100,018 square foot facility located on a 14.8-acre site close to MD Route 5 and Suitland Parkway in Temple Hills, MD. The original building was constructed in 1965 and no additions were constructed or major renovations performed since that time. Replacement and upgrade projects include the boilers in 2007, the roof in 2010, and HVAC controls in 2012.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Path of travel, exterior and interior access ramps, and vertical conveyance systems within the building are not ADA compliant. In addition, there are no ADA compliant restrooms in the school for either staff or students and fire alarm system is audible with limited strobes. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building does not have a basement, cellar, or sub-floor construction.

B. SHELL

The superstructure is steel frame and load bearing masonry walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat or low-slope with built-up roof. Approximately 40% of the roof was replaced in 2010.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, lockers, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes steel and concrete risers and treads with terrazzo and tile finishes. Interior wall finishes are typically painted masonry. Floor finishes in common areas are typically terrazzo and vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile and carpet. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan Report, that the school contains 31,830 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical tiles. Ceiling finishes in assignable areas are typically suspended acoustical panels and plaster.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Domestic hot water is provided by a gas-fired hot water heater and a pumped recirculation system with two storage tanks. Water service is municipal with combination copper and galvanized service.

HVAC

Heat is provided by two low pressure steam boilers installed in 2007 that provide steam to air handlers, fan/coil units and fin tube radiators throughout the building. There are several electric booster heaters. Cooling is provided by window units. There are roof mounted restroom and building exhaust fans. There is a roof-top HVAC unit serving the office area. Controls are pneumatic and were upgraded in 2012. There are eight exhaust fans serving the gym.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The building is served by a pad-mounted transformer through the original switch gear. Internal wiring is copper, 3-wire/grounded. Lighting is a combination of recessed, surface, and pendant mounted.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible/strobe annunciators in common and assignable spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by a combination of devices and is centrally monitored. There are adequate exit lights with battery backup.

Other Electrical Systems

There is no emergency generator.

E. EQUIPMENT & FURNISHINGS

The kitchen has an exhaust hood but no associated fire suppression. The grease trap is serviced by building personnel. The building includes fixed library, theater and stage, audio-visual and medical equipment. The building also includes fixed window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site. There is insufficient parking capacity for the occupants where three out of 95 are handicap spaces and path to building entrance does not comply with ADA requirements. Landscaping is mature and is not irrigated. Drainage is handled by area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The water supply is provided from the campus distribution system. The facility has a 6,000 gallon underground fuel oil tank of dual wall construction and monitoring equipment that was installed in 2009.

Current Repair Cost: \$15,280,392.86**Replacement Cost:** \$26,933,086.77**FCI:** 56.73%

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Facility Executive Summary

Facility: \Middle Schools\G. Gardner Shugart Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1965

Gross Area: 100,018 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$15,280,392.86

Replacement Cost: \$26,933,086.77

FCI: 56.73%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\G. Gardner Shugart Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.28	S.F.	100,018	102	\$27,473,587	46	1971	1970			\$15,280,391	\$26,933,084	57
Substructure	\$16.15	S.F.	100,018	100	\$1,615,591	100	1965					\$1,615,591	
Foundations	\$16.11	S.F.	100,018	100	\$1,611,028	100	1965					\$1,611,028	
Standard Foundations	\$5.41	S.F.	100,018	0	\$541,573	100	1965					\$541,573	
Slab on Grade	\$10.69	S.F.	100,018	0	\$1,069,455	100	1965					\$1,069,455	
Basement Construction	\$0.05	S.F.	100,018	100	\$4,563	100	1965					\$4,563	
Basement Excavation	\$0.18	S.F.	2,000	0	\$365	100	1965					\$365	
Basement Walls	\$2.10	S.F.	2,000	0	\$4,198	100	1965					\$4,198	
Shell	\$82.00	S.F.	100,018	100	\$8,201,362	70	1972	1995			\$806,275	\$8,201,362	10
Superstructure	\$39.07	S.F.	100,018	100	\$3,907,837	100	1965					\$3,907,837	
Floor Construction	\$21.55	S.F.	100,018	0	\$2,155,645	100	1965					\$2,155,645	
Roof Construction	\$21.90	S.F.	80,000	0	\$1,752,192	100	1965					\$1,752,192	
Exterior Enclosure	\$19.48	S.F.	100,018	100	\$1,948,752	71	1965	1995			\$806,275	\$1,948,752	41
Exterior Walls	\$11.42	S.F.	100,018	0	\$1,142,477	100	1965					\$1,142,477	
Exterior Windows	\$4.91	S.F.	100,018	100	\$491,371	30	1965	1995			\$491,371	\$491,371	100
Exterior Doors	\$3.15	S.F.	100,018	100	\$314,904	30	1965	1995			\$314,904	\$314,904	100
Roofing	\$23.44	S.F.	100,018	100	\$2,344,773	20	1995	2015				\$2,344,773	
Roof Coverings	\$29.26	S.F.	80,000	100	\$2,341,123	20	1995	2015				\$2,341,123	
Roof Openings	\$0.05	S.F.	80,000	100	\$3,650	20	1995	2015				\$3,650	
Interiors	\$60.55	S.F.	100,018	109	\$6,596,268	36	1972	1970			\$4,089,297	\$6,055,765	68
Interior Construction	\$17.43	S.F.	100,018	100	\$1,743,379	74	1965	1985			\$652,626	\$1,743,379	37
Partitions	\$10.91	S.F.	100,018	100	\$1,090,753	100	1965					\$1,090,753	
Concrete Block Partitions - Regular Weight	\$10.91	S.F.	100,018	0	\$1,090,753	100	1965					\$1,090,753	
Interior Doors	\$3.24	S.F.	100,018	100	\$324,031	40	1965	2005			\$324,031	\$324,031	100
Fittings	\$3.29	S.F.	100,018	100	\$328,595	20	1965	1985			\$328,595	\$328,595	100
Stairs	\$0.06	S.F.	100,018	100	\$5,521	50	1965	2015				\$5,521	
Stair Construction	\$1.84	S.F.	3,000	100	\$5,521	50	1965	2015				\$5,521	
Interior Finishes	\$43.06	S.F.	100,018	113	\$4,847,368	22	1979	1970			\$3,436,671	\$4,306,865	80
Wall Finishes	\$7.21	S.F.	100,018	100	\$721,379	8	2006	2000			\$79,700	\$721,379	11
Paint	\$6.75	S.F.	95,018	100	\$641,679	5	2008	2013				\$641,679	
Tile	\$15.94	S.F.	5,000	100	\$79,700	35	1965	2000			\$79,700	\$79,700	100
Floor Finishes	\$25.98	S.F.	100,018	121	\$3,138,682	28	1965	1970			\$2,369,664	\$2,598,179	91
Carpet	\$8.02	S.F.	2,000	100	\$16,031	5	1965	1970			\$16,031	\$16,031	100
Concrete	\$3.82	S.F.	3,000	100	\$11,453	10	1965	1975			\$11,453	\$11,453	100
Terrazo	\$38.45	S.F.	20,000	100	\$769,018	75	1965	2040				\$769,018	
VAT (Resilient Flooring)	\$24.02	S.F.	75,018	130	\$2,342,180	13	1965	1978			\$2,342,180	\$1,801,677	130
Ceiling Finishes	\$9.87	S.F.	100,018	100	\$987,307	13	1965	1978			\$987,307	\$987,307	100
Acoustical Ceilings	\$9.87	S.F.	100,018	100	\$987,307	13	1965	1978			\$987,307	\$987,307	100
Services	\$97.19	S.F.	100,018	100	\$9,720,940	26	1971	1980			\$8,630,186	\$9,720,940	89
Plumbing	\$16.31	S.F.	100,018	100	\$1,630,805	30	1965	1995			\$1,630,805	\$1,630,805	100
Plumbing Fixtures	\$12.96	S.F.	100,018	100	\$1,296,125	30	1965	1995			\$1,296,125	\$1,296,125	100
Domestic Water Distribution	\$0.91	S.F.	100,018	100	\$91,276	30	1965	1995			\$91,276	\$91,276	100
Sanitary Waste	\$1.43	S.F.	100,018	100	\$143,000	30	1965	1995			\$143,000	\$143,000	100
Rain Water Drainage	\$1.00	S.F.	100,018	100	\$100,404	30	1965	1995			\$100,404	\$100,404	100
HVAC	\$44.67	S.F.	100,018	100	\$4,467,982	22	1983	1980			\$3,377,228	\$4,467,982	76
Heat Generating Systems	\$9.37	S.F.	100,018	100	\$937,105	30	2007	2037				\$937,105	
Boilers	\$9.37	S.F.	100,018	100	\$937,105	30	2007	2037				\$937,105	
Distribution Systems	\$10.77	S.F.	100,018	100	\$1,077,062	30	1965	1995			\$1,077,062	\$1,077,062	100
Terminal & Package Units	\$21.77	S.F.	100,018	100	\$2,176,943	15	1965	1980			\$2,176,943	\$2,176,943	100
Controls & Instrumentation	\$1.54	S.F.	100,018	100	\$153,649	20	2012	2032				\$153,649	
Systems Testing & Balancing	\$1.23	S.F.	100,018	100	\$123,223	30	1965	1995			\$123,223	\$123,223	100
Fire Protection	\$6.39	S.F.	100,018	100	\$638,935	30	1965	1995			\$638,935	\$638,935	100
Sprinklers	\$6.39	S.F.	100,018	100	\$638,935	30	1965	1995			\$638,935	\$638,935	100
Electrical	\$29.83	S.F.	100,018	100	\$2,983,218	30	1965	1995			\$2,983,218	\$2,983,218	100
Electrical Service/Distribution	\$3.18	S.F.	100,018	100	\$317,946	30	1965	1995			\$317,946	\$317,946	100
New Main Line	\$1.26	S.F.	100,018	100	\$126,266	30	1965	1995			\$126,266	\$126,266	100
Main Panel	\$1.92	S.F.	100,018	100	\$191,680	30	1965	1995			\$191,680	\$191,680	100
Lighting and Branch Wiring	\$22.22	S.F.	100,018	100	\$2,222,581	30	1965	1995			\$2,222,581	\$2,222,581	100
Communications and Security	\$4.43	S.F.	100,018	100	\$442,691	30	1965	1995			\$442,691	\$442,691	100
Equipment & Furnishings	\$5.95	S.F.	100,018	100	\$594,773	22	1965	1980			\$594,773	\$594,773	100
Equipment	\$5.95	S.F.	100,018	100	\$594,773	22	1965	1980			\$594,773	\$594,773	100
Institutional Equipment	\$3.07	S.F.	100,018	100	\$307,297	15	1965	1980			\$307,297	\$307,297	100
Other Equipment	\$2.87	S.F.	100,018	100	\$287,476	30	1965	1995			\$287,476	\$287,476	100
Food Service Equipment, EACH	\$287,476.10	SYSTE M	1	100	\$287,476	30	1965	1995			\$287,476	\$287,476	100
Special Construction			0			0	0				\$523,242		
Special Construction			0			0	0				\$523,242		

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
ADA Compliance			0	0		0	0				\$523,242		
Building Sitework	\$7.45	S.F.	100,018	100	\$744,653	30	1965	1995			\$636,618	\$744,653	85
Site Improvements	\$6.24	S.F.	100,018	100	\$624,448	30	1965	1995			\$624,448	\$624,448	100
Parking Lots	\$2,538.49	Each	95	100	\$241,156	30	1965	1995			\$241,156	\$241,156	100
Pedestrian Paving	\$38.33	L.F.	10,000	100	\$383,292	30	1965	1995			\$383,292	\$383,292	100
Site Mechanical Utilities	\$1.20	S.F.	100,018	100	\$120,205	30	1965	1995			\$12,170	\$120,205	10
Fuel Distribution	\$1.20	S.F.	100,018	100	\$120,205	30	1965	1995			\$12,170	\$120,205	10
Natural Gas	\$0.12	S.F.	100,018	100	\$12,170	30	1965	1995			\$12,170	\$12,170	100
Underground Tank	\$108,035.11	Ea.	1	100	\$108,035	30	2009	2039				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\G. Gardner Shugart Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$15,280,393	\$660,930		\$2,568,231		\$18,585	\$766,199				\$36,937
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$806,275			\$2,562,197							
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$806,275										
Exterior Walls											
Exterior Windows	\$491,371										
Exterior Doors	\$314,904										
Roofing				\$2,562,197							
Roof Coverings				\$2,558,209							
Roof Openings				\$3,989							
Interiors	\$4,089,298	\$660,930		\$6,033		\$18,585	\$766,199				\$36,937
Interior Construction	\$652,626										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$324,031										
Fittings	\$328,595										
Stairs				\$6,033							
Stair Construction				\$6,033							
Interior Finishes	\$3,436,671	\$660,930				\$18,585	\$766,199				\$36,937
Wall Finishes	\$79,700	\$660,930					\$766,199				
Paint		\$660,930					\$766,199				
Tile	\$79,700										
Floor Finishes	\$2,369,664					\$18,585					\$36,937
Carpet	\$16,031					\$18,585					\$21,545
Concrete	\$11,453										\$15,392
Terrazo											
VAT (Resilient Flooring)	\$2,342,180										
Ceiling Finishes	\$987,307										
Acoustical Ceilings	\$987,307										
Services	\$8,630,186										
Plumbing	\$1,630,805										
Plumbing Fixtures	\$1,296,125										
Domestic Water Distribution	\$91,276										
Sanitary Waste	\$143,000										
Rain Water Drainage	\$100,404										
HVAC	\$3,377,228										
Heat Generating Systems											
Boilers											
Distribution Systems	\$1,077,062										
Terminal & Package Units	\$2,176,943										
Controls & Instrumentation											
Systems Testing & Balancing	\$123,223										
Fire Protection	\$638,935										
Sprinklers	\$638,935										
Electrical	\$2,983,218										
Electrical Service/Distribution	\$317,946										
New Main Line	\$126,266										
Main Panel	\$191,680										
Lighting and Branch Wiring	\$2,222,581										
Communications and Security	\$442,691										
Equipment & Furnishings	\$594,773										
Equipment	\$594,773										
Institutional Equipment	\$307,297										

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\G. Gardner Shugart Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$10,046,281 \$323,058	\$5,234,112 \$168,313	\$15,280,393 \$491,371	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original to the building's construction. Replacement is recommended.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$207,037	\$107,866	\$314,904	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are in poor condition due to age and wear and tear. Universal upgrades are recommended.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$213,038	\$110,993	\$324,031	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in need of replacement. Universal upgrades are recommended.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$216,039	\$112,556	\$328,595	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings are original to the building's construction and upgrades are recommended.
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$52,400	\$27,300	\$79,700	Recom mended -3-10 Yrs	Deferred Maintena nce	Tile applications are original and are recommended for removal and replacement within the next ten years.
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$10,540	\$5,491	\$16,031	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet systems are not expected to have a life cycle that extends beyond the ten year review. Universal upgrades are required.
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$1,539,894	\$802,285	\$2,342,180	Necess ary- 2-5 Yrs	Deferred Maintena nce	Floor tile that contains asbestos is recommended for removal and replacement.
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$649,117	\$338,190	\$987,307	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles are in need of replacement. Universal upgrades are required.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$852,153	\$443,972	\$1,296,125	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$60,011	\$31,266	\$91,276	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$66,012	\$34,392	\$100,404	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$94,017	\$48,983	\$143,000	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,431,258	\$745,685	\$2,176,943	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$708,127	\$368,934	\$1,077,062	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$81,015	\$42,209	\$123,223	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$420,076	\$218,859	\$638,935	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$83,015	\$43,251	\$126,266	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$126,023	\$65,658	\$191,680	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,461,263	\$761,318	\$2,222,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$291,052	\$151,638	\$442,691	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$202,036	\$105,261	\$307,297	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$158,551	\$82,605	\$241,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	The asphalt parking lot is showing signs of age. There are sections of cracking and a few potholes. Resurfacing is recommended.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$252,000	\$131,292	\$383,292	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sidewalks are original to the building's construction and upgrades are recommended.
G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$8,001	\$4,169	\$12,170	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$7,530	\$3,923	\$11,453	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$189,005	\$98,471	\$287,476	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	100,018	S.F.	\$344,012	\$179,230	\$523,242	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Greenbelt Middle (Replacement)**Address:** 6301 Breezewood Drive, Greenbelt, MD 20770**Attributes:**

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	22
Original Building	Built in 2012,
School Board District	2
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	135,000 S.F.

Year Built:**Last Renovation:****Facility Description:**

The new Greenbelt Middle School is a two-story, 135,000 square foot facility located close to I-495 (Capital Beltway) in Greenbelt, MD on property adjacent to the original school. The new facility is a replacement school that opened for the 2012-2013 school year. The cost model for this school is based on the available design drawings and planned construction.

Current Repair Cost: \$0.00**Replacement Cost:** \$36,192,038.41**FCI:** 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Greenbelt Middle (Replacement)**Building**

Address: 6301 Breezewood Dr., Greenbelt , MD 20770

Attributes:

None

General Information:

Function:

Middle School

Year Built:

2012

Gross Area:

135,000 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$36,192,038.41

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Greenbelt Middle (Replacement)\Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$268.09	S.F.	135,000	106	\$38,394,930	44	2012	2012			0	\$36,192,034	
Substructure	\$8.24	S.F.	135,000	100	\$1,112,915	100	2012					\$1,112,915	
Foundations	\$7.13	S.F.	135,000	100	\$963,021	100	2012					\$963,021	
Standard Foundations	\$2.78	S.F.	135,000	0	\$375,763	100	2012					\$375,763	
Slab on Grade	\$4.35	S.F.	135,000	0	\$587,258	100	2012					\$587,258	
Basement Construction	\$1.11	S.F.	135,000	100	\$149,894	100	2012					\$149,894	
Basement Excavation	\$0.14	S.F.	135,000	0	\$18,480	100	2012					\$18,480	
Basement Walls	\$0.97	S.F.	135,000	0	\$131,414	100	2012					\$131,414	
Shell	\$48.85	S.F.	135,000	103	\$6,767,122	83	2012	2032				\$6,595,359	
Superstructure	\$32.23	S.F.	135,000	100	\$4,351,048	100	2012					\$4,351,048	
Floor Construction	\$22.27	S.F.	135,000	0	\$3,006,104	100	2012					\$3,006,104	
Roof Construction	\$9.96	S.F.	135,000	0	\$1,344,944	100	2012					\$1,344,944	
Exterior Enclosure	\$11.38	S.F.	135,000	102	\$1,565,987	72	2012	2042				\$1,535,905	
Exterior Walls	\$6.92	S.F.	135,000	0	\$934,274	100	2012					\$934,274	
Exterior Windows	\$3.45	S.F.	135,000	105	\$489,416	30	2012	2042				\$466,110	
Exterior Doors	\$1.00	S.F.	135,000	105	\$142,297	30	2012	2042				\$135,521	
Roofing	\$5.25	S.F.	135,000	120	\$850,087	20	2012	2032				\$708,406	
Roof Coverings	\$5.17	S.F.	135,000	120	\$837,767	20	2012	2032				\$698,139	
Roof Openings	\$0.08	S.F.	135,000	120	\$12,320	20	2012	2032				\$10,267	
Interiors	\$71.20	S.F.	135,000	104	\$9,997,844	41	2012	2017				\$9,611,958	
Interior Construction	\$19.45	S.F.	135,000	104	\$2,738,614	64	2012	2032				\$2,626,234	
Partitions	\$14.57	S.F.	135,000	105	\$2,058,072	76	2012	2062				\$1,967,109	
Concrete Block Partitions - Regular Weight	\$7.83	S.F.	135,000	0	\$1,057,475	100	2012					\$1,057,475	
Drywall Partitions/Metal Stud Framing	\$6.74	S.F.	135,000	110	\$1,000,597	50	2012	2062				\$909,634	
Interior Doors	\$2.27	S.F.	135,000	107	\$327,366	40	2012	2052				\$305,949	
Fittings	\$2.62	S.F.	135,000	100	\$353,176	20	2012	2032				\$353,176	
Stairs	\$1.22	S.F.	135,000	125	\$205,335	50	2012	2062				\$164,268	
Stair Construction	\$1.22	S.F.	135,000	125	\$205,335	50	2012	2062				\$164,268	
Interior Finishes	\$50.53	S.F.	135,000	103	\$7,053,895	32	2012	2017				\$6,821,456	
Wall Finishes	\$12.62	S.F.	135,000	100	\$1,704,280	32	2012	2017				\$1,704,280	
Paint	\$1.22	S.F.	135,000	100	\$164,268	5	2012	2017				\$164,268	
Tile	\$11.41	S.F.	135,000	100	\$1,540,012	35	2012	2047				\$1,540,012	
Floor Finishes	\$11.21	S.F.	135,000	100	\$1,513,547	15	2012	2019				\$1,513,547	
Carpet	\$12.29	S.F.	10,000	100	\$122,897	7	2012	2019				\$122,897	
Ceramic Tile	\$14.30	S.F.	15,000	100	\$214,461	50	2012	2062				\$214,461	
Concrete	\$1.87	S.F.	10,000	100	\$18,708	10	2012	2022				\$18,708	
Terrazo		S.F.	0	110		75	2012	2087					
VAT (Resilient Flooring)		S.F.	0	130		13	2012	2025					
VCT	\$11.57	S.F.	100,000	100	\$1,157,481	10	2012	2022				\$1,157,481	
Ceiling Finishes	\$26.69	S.F.	135,000	106	\$3,836,068	38	2012	2025				\$3,603,629	
Plaster Ceilings	\$17.22	S.F.	135,000	110	\$2,556,831	50	2012	2062				\$2,324,392	
Acoustical Ceilings	\$9.48	S.F.	135,000	100	\$1,279,237	13	2012	2025				\$1,279,237	
Services	\$110.42	S.F.	135,000	106	\$15,794,060	24	2012	2027				\$14,907,320	
Conveying	\$2.08	S.F.	135,000	110	\$309,440	30	2012	2042				\$281,309	
Elevators and Lifts	\$2.08	S.F.	135,000	110	\$309,440	30	2012	2042				\$281,309	
Plumbing	\$8.41	S.F.	135,000	93	\$1,050,493	30	2012	2042				\$1,135,502	
Plumbing Fixtures	\$6.30	S.F.	135,000	90	\$765,078	30	2012	2042				\$850,087	
Domestic Water Distribution	\$0.53	S.F.	135,000	100	\$71,867	30	2012	2042				\$71,867	
Sanitary Waste	\$1.13	S.F.	135,000	100	\$151,948	30	2012	2042				\$151,948	
Rain Water Drainage	\$0.46	S.F.	135,000	100	\$61,600	30	2012	2042				\$61,600	
HVAC	\$71.32	S.F.	135,000	110	\$10,555,862	21	2012	2027				\$9,628,158	
Heat Generating Systems	\$4.96	S.F.	135,000	110	\$736,331	30	2012	2042				\$669,392	
Cooling Generating Systems	\$9.03	S.F.	135,000	110	\$1,341,659	30	2012	2042				\$1,219,690	
Distribution Systems	\$13.34	S.F.	135,000	110	\$1,980,867	30	2012	2042				\$1,800,788	
Terminal & Package Units	\$39.76	S.F.	135,000	110	\$5,904,203	15	2012	2027				\$5,367,457	
Controls & Instrumentation	\$3.25	S.F.	135,000	105	\$461,388	20	2012	2032				\$439,417	
Systems Testing & Balancing	\$0.97	S.F.	135,000	100	\$131,414	30	2012	2042				\$131,414	
Fire Protection	\$0.87	S.F.	135,000	100	\$117,041	30	2012	2042				\$117,041	
Sprinklers	\$0.87	S.F.	135,000	100	\$117,041	30	2012	2042				\$117,041	
Electrical	\$27.74	S.F.	135,000	100	\$3,761,224	30	2012	2027				\$3,745,310	
Electrical Service/Distribution	\$2.36	S.F.	135,000	105	\$334,183	30	2012	2042				\$318,269	
Lighting and Branch Wiring	\$18.74	S.F.	135,000	100	\$2,529,727	30	2012	2042				\$2,529,727	
Communications and Security	\$6.08	S.F.	135,000	100	\$821,340	30	2012	2042				\$821,340	
Other Electrical Systems	\$0.56	S.F.	135,000	100	\$75,974	15	2012	2027				\$75,974	
Equipment & Furnishings	\$0.17	S.F.	135,000	100	\$22,587	15	2012	2012				\$22,587	
Equipment	\$0.17	S.F.	135,000	100	\$22,587	15	2012	2012				\$22,587	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Institutional Equipment	\$0.17	S.F.	135,000	100	\$22,587	15	2012	2027				\$22,587	
Other Equipment		S.F.	135,000			0	2012	2012					
Food Service Equipment		Ea.	1	0		0	2012	2012			\$0		
Building Sitework	\$29.20	S.F.	135,000	119	\$4,700,402	49	2012	2025				\$3,941,895	
Site Improvements	\$28.09	S.F.	135,000	120	\$4,551,045	50	2012	2062				\$3,792,538	
Parking Lots	\$11.38	S.F.	135,000	120	\$1,843,087	50	2012	2062				\$1,535,906	
Pedestrian Paving	\$16.72	S.F.	135,000	120	\$2,707,958	50	2012	2062				\$2,256,632	
Site Mechanical Utilities	\$1.11	S.F.	135,000	100	\$149,357	30	2006	2025				\$149,357	
Fuel Distribution	\$1.11	S.F.	135,000	100	\$149,357	30	2006	2025				\$149,357	
Propane Tank	\$6,911.42	Gal.	1	100	\$6,911	30	2012	2042				\$6,911	
Pumps	\$34,411.18	Ea.	1	100	\$34,411	30	2012	2042				\$34,411	
Underground Tank	\$108,035.11	Ea.	1	100	\$108,035	30	1995	2025				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Greenbelt Middle (Replacement)**Building** (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

[illegible]

Facility Executive Summary**Facility:** \Middle Schools\Gwynn Park Middle**Address:** 8000 Dyson Road, Brandywine, MD 20613**Attributes:**

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1968, 129,348 S.F.
School Board District	9
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	129,348 S.F.

Year Built:
Last Renovation:**Facility Description:**

Gwynn Park Middle School is a two-story, 129,348 square foot facility located on a 20-acre site close to MD Route 5 and US Route 301 in Brandywine, MD. The original building was constructed in 1968, with no additions.

ACCESSIBILITY ISSUES

The path to the main entrance has curb cuts and is wide enough for wheel chair access, but the main entrance doors lack push button wall switches and automatic door openers. Handicap toilet stalls are available in only two gang restrooms. Toilet configurations and accessories are inadequate. Interior graphics and/or signage are inadequate and do not comply with ADA requirements. The programs on the second floor are not accessible to the handicap or disabled person. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement or a crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The roof is comprised of steel joists. The exterior enclosure is comprised of walls of brick veneer over CMU and vinyl siding. It also includes single panel metal windows with operable frames, and hollow metal steel doors. The exterior is brick veneer and vinyl siding. The metal windows throughout the building are. Most of the classrooms have a fire window exits. Exterior doors throughout the building are original. The building has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 2008.

C. INTERIORS

Interior partition wall types typically include painted CMU with glazed wainscot in the corridors and drywall. Interior doors are generally hollow core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Stair construction includes steel risers and treads with terrazzo and VCT finishes in good condition. There is a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU and drywall partitions. Floor finishes throughout the building are typically vinyl composition tiles (VCT), vinyl asbestos tiles (VAT), carpet, terrazzo, and ceramic tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 89,680 square feet of VAT. The overall ceiling finishes are typically suspended acoustical tiles. Also, according to the A.H.E.R.A. Management Plan Report, the school contains 77,950 square feet of asbestos containing fissured ceiling tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Domestic water distribution is generally copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided by two original gas/oil-fired boilers s. Cooling is supplied by a water cooled chiller. Heating/cooling distribution system is a ductwork system using air handlers and electrical fin tube radiators. Fresh air is supplied by three air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer. There are six transformers throughout the building. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving mostly recessed fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in interior corridors. The system is activated by pull stations in corridors and smoke detectors in corridors and storage, and is centrally monitored. The telephone and data systems are combined and include dedicated closets. The building includes an internal security system that is actuated by contact devices and is said to be centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The kitchen has an exhaust hood without fire suppression. Grease trap is serviced by building personnel. The building includes fixed library, theater and stage, laboratory, and medical. The library has adequate shelves and the furniture, such as tables/chairs. The nurse's room has two beds. The building also includes fixed casework/cabinetry in the classrooms, window treatment and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site. A new parking surface was constructed in 2005 in front of the school. The road surface is in fair condition with some damage, especially in the lower lot by the gymnasium. The basketball court has a new asphalt surface. There are two reserved handicap spaces out of total 115 parking spaces. The parking surface and curbs were striped in 2007. The bus drop-off zone is at the front entrance, which is not covered. Drainage is handled by surface discharge. The parking lot and site do not flood when it rains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon underground fuel oil tank that was upgraded in 2007.

Current Repair Cost: \$23,619,962.56**Replacement Cost:** \$34,321,697.26**FCI:** 68.82%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Gwynn Park Middle_Building

Attributes:

None

General Information:

Function:

Middle School

Year Built:

1968

Gross Area:

129,348 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$23,619,962.56

Replacement Cost: \$34,321,697.26

FCI: 68.82%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Gwynn Park Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$265.34	S.F.	129,348	100	\$34,321,697	42	1972	1973	2015		\$23,619,962	\$34,321,697	69
Substructure	\$16.27	S.F.	129,348	100	\$2,105,100	100	1968				\$15,471	\$2,105,100	1
Foundations	\$16.27	S.F.	129,348	100	\$2,105,100	100	1968				\$15,471	\$2,105,100	1
Standard Foundations	\$5.48	S.F.	129,348	0	\$708,258	100	1968				\$15,471	\$708,258	2
Slab on Grade	\$10.80	S.F.	129,348	0	\$1,396,842	100	1968					\$1,396,842	
Shell	\$54.49	S.F.	129,348	100	\$7,048,258	73	1979	1998			\$1,052,550	\$7,048,258	15
Superstructure	\$23.31	S.F.	129,348	100	\$3,014,926	100	1968					\$3,014,926	
Floor Construction	\$20.12	S.F.	40,000	0	\$804,913	100	1968					\$804,913	
Roof Construction	\$22.10	S.F.	100,000	0	\$2,210,013	100	1968					\$2,210,013	
Exterior Enclosure	\$19.68	S.F.	129,348	100	\$2,545,794	71	1968	1998			\$1,052,550	\$2,545,794	41
Exterior Walls	\$11.54	S.F.	129,348	0	\$1,493,244	100	1968					\$1,493,244	
Exterior Windows	\$4.97	S.F.	129,348	100	\$643,334	30	1968	1998			\$643,334	\$643,334	100
Exterior Doors	\$3.16	S.F.	129,348	100	\$409,216	30	1968	1998			\$409,216	\$409,216	100
Roofing	\$11.50	S.F.	129,348	100	\$1,487,538	20	2008	2028				\$1,487,538	
Roof Coverings	\$14.80	S.F.	100,000	100	\$1,479,933	20	2008	2028				\$1,479,933	
Roof Openings	\$0.08	S.F.	100,000	100	\$7,605	20	2008	2028				\$7,605	
Interiors	\$60.08	S.F.	129,348	100	\$7,771,350	35	1975	1973			\$5,295,224	\$7,771,350	68
Interior Construction	\$18.72	S.F.	129,348	100	\$2,421,243	66	1970	1988			\$1,025,006	\$2,421,243	42
Partitions	\$10.79	S.F.	129,348	100	\$1,396,237	93	1973	2050				\$1,396,237	
Concrete Block Partitions - Regular Weight	\$11.03	S.F.	109,348	0	\$1,205,808	100	1968					\$1,205,808	
Drywall Partitions/Metal Stud Framing	\$9.52	S.F.	20,000	100	\$190,429	50	2000	2050				\$190,429	
Interior Doors	\$3.22	S.F.	129,348	100	\$417,085	40	1968	2008			\$417,085	\$417,085	100
Fittings	\$4.70	S.F.	129,348	100	\$607,921	20	1968	1988			\$607,921	\$607,921	100
Stairs	\$1.66	S.F.	129,348	100	\$214,445	50	1968	2018				\$214,445	
Stair Construction	\$1.66	S.F.	129,348	100	\$214,445	50	1968	2018				\$214,445	
Interior Finishes	\$39.70	S.F.	129,348	100	\$5,135,662	21	1982	1973			\$4,270,218	\$5,135,662	83
Wall Finishes	\$6.83	S.F.	129,348	100	\$883,355	5	2000	2005			\$883,355	\$883,355	100
Paint	\$6.83	S.F.	129,348	100	\$883,355	5	2000	2005			\$883,355	\$883,355	100
Floor Finishes	\$22.93	S.F.	129,348	100	\$2,965,638	29	1978	1973			\$2,100,194	\$2,965,638	71
Carpet	\$8.11	S.F.	6,468	100	\$52,436	5	1968	1973			\$52,436	\$52,436	100
Ceramic Tile	\$20.70	S.F.	12,934	100	\$267,744	50	1968	2018				\$267,744	
Terrazo	\$46.21	S.F.	12,935	100	\$597,700	75	1968	2043				\$597,700	
VAT (Resilient Flooring)	\$28.85	S.F.	58,207	100	\$1,679,468	13	1968	1981			\$1,679,468	\$1,679,468	100
VCT	\$9.49	S.F.	38,804	100	\$368,290	12	2000	2012			\$368,290	\$368,290	100
Ceiling Finishes	\$9.95	S.F.	129,348	100	\$1,286,669	13	1968	1981			\$1,286,669	\$1,286,669	100
Acoustical Ceilings	\$9.95	S.F.	129,348	100	\$1,286,669	13	1968	1981			\$1,286,669	\$1,286,669	100
Services	\$125.57	S.F.	129,348	100	\$16,242,714	25	1968	1983			\$16,242,714	\$16,242,714	100
Plumbing	\$16.49	S.F.	129,348	100	\$2,132,643	30	1968	1998			\$2,132,643	\$2,132,643	100
Plumbing Fixtures	\$13.11	S.F.	129,348	100	\$1,695,884	30	1968	1998			\$1,695,884	\$1,695,884	100
Domestic Water Distribution	\$0.91	S.F.	129,348	100	\$118,043	30	1968	1998			\$118,043	\$118,043	100
Sanitary Waste	\$1.44	S.F.	129,348	100	\$186,901	30	1968	1998			\$186,901	\$186,901	100
Rain Water Drainage	\$1.02	S.F.	129,348	100	\$131,815	30	1968	1998			\$131,815	\$131,815	100
HVAC	\$78.73	S.F.	129,348	100	\$10,183,174	22	1968	1983			\$10,183,174	\$10,183,174	100
Heat Generating Systems	\$9.28	S.F.	129,348	100	\$1,200,104	30	1968	1998			\$1,200,104	\$1,200,104	100
Cooling Generating Systems	\$6.95	S.F.	129,348	100	\$899,094	30	1968	1998			\$899,094	\$899,094	100
Distribution Systems	\$17.25	S.F.	129,348	100	\$2,231,012	30	1968	1998			\$2,231,012	\$2,231,012	100
Terminal & Package Units	\$42.42	S.F.	129,348	100	\$5,487,031	15	1968	1983			\$5,487,031	\$5,487,031	100
Controls & Instrumentation	\$1.57	S.F.	129,348	100	\$202,640	20	1968	1988			\$202,640	\$202,640	100
Systems Testing & Balancing	\$1.26	S.F.	129,348	100	\$163,293	30	1968	1998			\$163,293	\$163,293	100
Fire Protection			0			0	0						
Sprinklers		S.F.	0	100		30	1968	1998					
Electrical	\$30.36	S.F.	129,348	100	\$3,926,897	30	1968	1983			\$3,926,897	\$3,926,897	100
Electrical Service/Distribution	\$2.84	S.F.	129,348	100	\$367,901	30	1968	1998			\$367,901	\$367,901	100
Lighting and Branch Wiring	\$22.47	S.F.	129,348	100	\$2,905,825	30	1968	1998			\$2,905,825	\$2,905,825	100
Communications and Security	\$4.40	S.F.	129,348	100	\$568,574	30	1968	1998			\$568,574	\$568,574	100
Other Electrical Systems	\$0.65	S.F.	129,348	100	\$84,597	15	1968	1983			\$84,597	\$84,597	100
Equipment & Furnishings	\$5.35	S.F.	129,348	100	\$691,879	21	1968	1983			\$691,879	\$691,879	100
Equipment	\$5.35	S.F.	129,348	100	\$691,879	21	1968	1983			\$691,879	\$691,879	100
Institutional Equipment	\$3.10	S.F.	129,348	100	\$401,346	15	1968	1983			\$401,346	\$401,346	100
Other Equipment	\$2.25	S.F.	129,348	100	\$290,533	30	1968	1998			\$290,533	\$290,533	100
Food Service Equipment	\$290,533.33	SYSTE M	1	100	\$290,533	30	1968	1998			\$290,533	\$290,533	100
Special Construction			0			0	0				\$301,521		
Special Construction			0			0	0				\$301,521		
ADA Compliance			0	0		0	0				\$301,521		
Building Sitework	\$3.57	S.F.	129,348	100	\$462,396	30	1968	1998	2015		\$20,603	\$462,396	4

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$2.58	S.F.	129,348	100	\$333,758	30	1969	1998	2015			\$333,758	
Parking Lots	\$2,565.50	Ea.	80	100	\$205,240	30	1968	1998	2015	3		\$205,240	
Parking Lots	\$2,565.50	Ea.	35	100	\$89,793	30	2006	2036				\$89,793	
Pedestrian Paving	\$38.72	L.F.	1,000	100	\$38,725	30	1968	1998	2015	3		\$38,725	
Site Mechanical Utilities	\$0.99	S.F.	129,348	100	\$128,638	30	1968	1998			\$20,603	\$128,638	16
Fuel Distribution	\$0.99	S.F.	129,348	100	\$128,638	30	1968	1998			\$20,603	\$128,638	16
NG Supply	\$0.11	S.F.	129,348	100	\$13,772	30	1968	1998			\$13,772	\$13,772	100
Propane Tank	\$6,830.84	SYSTEM	1	100	\$6,831	30	1968	1998			\$6,831	\$6,831	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2007	2037				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\Gwynn Park Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$23,619,963			\$266,587		\$1,084,838	\$575,759				\$1,257,624
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Shell	\$1,052,550										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,052,550										
Exterior Walls											
Exterior Windows	\$643,334										
Exterior Doors	\$409,216										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$5,295,224					\$1,084,838	\$575,759				\$1,257,624
Interior Construction	\$1,025,007										
Partitions											
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											
Interior Doors	\$417,085										
Fittings	\$607,921										
Stairs							\$256,058				
Stair Construction							\$256,058				
Interior Finishes	\$4,270,218					\$1,084,838	\$319,701				\$1,257,624
Wall Finishes	\$883,355					\$1,024,051					\$1,187,155
Paint	\$883,355					\$1,024,051					\$1,187,155
Floor Finishes	\$2,100,194					\$60,787	\$319,701				\$70,469
Carpet	\$52,436					\$60,787					\$70,469
Ceramic Tile							\$319,701				
Terrazo											
VAT (Resilient Flooring)	\$1,679,468										
VCT	\$368,290										
Ceiling Finishes	\$1,286,669										
Acoustical Ceilings	\$1,286,669										
Services	\$16,242,715										
Plumbing	\$2,132,643										
Plumbing Fixtures	\$1,695,884										
Domestic Water Distribution	\$118,043										
Sanitary Waste	\$186,901										
Rain Water Drainage	\$131,815										
HVAC	\$10,183,175										
Heat Generating Systems	\$1,200,104										
Cooling Generating Systems	\$899,094										
Distribution Systems	\$2,231,012										
Terminal & Package Units	\$5,487,031										
Controls & Instrumentation	\$202,640										
Systems Testing & Balancing	\$163,293										
Fire Protection											
Sprinklers											
Electrical	\$3,926,897										
Electrical Service/Distribution	\$367,901										
Lighting and Branch Wiring	\$2,905,825										
Communications and Security	\$568,574										
Other Electrical Systems	\$84,597										
Equipment & Furnishings	\$691,879										
Equipment	\$691,879										
Institutional Equipment	\$401,346										
Other Equipment	\$290,533										
Food Service Equipment	\$290,533										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Gwynn Park Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$15,529,232 \$422,968	\$8,090,730 \$220,366	\$23,619,963 \$643,334	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows throughout the building are original, beyond useful life, and in fair to poor condition (difficult to operate). Water leaks were reported through windows in some area of the building, especially near the multi-purpose room.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$269,044	\$140,172	\$409,216	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors throughout the building are original, beyond useful life, and in poor condition (difficult to operate).
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$274,218	\$142,867	\$417,085	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors, including fire doors, are beyond useful life and need refinishing. The door hardware is in fair to poor condition (hard to lock and unlock).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$399,685	\$208,236	\$607,921	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are in fair condition. The toilet accessories such as metal partitions are original, rusted, stained, and in poor condition. All original toilet accessories are beyond their useful life and need to be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$580,773	\$302,582	\$883,355	Necess ary- 2-5 Yrs	Deferred Maintena nce	The facility has not been painted for more than ten years and the paint is in fair to poor condition (stained and peeling off the walls).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$34,474	\$17,961	\$52,436	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices, library, and teacher's lounge is old, beyond useful life, and in poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$1,104,187	\$575,281	\$1,679,468	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 VAT floor finish in the classrooms is old, beyond useful life, and in fair to poor condition (worn and cracked).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$845,936	\$440,733	\$1,286,669	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are beyond useful life and in poor condition (stained and warped, especially in corridors).
	A1010	Standard Foundations	Wall Foundations	Failing	Professional Services-Inspect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure. Structural cracks were observed on the building walls that indicate possible settlement or damage to the slab-on-grade.

Prince George County Public Schools

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Report Date: 08 Sep 2012

D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,114,980	\$580,904	\$1,695,884	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$77,609	\$40,434	\$118,043	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$122,881	\$64,021	\$186,901	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$133,228	\$69,412	\$202,640	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$107,359	\$55,934	\$163,293	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$241,881	\$126,020	\$367,901	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,910,470	\$995,355	\$2,905,825	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$373,816	\$194,758	\$568,574	Necess ary- 2-5 Yrs	Complian ce
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$86,663	\$45,152	\$131,815	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$789,023	\$411,081	\$1,200,104	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$263,870	\$137,476	\$401,346	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$191,015	\$99,519	\$290,533	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,466,806	\$764,206	\$2,231,012	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$55,620	\$28,978	\$84,597	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$9,054	\$4,717	\$13,772	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$3,607,516	\$1,879,516	\$5,487,031	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	129,348	S.F.	\$198,239	\$103,282	\$301,521	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$242,137	\$126,153	\$368,290	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$591,120	\$307,974	\$899,094	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,491	\$2,340	\$6,831	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility: \Middle Schools\Hyattsville Middle

Address: 6001 42nd Avenue, Hyattsville, MD 20781

Attributes:

School Area	2
Congressional	5
County Council	2
Historical Building	No
Legislative	22
Original Building	Built in 1938, 15,343 S.F.
School Addition 1	Built in 1973, 104,254 S.F.
School Board District	3
School Grade	7th-8th

General Information:

Function:	Middle School
Gross Area:	119,597 S.F.

Year Built:
Last Renovation:

Facility Description:

Hyattsville Middle School is a three-story, 119,597 square foot facility located on a 9.8-acre site close to MD Route 295 in Hyattsville, MD. The original building was constructed in 1938 and one addition was constructed in 1973, with no major renovations performed. Structural repairs were made to the addition building in 1997; emergency structural repairs were also made in 2007. Wiring work was conducted in 1998 and interior upgrades were performed in 2006. The roof was replaced in 2011.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include ramp access, door hardware, interior signage, restrooms, drinking fountains and elevators.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade, concrete footings, and foundation walls. The building does not have a basement, cellar or sub-floor construction.

B. SHELL

The superstructure is steel frame, with load bearing masonry walls, and sections of reinforced concrete. Floor construction is slab on grade, metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer and precast tilt-up concrete panels. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically pitched asphalt shingle and a low-slope built-up roof, the roof was replaced in 2011. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel and concrete risers and treads with tile finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile in. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically exposed decking.

D. SERVICES

Conveying

Conveying equipment includes one hydraulic elevator that serves three floors in the expansion.

Plumbing

Fixtures were scheduled for a phased replacement at the time of the 2008 assessment. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains and scuppers. Domestic hot water is provided by gas and oil hot water heaters.

HVAC

Heating is provided by two gas-fired boilers units. Cooling is supplied by one water cooled chiller, which was installed in 1973. The heating/cooling distribution system is a 2-pipe system using unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms, but ventilation is inadequate. Controls and instrumentation are pneumatic and are centrally controlled by an energy management system.

Fire Protection

The building has a limited fire sprinkler system. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers 120/208 square D double ended, 3000 amp switch, 4000 amp buss, 1973 power to a main panel. Power distribution from branch panel wiring is typically copper, 3-wire grounded. Lighting and branch wiring is typically 3-wire grounded serving surface-mounted fluorescent lights. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common and assignable spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems

The building does not have emergency generator. Emergency lighting is provided by battery pack units.

E. EQUIPMENT & FURNISHINGS

The building includes fixed food service, library, theater and stage, audio-visual, laboratory, medical equipment, food service equipment and grease trap. The kitchen has an exhaust hood with no fire suppression. The building also includes window treatment and temporary multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site at two different locations - near the main entrance and near the corner of the property. One handicap space is available out of the 114 parking spaces. There is a path to the building entrance. Landscaping is mature and is not irrigated. Drainage is handled by surface area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The water supply is provided from the campus distribution system.

Current Repair Cost: \$17,478,466.31**Replacement Cost:** \$32,189,334.49**FCI:** 54.30%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Hyattsville Middle_Original Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1938

Gross Area: 119,597 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$17,478,466.31

Replacement Cost: \$32,189,334.49

FCI: 54.30%

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Hyattsville Middle_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.15	S.F.	119,597	100	\$32,189,333	40	1968	1953	2008		\$17,478,465	\$32,189,333	54
Substructure	\$15.21	S.F.	119,597	100	\$1,819,071	100	1938					\$1,819,071	
Foundations	\$15.21	S.F.	119,597	100	\$1,819,071	100	1938					\$1,819,071	
Standard Foundations	\$5.11	S.F.	119,597	0	\$611,208	100	1938					\$611,208	
Slab on Grade	\$10.10	S.F.	119,597	0	\$1,207,863	100	1938					\$1,207,863	
Shell	\$66.46	S.F.	119,597	100	\$7,948,077	65	1959	1968			\$909,535	\$7,948,077	11
Superstructure	\$26.06	S.F.	119,597	100	\$3,116,626	100	1938					\$3,116,626	
Floor Construction	\$18.81	S.F.	100,000	0	\$1,881,477	100	1938					\$1,881,477	
Roof Construction	\$10.33	S.F.	119,597	0	\$1,235,149	100	1938					\$1,235,149	
Exterior Enclosure	\$18.39	S.F.	119,597	100	\$2,199,256	71	1938	1968			\$909,535	\$2,199,256	41
Exterior Walls	\$10.78	S.F.	119,597	0	\$1,289,721	100	1938					\$1,289,721	
Exterior Windows	\$4.64	S.F.	119,597	100	\$554,816	30	1938	1968			\$554,816	\$554,816	100
Exterior Doors	\$2.97	S.F.	119,597	100	\$354,719	30	1938	1968			\$354,719	\$354,719	100
Roofing	\$22.01	S.F.	119,597	100	\$2,632,195	20	2011	2031				\$2,632,195	
Roof Coverings	\$21.96	S.F.	119,597	100	\$2,626,738	20	2011	2031				\$2,626,738	
Roof Openings	\$0.05	S.F.	119,597	100	\$5,457	20	2011	2031				\$5,457	
Interiors	\$41.20	S.F.	119,597	100	\$4,927,820	29	1967	1978			\$3,248,210	\$4,927,820	66
Interior Construction	\$17.72	S.F.	119,597	100	\$2,119,217	52	1961	1993			\$525,711	\$2,119,217	25
Partitions	\$10.30	S.F.	119,597	100	\$1,231,511	70	1938					\$1,231,511	
Concrete Block Partitions - Regular Weight	\$10.30	S.F.	119,597	0	\$1,231,511	70	1938					\$1,231,511	
Interior Doors	\$3.03	S.F.	119,597	100	\$361,995	40	1973	2013				\$361,995	
Fittings	\$4.40	S.F.	119,597	100	\$525,711	20	1973	1993			\$525,711	\$525,711	100
Interior Finishes	\$23.48	S.F.	119,597	100	\$2,808,603	11	1973	1978			\$2,722,499	\$2,808,603	97
Wall Finishes	\$7.51	S.F.	119,597	100	\$897,996	8	1973	1978			\$822,706	\$897,996	92
Paint	\$7.18	S.F.	114,597	100	\$822,706	5	1973	1978			\$822,706	\$822,706	100
Tile	\$15.06	S.F.	5,000	100	\$75,290	35	1973	2008				\$75,290	
Floor Finishes	\$8.74	S.F.	119,597	100	\$1,044,730	12	1973	1983			\$1,033,916	\$1,044,730	99
Concrete	\$3.60	S.F.	3,000	100	\$10,814	10	1973	1983				\$10,814	
VCT	\$8.87	S.F.	116,597	100	\$1,033,916	12	1973	1985			\$1,033,916	\$1,033,916	100
Ceiling Finishes	\$7.24	S.F.	119,597	100	\$865,877	13	1973	1986			\$865,877	\$865,877	100
Acoustical Ceilings	\$7.24	S.F.	119,597	100	\$865,877	13	1973	1986			\$865,877	\$865,877	100
Services	\$137.13	S.F.	119,597	100	\$16,400,736	25	1976	1968	2008		\$12,327,839	\$16,400,736	75
Conveying	\$2.30	S.F.	119,597	100	\$274,680	30	1973	2003	2009		\$274,680	\$274,680	100
Elevators and Lifts	\$2.30	S.F.	119,597	100	\$274,680	30	1973	2003	2009		\$274,680	\$274,680	100
Plumbing	\$15.42	S.F.	119,597	100	\$1,844,537	30	1973	2003			\$1,844,537	\$1,844,537	100
Plumbing Fixtures	\$12.26	S.F.	119,597	100	\$1,466,171	30	1973	2003			\$1,466,171	\$1,466,171	100
Domestic Water Distribution	\$0.87	S.F.	119,597	100	\$103,687	30	1973	2003			\$103,687	\$103,687	100
Sanitary Waste	\$1.35	S.F.	119,597	100	\$161,897	30	1973	2003			\$161,897	\$161,897	100
Rain Water Drainage	\$0.94	S.F.	119,597	100	\$112,782	30	1973	2003			\$112,782	\$112,782	100
HVAC	\$85.05	S.F.	119,597	100	\$10,172,239	22	1983	1968	2008		\$6,099,342	\$10,172,239	60
Heat Generating Systems	\$11.36	S.F.	119,597	100	\$1,358,845	30	1938	1968	2008		\$1,358,845	\$1,358,845	100
Boilers	\$8.68	S.F.	119,597	100	\$1,038,689	30	1938	1968	2008		\$1,038,689	\$1,038,689	100
Piping and Misc Equipment	\$2.68	S.F.	119,597	100	\$320,156	30	1938	1968			\$320,156	\$320,156	100
Cooling Generating Systems	\$12.27	S.F.	119,597	100	\$1,467,989	30	2000	2030				\$1,467,989	
Chilled Water, Cooling Tower Systems	\$2.46	S.F.	119,597	100	\$294,689	30	2000	2030				\$294,689	
Chilled Water, Air Cooled Condenser Systems	\$6.13	S.F.	119,597	100	\$733,085	30	2000	2030				\$733,085	
Piping and Misc Equipment	\$3.68	S.F.	119,597	100	\$440,215	30	2000	2030				\$440,215	
Distribution Systems	\$16.08	S.F.	119,597	100	\$1,922,757	30	2000	2030				\$1,922,757	
Terminal & Package Units	\$39.64	S.F.	119,597	100	\$4,740,497	15	1973	1988			\$4,740,497	\$4,740,497	100
Controls & Instrumentation	\$4.41	S.F.	119,597	100	\$527,530	20	2000	2020				\$527,530	
Systems Testing & Balancing	\$1.29	S.F.	119,597	100	\$154,621	30	2000	2030				\$154,621	
Fire Protection	\$6.02	S.F.	119,597	100	\$720,352	30	1938	1968			\$720,352	\$720,352	100
Sprinklers	\$6.02	S.F.	119,597	100	\$720,352	30	1938	1968			\$720,352	\$720,352	100
Electrical	\$28.34	S.F.	119,597	100	\$3,388,928	30	1973	1988	2008		\$3,388,928	\$3,388,928	100
Electrical Service/Distribution	\$3.03	S.F.	119,597	100	\$361,995	30	1973	2003	2008		\$361,995	\$361,995	100
New Main Line	\$1.20	S.F.	119,597	100	\$143,707	30	1973	2003			\$143,707	\$143,707	100
Main Panel	\$1.83	S.F.	119,597	100	\$218,288	30	1973	2003	2008		\$218,288	\$218,288	100
Lighting and Branch Wiring	\$20.97	S.F.	119,597	100	\$2,508,498	30	1973	2003			\$2,508,498	\$2,508,498	100
Communications and Security	\$4.18	S.F.	119,597	100	\$500,244	30	1973	2003			\$500,244	\$500,244	100
Other Electrical Systems	\$0.15	S.F.	119,597	100	\$18,191	15	1973	1988			\$18,191	\$18,191	100
Equipment & Furnishings	\$5.18	S.F.	119,597	100	\$618,946	22	1938	1953			\$347,442	\$618,946	56
Equipment	\$5.18	S.F.	119,597	100	\$618,946	22	1938	1953			\$347,442	\$618,946	56
Institutional Equipment	\$2.91	S.F.	119,597	100	\$347,442	15	1938	1953			\$347,442	\$347,442	100
Other Equipment	\$2.27	S.F.	119,597	100	\$271,504	30	2010	2040				\$271,504	
Food Service Equipment, EACH	\$271,503.91	SYSTEM	1	100	\$271,504	30	2010	2040				\$271,504	

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$278,791		
Special Construction			0			0	0				\$278,791		
ADA Compliance			0	0		0	0				\$278,791		
Building Sitework	\$3.97	S.F.	119,597	100	\$474,683	30	1973	2003			\$366,648	\$474,683	77
Site Improvements	\$2.89	S.F.	119,597	100	\$345,712	30	1973	2003			\$345,712	\$345,712	100
Parking Lots	\$2,397.48	Each	114	100	\$273,312	30	1973	2003			\$273,312	\$273,312	100
Pedestrian Paving	\$36.20	L.F.	2,000	100	\$72,400	30	1973	2003			\$72,400	\$72,400	100
Site Mechanical Utilities	\$1.08	S.F.	119,597	100	\$128,971	30	1973	2003			\$20,936	\$128,971	16
Fuel Distribution	\$1.08	S.F.	119,597	100	\$128,971	30	1973	2003			\$20,936	\$128,971	16
Propane Tank	\$6,383.42	SYSTEM	1	100	\$6,383	30	1973	2003			\$6,383	\$6,383	100
Pumps	\$0.12	S.F.	119,597	100	\$14,553	30	1973	2003			\$14,553	\$14,553	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2007	2037				\$108,035	

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Facility: \Middle Schools\Hyattsville Middle_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$17,478,466	\$372,855				\$953,741			\$668,260		\$1,120,181
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$909,535										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$909,535										
Exterior Walls											
Exterior Windows	\$554,816										
Exterior Doors	\$354,719										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$3,248,210	\$372,855				\$953,741					\$1,120,181
Interior Construction	\$525,711	\$372,855									
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors		\$372,855									
Fittings	\$525,711										
Interior Finishes	\$2,722,499					\$953,741					\$1,120,181
Wall Finishes	\$822,706					\$953,741					\$1,105,648
Paint	\$822,706					\$953,741					\$1,105,648
Tile											
Floor Finishes	\$1,033,916										\$14,534
Concrete											\$14,534
VCT	\$1,033,916										
Ceiling Finishes	\$865,877										
Acoustical Ceilings	\$865,877										
Services	\$12,327,840								\$668,260		
Conveying	\$274,680										
Elevators and Lifts	\$274,680										
Plumbing	\$1,844,537										
Plumbing Fixtures	\$1,466,171										
Domestic Water Distribution	\$103,687										
Sanitary Waste	\$161,897										
Rain Water Drainage	\$112,782										
HVAC	\$6,099,343								\$668,260		
Heat Generating Systems	\$1,358,846										
Boilers	\$1,038,689										
Piping and Misc Equipment	\$320,156										
Cooling Generating Systems											
Chilled Water, Cooling Tower Systems											
Chilled Water, Air Cooled Condenser Systems											
Piping and Misc Equipment											
Distribution Systems											
Terminal & Package Units	\$4,740,497										
Controls & Instrumentation									\$668,260		
Systems Testing & Balancing											
Fire Protection	\$720,352										
Sprinklers	\$720,352										
Electrical	\$3,388,928										
Electrical Service/Distribution	\$361,995										
New Main Line	\$143,707										
Main Panel	\$218,288										
Lighting and Branch Wiring	\$2,508,498										
Communications and Security	\$500,244										
Other Electrical Systems	\$18,191										
Equipment & Furnishings	\$347,442										
Equipment	\$347,442										

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

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Facility: \Middle Schools\Hyattsville Middle_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$11,491,431 \$3,116,698	\$5,987,035 \$1,623,800	\$17,478,466 \$4,740,497	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System		Beyond Useful Life	Renew System	1	Ea.	\$682,899	\$355,790	\$1,038,689	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020315	Piping and Misc Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$210,491	\$109,666	\$320,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$473,604	\$246,748	\$720,352	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120	New Main Line	System		Beyond Useful Life	Renew System	1	Ea.	\$94,482	\$49,225	\$143,707	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System		Beyond Useful Life	Renew System	1	Ea.	\$143,516	\$74,772	\$218,288	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System		Beyond Useful Life	Renew System	1	Ea.	\$1,649,243	\$859,255	\$2,508,498	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System		Beyond Useful Life	Renew System	1	Ea.	\$328,892	\$171,353	\$500,244	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$11,960	\$6,231	\$18,191	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System		Beyond Useful Life	Renew System	1	Ea.	\$179,693	\$93,620	\$273,312	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking lots are a mixture of asphalt and gravel applications. The asphalt application is in poor condition and will require resurfacing and re-striping. The gravel parking is an extension and is recommended for a new asphalt surface. Maintain ADA requirements as part of this project.
G2030	Pedestrian Paving	System		Beyond Useful Life	Renew System	1	Ea.	\$47,600	\$24,800	\$72,400	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Pumps	System		Beyond Useful Life	Renew System	1	Ea.	\$9,568	\$4,985	\$14,553	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System		Beyond Useful Life	Renew System	1	Ea.	\$4,197	\$2,187	\$6,383	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$364,771	\$190,046	\$554,816	Necessary- 2-5 Yrs	Deferred Maintenance	Exterior window applications are single pane aluminum applications that are very weathered and worn. The exterior windows are recommended for upgrade to a double-pane aluminum framed application that meet weather tight and energy standards.
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$233,214	\$121,505	\$354,719	Necessary- 2-5 Yrs	Deferred Maintenance	Exterior doors were installed in 1973. Most of the doors are in good condition; however, several are damaged and are in poor condition. Universal replacement over the next two to five years is recommended. This project should be phased in stages in order to maintain consistency.
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$345,635	\$180,076	\$525,711	Necessary- 2-5 Yrs	Deferred Maintenance	Most of the fittings are original to the building's construction. Universal upgrades are recommended.
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$540,898	\$281,808	\$822,706	Recommended -3-10 Yrs	Deferred Maintenance	The painted interior finishes are in fair condition and the school appears to be on a cyclical painting program. This project provides a budgetary consideration for a universal interior repainting project within the next ten years.
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$679,761	\$354,155	\$1,033,916	Recommended -3-10 Yrs	Deferred Maintenance	VCT is in good condition; however, considering the high traffic and general use this flooring system is recommended for a universal upgrade within the next ten years.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$569,282	\$296,596	\$865,877	Necessary- 2-5 Yrs	Deferred Maintenance	Acoustical ceiling grids are failing at a faster than normal rate in some cases. Tiles are replaced on an as needed basis. To keep up with the consistent replacement of the tile system and provide a consistent ceiling finish, universal upgrades are required. Install new grid and ceiling finish within the next two to five years.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$963,952	\$502,219	\$1,466,171	Necessary- 2-5 Yrs	Deferred Maintenance	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$68,170	\$35,517	\$103,687	Necessary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$74,150	\$38,632	\$112,782	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$106,441	\$55,456	\$161,897	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$228,430	\$119,012	\$347,442	Necessary- 2-5 Yrs	Deferred Maintenance	

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F1040	ADA Compliance	ADA Compliance	Failing	ADA Compliance	119,597	S.F.	\$183,294	\$95,496	\$278,791	Does Not Meet Current Code/St andards	ADA / Accessibil ity
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$180,591	\$94,088	\$274,680	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility: \Middle Schools\Issac J. Gourdine Middle

Address: 8700 Allentown Road, Fort Washington, MD 20744

Attributes:

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1969, 128,381 S.F.
School Addition 1	Built in 1992, 8,326 S.F.
School Board District	8
School Grade	7th-9th

General Information:

Function:	Middle School
Gross Area:	136,707 S.F.

Year Built:
Last Renovation:

Facility Description:

Isaac J. Gourdine Middle School is a two-story, 136,707 square foot facility located on a 16.7-acre site close to Route 210 (Indian Head Highway) and Interstate 495 (Capital Beltway) in Fort Washington, MD. The original building was constructed in 1969 as Lord Baltimore Middle and an addition was constructed in 1992 with no major renovations. Minor renovations included roof 2001 and 2007, boilers/HVAC 2007, interior painting 2005, and asbestos abatement in 2010. Unit ventilators were replaced in 2012.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. There are restrooms in the 1992 addition that consist of compliant lavatories, mirrors, dispensers, and water closets. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building has a sub-floor in the mechanical space of concrete construction.

B. SHELL

The superstructure is steel frame and load bearing masonry walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is flat metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof and PVC single ply membrane. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU, drywall, and tile. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Toilet configurations and accessories do not comply with ADA requirements, with the exception of the restrooms in the 1992 addition. Interior graphics and/or signage do not comply with ADA requirements. Stair construction includes steel risers and treads with tile finishes. The interior wall finishes are typically drywall, tile, and painted CMU. Floor finishes in common areas are typically terrazzo, ceramic tile, vinyl composition tile, and carpet. Floor finishes in assignable spaces are typically vinyl tile. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x2 or 2x4 suspended acoustical panels.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Domestic water distribution is copper. The domestic hot water system was replaced in the boiler room in 2007. Sanitary waste system is cast iron. Rain water system is internal with roof drains. There are two minimal handicap accessible toilet rooms for males and females.

HVAC

Heating is provided by two (2007) oil and gas fired steam boilers supplying hot water (hydronic) heat through a heat exchanger, with a two-pipe distribution system to air handlers, unit ventilators, and fan/coil units throughout the facility. There are two heat pumps in each of the classrooms of the 1992 addition. Cooling is supplied by one screw type water cooled refrigeration machine (1998) supplying chilled water to the same two-pipe system with a cooling tower on the roof above the boiler room. There are three rooftop package units serving the multi-purpose room, media center, library, and office areas. Fifty-two unit ventilators (package units) were replaced in 2012. Fresh air is supplied by air handling units. Roof mounted exhaust fans are installed in restrooms and for building. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer. The main switchgear is original. Power distribution from branch panel wiring is typically copper 3-wire grounded. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted, and pendent-mounted fluorescent. Emergency lighting is battery and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces, interior corridors, etc., and does not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is reported to be centrally monitored. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by motion and optical combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and grease trap interceptor. The building also includes fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site. There is sufficient parking capacity for the occupants where one out of 66 are handicap spaces and path to building entrance does not comply with ADA requirements. Landscaping is mature and is not irrigated. Drainage is handled by area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has a 8,000 gallon fuel oil tank of dual wall construction with level and leak detection systems that was installed in 2009.

Current Repair Cost: \$16,225,815.95**Replacement Cost:** \$37,331,318.96**FCI:** 43.46%

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Facility: \Middle Schools\Issac J. Gourdine Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1969

Gross Area: 128,381 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$15,609,240.32

Replacement Cost: \$35,305,122.80

FCI: 44.21%

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eCOMET Facility Report Facility Executive Summary

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Facility: \Middle Schools\Issac J. Gourdine Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$275.00	S.F.	128,381	101	\$35,669,476	48	1979	1979			\$15,609,242	\$35,305,121	44
Substructure	\$17.05	S.F.	128,381	100	\$2,188,948	100	1969					\$2,188,948	
Foundations	\$17.05	S.F.	128,381	100	\$2,188,948	100	1969					\$2,188,948	
Standard Foundations	\$5.93	S.F.	128,381	0	\$761,543	100	1969					\$761,543	
Slab on Grade	\$11.12	S.F.	128,381	0	\$1,427,405	100	1969					\$1,427,405	
Shell	\$89.60	S.F.	128,381	100	\$11,503,227	68	1982	1999			\$1,208,706	\$11,503,227	11
Superstructure	\$42.37	S.F.	128,381	100	\$5,439,907	100	1984					\$5,439,907	
Floor Construction	\$21.98	S.F.	128,381	0	\$2,821,615	100	1969					\$2,821,615	
Roof Construction	\$22.43	S.F.	116,707	0	\$2,618,292	100	2001					\$2,618,292	
Exterior Enclosure	\$19.88	S.F.	128,381	100	\$2,552,146	67	1969	1999			\$1,208,706	\$2,552,146	47
Exterior Walls	\$10.46	S.F.	128,381	0	\$1,343,440	100	1969					\$1,343,440	
Exterior Windows	\$5.45	S.F.	128,381	100	\$699,058	30	1969	1999			\$699,058	\$699,058	100
Exterior Doors	\$3.97	S.F.	128,381	100	\$509,648	30	1969	1999			\$509,648	\$509,648	100
Roofing	\$27.35	S.F.	128,381	100	\$3,511,174	20	2001	2021				\$3,511,174	
Roof Coverings	\$29.95	S.F.	116,707	100	\$3,495,198	20	2001	2021				\$3,495,198	
Roof Openings	\$0.14	S.F.	116,707	100	\$15,976	20	2001	2021				\$15,976	
Interiors	\$68.35	S.F.	128,381	104	\$9,139,266	40	1988	1979			\$3,840,054	\$8,774,911	44
Interior Construction	\$20.07	S.F.	128,381	100	\$2,576,891	61	1984	2008			\$685,389	\$2,576,891	27
Partitions	\$10.70	S.F.	128,381	100	\$1,374,043	90	1977	2055				\$1,374,043	
Concrete Block Partitions - Regular Weight	\$11.04	S.F.	100,000	0	\$1,104,246	100	1969					\$1,104,246	
Drywall Partitions/Metal Stud Framing	\$9.51	S.F.	28,381	100	\$269,797	50	2005	2055				\$269,797	
Interior Doors	\$4.03	S.F.	128,381	100	\$517,459	40	1988	2028				\$517,459	
Fittings	\$5.34	S.F.	128,381	100	\$685,389	20	1988	2008			\$685,389	\$685,389	100
Stairs	\$1.35	S.F.	128,381	100	\$173,788	50	1995	2045				\$173,788	
Stair Construction	\$1.35	S.F.	128,381	100	\$173,788	50	1995	2045				\$173,788	
Interior Finishes	\$46.92	S.F.	128,381	106	\$6,388,587	32	1990	1979			\$3,154,665	\$6,024,232	52
Wall Finishes	\$11.79	S.F.	128,381	100	\$1,514,190	27	1986	2004			\$1,514,190	\$1,514,190	100
Paint	\$6.84	S.F.	60,000	100	\$410,670	5	2005	2010			\$410,670	\$410,670	100
Tile	\$16.14	S.F.	68,381	100	\$1,103,520	35	1969	2004			\$1,103,520	\$1,103,520	100
Floor Finishes	\$24.71	S.F.	128,381	111	\$3,536,815	41	1979	1979			\$1,640,475	\$3,172,460	52
Carpet	\$8.41	S.F.	5,000	100	\$42,056	5	2006	2011			\$42,056	\$42,056	100
Concrete	\$3.91	S.F.	5,000	100	\$19,545	10	1969	1979			\$19,545	\$19,545	100
Terrazo	\$40.12	S.F.	40,000	100	\$1,604,959	75	1969	2044				\$1,604,959	
VAT (Resilient Flooring)	\$24.29	S.F.	50,000	130	\$1,578,874	13	1969	1982			\$1,578,874	\$1,214,519	130
VCT	\$10.27	S.F.	28,381	100	\$291,381	12	2006	2018				\$291,381	
Ceiling Finishes	\$10.42	S.F.	128,381	100	\$1,337,582	13	2005	2018				\$1,337,582	
Acoustical Ceilings	\$10.42	S.F.	128,381	100	\$1,337,582	13	2005	2018				\$1,337,582	
Services	\$91.90	S.F.	128,381	100	\$11,798,061	28	1976	1984			\$8,956,920	\$11,798,061	76
Plumbing	\$16.90	S.F.	128,381	100	\$2,169,422	30	1977	1999			\$1,919,480	\$2,169,422	88
Low Flow Toilets	\$1.95	S.F.	128,381	100	\$249,942	30	2007	2037				\$249,942	
Plumbing Fixtures	\$11.44	S.F.	128,381	100	\$1,468,412	30	1969	1999			\$1,468,412	\$1,468,412	100
Domestic Water Distribution	\$1.11	S.F.	128,381	100	\$142,545	30	1969	1999			\$142,545	\$142,545	100
Sanitary Waste	\$1.35	S.F.	128,381	100	\$173,788	30	1969	1999			\$173,788	\$173,788	100
Rain Water Drainage	\$1.05	S.F.	128,381	100	\$134,735	30	1969	1999			\$134,735	\$134,735	100
HVAC	\$45.08	S.F.	128,381	100	\$5,787,727	26	1979	1984			\$3,196,528	\$5,787,727	55
Heat Generating Systems	\$9.29	S.F.	128,381	100	\$1,193,084	30	2007	2037				\$1,193,084	
Boilers	\$9.29	S.F.	128,381	100	\$1,193,084	30	2007	2037				\$1,193,084	
Cooling Generating Systems	\$10.89	S.F.	128,381	100	\$1,398,115	30	1993	2023				\$1,398,115	
Chiller and Cooling Tower	\$10.89	S.F.	128,381	100	\$1,398,115	30	1993	2023				\$1,398,115	
Systems													
Distribution Systems	\$10.89	S.F.	128,381	100	\$1,398,115	30	1969	1999			\$1,398,115	\$1,398,115	100
Terminal & Package Units	\$10.89	S.F.	128,381	100	\$1,398,115	15	1969	1984			\$1,398,115	\$1,398,115	100
Controls & Instrumentation	\$1.87	S.F.	128,381	100	\$240,179	20	1969	1989			\$240,179	\$240,179	100
Systems Testing & Balancing	\$1.25	S.F.	128,381	100	\$160,119	30	1969	1999			\$160,119	\$160,119	100
Fire Protection			0			0	0						
Sprinklers		S.F.	0	100		30	1969	1999					
Electrical	\$29.92	S.F.	128,381	100	\$3,840,912	30	1969	1999			\$3,840,912	\$3,840,912	100
Electrical Service/Distribution	\$2.66	S.F.	128,381	100	\$341,718	30	1969	1999			\$341,718	\$341,718	100
New Main Line	\$1.17	S.F.	128,381	100	\$150,356	30	1969	1999			\$150,356	\$150,356	100
Main Panel	\$1.49	S.F.	128,381	100	\$191,362	30	1969	1999			\$191,362	\$191,362	100
Lighting and Branch Wiring	\$22.80	S.F.	128,381	100	\$2,927,060	30	1969	1999			\$2,927,060	\$2,927,060	100
Communications and Security	\$4.46	S.F.	128,381	100	\$572,134	30	1969	1999			\$572,134	\$572,134	100
Equipment & Furnishings	\$5.37	S.F.	128,381	100	\$689,357	17	1969	1984			\$689,357	\$689,357	100
Equipment	\$5.37	S.F.	128,381	100	\$689,357	17	1969	1984			\$689,357	\$689,357	100
Institutional Equipment	\$3.10	S.F.	128,381	100	\$398,346	15	1969	1984			\$398,346	\$398,346	100
Other Equipment	\$2.27	S.F.	128,381	100	\$291,011	20	1969	1989			\$291,011	\$291,011	100

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Food Service Equipment, EACH	\$291,011.29	SYSTEM	1	100	\$291,011	20	1969	1989			\$291,011	\$291,011	100
Special Construction			0			0	0				\$671,623		
Special Construction			0			0	0				\$671,623		
ADA Compliance			0	0		0	0				\$671,623		
Building Sitework	\$2.73	S.F.	128,381	100	\$350,617	30	1969	1999			\$242,582	\$350,617	69
Site Improvements	\$1.78	S.F.	128,381	100	\$228,913	30	1969	1999			\$228,913	\$228,913	100
Parking Lots	\$2,569.73	Each	66	100	\$169,602	30	1969	1999			\$169,602	\$169,602	100
Pedestrian Paving	\$38.82	L.F.	1,528	100	\$59,311	30	1969	1999			\$59,311	\$59,311	100
Site Mechanical Utilities	\$0.95	S.F.	128,381	100	\$121,704	30	1969	1999			\$13,669	\$121,704	11
Fuel Distribution	\$0.95	S.F.	128,381	100	\$121,704	30	1969	1999			\$13,669	\$121,704	11
NG Supply	\$0.11	S.F.	128,381	100	\$13,669	30	1969	1999			\$13,669	\$13,669	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2009	2039				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\Issac J. Gourdine Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$15,609,240					\$524,833	\$1,945,067			\$4,581,286	\$634,692
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,208,706									\$4,581,286	
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,208,706										
Exterior Walls											
Exterior Windows	\$699,058										
Exterior Doors	\$509,648										
Roofing										\$4,581,286	
Roof Coverings										\$4,560,441	
Roof Openings										\$20,845	
Interiors	\$3,840,053					\$524,833	\$1,945,067				\$634,692
Interior Construction	\$685,389										
Partitions											
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											
Interior Doors											
Fittings	\$685,389										
Stairs											
Stair Construction											
Interior Finishes	\$3,154,664					\$524,833	\$1,945,067				\$634,692
Wall Finishes	\$1,514,190					\$476,079					\$551,906
Paint	\$410,670					\$476,079					\$551,906
Tile	\$1,103,520										
Floor Finishes	\$1,640,475					\$48,754	\$347,924				\$82,786
Carpet	\$42,056					\$48,754					\$56,519
Concrete	\$19,545										\$26,267
Terrazo											
VAT (Resilient Flooring)	\$1,578,874										
VCT							\$347,924				
Ceiling Finishes							\$1,597,143				
Acoustical Ceilings							\$1,597,143				
Services	\$8,956,920										
Plumbing	\$1,919,480										
Low Flow Toilets											
Plumbing Fixtures	\$1,468,412										
Domestic Water Distribution	\$142,545										
Sanitary Waste	\$173,788										
Rain Water Drainage	\$134,735										
HVAC	\$3,196,529										
Heat Generating Systems											
Boilers											
Cooling Generating Systems											
Chiller and Cooling Tower Systems											
Distribution Systems	\$1,398,115										
Terminal & Package Units	\$1,398,115										
Controls & Instrumentation	\$240,179										
Systems Testing & Balancing	\$160,119										
Fire Protection											
Sprinklers											
Electrical	\$3,840,912										
Electrical Service/Distribution	\$341,718										
New Main Line	\$150,356										
Main Panel	\$191,362										
Lighting and Branch Wiring	\$2,927,060										

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Issac J. Gourdine Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$10,262,485 \$459,604	\$5,346,755 \$239,454	\$15,609,240 \$699,058	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original to the building's construction and beyond the expected life cycle for this type of application. Several of the windows have been removed and replaced with a Plexiglas application. A new weather tight application is recommended to be installed in place of the current single pane application.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$335,074	\$174,574	\$509,648	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are in fair condition considering the age of the applications. There are signs of wear and tear in the high traffic areas. Universal upgrades are recommended.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$450,617	\$234,772	\$685,389	Recom mended -3-10 Yrs	Deferred Maintena nce	With the exception of the four-classroom addition, the fittings are original to the building's construction. Universal upgrades are recommended with in the next ten years.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$1,038,050	\$540,824	\$1,578,874	Necess ary- 2-5 Yrs	Deferred Maintena nce	There are several small sections of flooring that contain asbestos. Universal upgrades are required.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$93,718	\$48,827	\$142,545	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$88,583	\$46,152	\$134,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$114,259	\$59,529	\$173,788	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$157,909	\$82,270	\$240,179	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$105,272	\$54,847	\$160,119	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,924,431	\$1,002,629	\$2,927,060	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$376,156	\$195,977	\$572,134	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$261,897	\$136,448	\$398,346	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$111,507	\$58,095	\$169,602	Necess ary- 2-5 Yrs	Deferred Maintena nce	The asphalt parking lot is in fair condition considering the age of the installation. There are a few issues that are related to snow removal and standing water. Parking area restoration is recommended.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$38,995	\$20,316	\$59,311	Necess ary- 2-5 Yrs	Deferred Maintena nce	The sidewalk system for this building is in fair condition. The path from the general parking area to the main entrance represents the body of the system. Additional sidewalks are recommended to provide a suitable path of travel from the secondary entrances as well as service entrances.
D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$98,853	\$51,503	\$150,356	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$125,813	\$65,549	\$191,362	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$8,987	\$4,682	\$13,669	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$191,329	\$99,682	\$291,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$12,850	\$6,695	\$19,545	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$965,425	\$502,986	\$1,468,412	Necess ary- 2-5 Yrs	Deferred Maintena nce	Toilets are new. Replacement required for urinals and lavatory sets.
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$725,522	\$377,997	\$1,103,520	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	128,381	S.F.	\$441,566	\$230,056	\$671,623	Does Not Meet Current Code/St andards	ADA / Accessibility	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$270,000	\$140,670	\$410,670	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$27,650	\$14,406	\$42,056	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$919,208	\$478,907	\$1,398,115	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$919,208	\$478,907	\$1,398,115	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

Facility: \Middle Schools\Issac J. Gourdine Middle\1992 Addition

Attributes:

None

General Information:

Function:

Middle School

Year Built:

1992

Gross Area:

8,326 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$616,575.63

Replacement Cost: \$2,026,196.16

FCI: 30.43%

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Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Middle Schools\Issac J. Gourdine Middle\1992 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$243.36	S.F.	8,326	100	\$2,026,195	39	1993	1997			\$616,576	\$2,026,195	30
Substructure	\$15.23	S.F.	8,326	100	\$126,765	100	1992					\$126,765	
Foundations	\$15.23	S.F.	8,326	100	\$126,765	100	1992					\$126,765	
Standard Foundations	\$5.08	S.F.	8,326	0	\$42,297	100	1992					\$42,297	
Slab on Grade	\$10.15	S.F.	8,326	0	\$84,468	100	1992					\$84,468	
Shell	\$68.13	S.F.	8,326	100	\$567,214	59	1997	2022				\$567,214	
Superstructure	\$21.07	S.F.	8,326	100	\$175,394	100	1992					\$175,394	
Roof Construction	\$21.07	S.F.	8,326	0	\$175,394	100	1992					\$175,394	
Exterior Enclosure	\$18.80	S.F.	8,326	100	\$156,525	71	1992	2022				\$156,525	
Exterior Walls	\$11.00	S.F.	8,326	0	\$91,560	100	1992					\$91,560	
Exterior Windows	\$4.75	S.F.	8,326	100	\$39,511	30	1992	2022				\$39,511	
Exterior Doors	\$3.06	S.F.	8,326	100	\$25,454	30	1992	2022				\$25,454	
Roofing	\$28.26	S.F.	8,326	100	\$235,295	20	2007	2027				\$235,295	
Roof Coverings	\$28.20	S.F.	8,326	100	\$234,788	20	2007	2027				\$234,788	
Roof Openings	\$0.06	S.F.	8,326	100	\$507	20	2007	2027				\$507	
Interiors	\$47.76	S.F.	8,326	100	\$397,626	25	1992	1997			\$223,457	\$397,626	56
Interior Construction	\$16.65	S.F.	8,326	100	\$138,669	40	1992	2012			\$37,485	\$138,669	27
Partitions	\$9.05	S.F.	8,326	100	\$75,350	50	1992	2042				\$75,350	
Drywall Partitions/Metal Stud Framing	\$9.05	S.F.	8,326	100	\$75,350	50	1992	2042				\$75,350	
Interior Doors	\$3.10	S.F.	8,326	100	\$25,834	40	1992	2032				\$25,834	
Fittings	\$4.50	S.F.	8,326	100	\$37,485	20	1992	2012			\$37,485	\$37,485	100
Interior Finishes	\$31.10	S.F.	8,326	100	\$258,957	18	1992	1997			\$185,972	\$258,957	72
Wall Finishes	\$12.18	S.F.	8,326	100	\$101,429	25	1992	1997			\$34,672	\$101,429	34
Paint	\$6.51	S.F.	5,326	100	\$34,672	5	1992	1997			\$34,672	\$34,672	100
Tile	\$22.25	S.F.	3,000	100	\$66,757	35	1992	2027				\$66,757	
Floor Finishes	\$9.43	S.F.	8,326	100	\$78,506	13	1992	2002			\$72,278	\$78,506	92
Ceramic Tile	\$19.10	S.F.	326	100	\$6,228	50	1992	2042				\$6,228	
VCT	\$9.03	S.F.	8,000	100	\$72,278	10	1992	2002			\$72,278	\$72,278	100
Ceiling Finishes	\$9.49	S.F.	8,326	100	\$79,022	13	1992	2005			\$79,022	\$79,022	100
Acoustical Ceilings	\$9.49	S.F.	8,326	100	\$79,022	13	1992	2005			\$79,022	\$79,022	100
Services	\$109.28	S.F.	8,326	100	\$909,896	24	1992	2007			\$349,016	\$909,896	38
Plumbing	\$15.70	S.F.	8,326	100	\$130,690	30	1992	2022				\$130,690	
Plumbing Fixtures	\$12.50	S.F.	8,326	100	\$104,097	30	1992	2022				\$104,097	
Domestic Water Distribution	\$0.87	S.F.	8,326	100	\$7,218	30	1992	2022				\$7,218	
Sanitary Waste	\$1.37	S.F.	8,326	100	\$11,397	30	1992	2022				\$11,397	
Rain Water Drainage	\$0.96	S.F.	8,326	100	\$7,978	30	1992	2022				\$7,978	
HVAC	\$59.50	S.F.	8,326	100	\$495,410	20	1992	2007			\$349,016	\$495,410	70
Distribution Systems	\$16.38	S.F.	8,326	100	\$136,390	30	1992	2022				\$136,390	
Terminal & Package Units	\$40.43	S.F.	8,326	100	\$336,605	15	1992	2007			\$336,605	\$336,605	100
Controls & Instrumentation	\$1.49	S.F.	8,326	100	\$12,411	20	1992	2012			\$12,411	\$12,411	100
Systems Testing & Balancing	\$1.20	S.F.	8,326	100	\$10,004	30	1992	2022				\$10,004	
Fire Protection	\$6.13	S.F.	8,326	100	\$51,035	30	1992	2022				\$51,035	
Sprinklers	\$6.13	S.F.	8,326	100	\$51,035	30	1992	2022				\$51,035	
Electrical	\$27.96	S.F.	8,326	100	\$232,761	30	1992	2022				\$232,761	
Electrical Service/Distribution	\$2.72	S.F.	8,326	100	\$22,668	30	1992	2022				\$22,668	
Lighting and Branch Wiring	\$21.40	S.F.	8,326	100	\$178,180	30	1992	2022				\$178,180	
Communications and Security	\$3.83	S.F.	8,326	100	\$31,913	30	1992	2022				\$31,913	
Equipment & Furnishings	\$2.97	S.F.	8,326	100	\$24,694	15	1992	2007			\$24,694	\$24,694	100
Equipment	\$2.97	S.F.	8,326	100	\$24,694	15	1992	2007			\$24,694	\$24,694	100
Institutional Equipment	\$2.97	S.F.	8,326	100	\$24,694	15	1992	2007			\$24,694	\$24,694	100
Special Construction			0			0	0				\$19,409		
Special Construction			0			0	0				\$19,409		
ADA Compliance			0	0		0	0				\$19,409		

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Facility Executive Summary

Facility: \Middle Schools\Issac J. Gourdine Middle\1992 Addition (continued)[illegible]

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Facility Executive Summary

Facility: \Middle Schools\Issac J. Gourdine Middle\1992 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$405,375 \$22,795	\$211,200 \$11,876	\$616,576 \$34,672	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$47,520	\$24,758	\$72,278	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$51,954	\$27,068	\$79,022	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$221,305	\$115,300	\$336,605	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$16,236	\$8,459	\$24,694	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	8,326	S.F.	\$12,760	\$6,648	\$19,409	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$24,645	\$12,840	\$37,485	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$8,159	\$4,251	\$12,411	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility: \Middle Schools\James Madison Middle**Address:** 7300 Woodyard Road, Upper Marlboro, MD 20772**Attributes:**

School Area	1
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1972, 129,348 S.F.
School Board District	9
School Grade	7th-8th

General Information:

Function:	Middle School
Gross Area:	129,348 S.F.

Year Built:
Last Renovation:**Facility Description:**

James Madison Middle School is a two-story, 129,348 square foot facility located on a 20-acre site close to MD Route 223 and between MD Route 4 and MD Route 4 in Upper Marlboro, MD. The original building was constructed in 1972 and no additions were constructed or major renovations performed since that time. Minor renovations include roof replacement in 1994, boilers in 2004, and exterior and interior painting in 2010.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The access ramp to the main entrance appears to be too narrow and too steep and lacks change in texture and color, and exterior and interior door hardware is not ADA compliant. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade on the first floor and metal pan with lightweight fill on the first floor. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Roofing is typically pitched with built-up roof and standing seam metal.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed blocks. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Toilet configurations do not appear to comply with ADA requirements. Interior graphics and signage do not appear to comply with ADA requirements. Stair construction includes concrete risers and treads with steel and terrazzo finishes. The interior wall finishes are typically painted CMU, glazed blocks, and ceramic tiles. Floor finishes in common areas are typically terrazzo, ceramic tile and, vinyl composition tiles. Floor finishes in assignable spaces include vinyl tile, carpet, wood, terrazzo and VAT resilient tiles. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 45,200 square feet of 12x12 vinyl asbestos tiles. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, 2x2 or 2x4 suspended acoustical panels, and exposed deck.

D. SERVICES**Conveying**

The building has a limited use hydraulic elevator.

Plumbing

Fixtures are original. Low flow toilets were installed in 2007. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam, dual fired boilers that supply multi-zone air handlers and terminal units throughout the building. Cooling is provided by a screw chiller with cooling tower located behind the building. Distribution is by a two pipe system to multi-zone air handlers and terminal units. Fresh air is supplied mostly by outdoor air ducted to the air handler units. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a 2200 amp main disconnect. Minor circuit additions have been installed when the chiller was replaced and to address computer needs, but most of the system is original. Lighting has been upgraded to electronic ballasts and T-8 lamps. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a new 150 KW emergency generator.

Facility Executive Summary

Communication and Security

The system consists of audible/visual annunciators, manual pull stations, and heat/smoke detectors. The system was upgraded in 1991 and complies with most ADA and life safety requirements. Telephone and data systems are located in an electrical closet. The security system consists of motion sensors and a CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), audio-visual, laboratory, medical equipment, food service equipment and grease trap interceptor. The building also includes fixed casework, floor grilles and mats, furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site. Parking lot improvements were made in 2012 to increase the number of spaces and improve the parking lot conditions. Landscaping is sparse and is not irrigated. Drainage is generally handled by surface discharge. A new fuel tank with leak detection and level indication was installed in 2004.

Current Repair Cost: \$21,009,421.39**Replacement Cost:** \$34,846,877.18**FCI:** 60.29%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\James Madison Middle_ **Building**

Attributes:

None

General Information:

Function: Middle School

Year Built: 1972

Gross Area: 129,348 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$21,009,421.39

Replacement Cost: \$34,846,877.18

FCI: 60.29%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\James Madison Middle_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.40	S.F.	129,348	101	\$35,132,634	43	1977	1977			\$21,009,422	\$34,846,878	60
Substructure	\$15.44	S.F.	129,348	100	\$1,996,894	100	1972					\$1,996,894	
Foundations	\$15.44	S.F.	129,348	100	\$1,996,894	100	1972					\$1,996,894	
Standard Foundations	\$5.19	S.F.	129,348	0	\$670,878	100	1972					\$670,878	
Slab on Grade	\$10.25	S.F.	129,348	0	\$1,326,016	100	1972					\$1,326,016	
Shell	\$52.52	S.F.	129,348	100	\$6,793,373	79	1974	1992			\$1,913,280	\$6,793,373	28
Superstructure	\$26.79	S.F.	129,348	100	\$3,465,545	100	1979					\$3,465,545	
Floor Construction	\$21.55	S.F.	129,348	0	\$2,787,782	100	1972					\$2,787,782	
Roof Construction	\$10.48	S.F.	64,674	0	\$677,763	100	1993					\$677,763	
Exterior Enclosure	\$18.66	S.F.	129,348	100	\$2,413,979	71	1972	2002			\$999,431	\$2,413,979	41
Exterior Walls	\$10.94	S.F.	129,348	0	\$1,414,548	100	1972					\$1,414,548	
Exterior Windows	\$4.72	S.F.	129,348	100	\$609,889	30	1972	2002			\$609,889	\$609,889	100
Exterior Doors	\$3.01	S.F.	129,348	100	\$389,542	30	1972	2002			\$389,542	\$389,542	100
Roofing	\$7.07	S.F.	129,348	100	\$913,849	20	1972	1992			\$913,849	\$913,849	100
Roof Coverings	\$14.05	S.F.	64,674	100	\$908,931	20	1972	1992			\$908,931	\$908,931	100
Roof Openings	\$0.08	S.F.	64,674	100	\$4,918	20	1972	1992			\$4,918	\$4,918	100
Interiors	\$56.84	S.F.	129,348	104	\$7,637,345	41	1972	1977			\$4,916,634	\$7,351,589	67
Interior Construction	\$17.98	S.F.	129,348	100	\$2,325,447	70	1972	1992			\$971,887	\$2,325,447	42
Partitions	\$10.46	S.F.	129,348	100	\$1,353,560	100	1972					\$1,353,560	
Concrete Block Partitions - Regular Weight	\$10.46	S.F.	129,348	0	\$1,353,560	100	1972					\$1,353,560	
Interior Doors	\$3.06	S.F.	129,348	100	\$395,444	40	1972	2012			\$395,444	\$395,444	100
Fittings	\$4.46	S.F.	129,348	100	\$576,443	20	1972	1992			\$576,443	\$576,443	100
Stairs	\$1.57	S.F.	129,348	100	\$202,640	50	1972	2022				\$202,640	
Stair Construction	\$1.57	S.F.	129,348	100	\$202,640	50	1972	2022				\$202,640	
Interior Finishes	\$37.29	S.F.	129,348	106	\$5,109,258	28	1972	1977			\$3,944,747	\$4,823,502	82
Wall Finishes	\$9.12	S.F.	129,348	100	\$1,179,049	20	1972	1977			\$1,179,049	\$1,179,049	100
Paint	\$6.46	S.F.	90,544	100	\$585,299	5	1972	1977			\$585,299	\$585,299	100
Tile	\$15.30	S.F.	38,804	100	\$593,750	35	1972	2007			\$593,750	\$593,750	100
Floor Finishes	\$18.18	S.F.	129,348	112	\$2,636,853	37	1972	1977			\$1,558,311	\$2,351,097	66
Carpet	\$7.67	S.F.	2,587	100	\$19,832	5	1972	1977			\$19,832	\$19,832	100
Ceramic Tile	\$19.64	S.F.	7,761	100	\$152,396	50	1972	2022				\$152,396	
Concrete	\$3.68	S.F.	2,587	100	\$9,522	10	1972	1982			\$9,522	\$9,522	100
Terrazo	\$28.64	S.F.	32,337	100	\$926,146	75	1972	2047				\$926,146	
VAT (Resilient Flooring)	\$23.01	S.F.	41,391	130	\$1,238,276	13	1972	1985			\$1,238,276	\$952,520	130
VCT	\$8.99	S.F.	32,337	100	\$290,681	12	1972	1984			\$290,681	\$290,681	100
Ceiling Finishes	\$10.00	S.F.	129,348	100	\$1,293,356	15	1972	1985			\$1,207,387	\$1,293,356	93
Plaster Ceilings	\$13.29	S.F.	6,467	100	\$85,969	50	1972	2022				\$85,969	
Acoustical Ceilings	\$9.83	S.F.	122,881	100	\$1,207,387	13	1972	1985			\$1,207,387	\$1,207,387	100
Services	\$136.07	S.F.	129,348	100	\$17,600,210	25	1982	1987			\$13,197,673	\$17,600,210	75
Conveying	\$1.34	S.F.	129,348	100	\$173,130	30	1972	2002			\$173,130	\$173,130	100
Elevators and Lifts	\$1.34	S.F.	129,348	100	\$173,130	30	1972	2002			\$173,130	\$173,130	100
Plumbing	\$18.02	S.F.	129,348	100	\$2,331,348	30	1979	2002			\$2,026,404	\$2,331,348	87
Low Flow Toilets	\$2.36	S.F.	129,348	100	\$304,944	30	2007	2037				\$304,944	
Plumbing Fixtures	\$12.46	S.F.	129,348	100	\$1,611,287	30	1972	2002			\$1,611,287	\$1,611,287	100
Domestic Water Distribution	\$0.88	S.F.	129,348	100	\$114,108	30	1972	2002			\$114,108	\$114,108	100
Sanitary Waste	\$1.37	S.F.	129,348	100	\$177,064	30	1972	2002			\$177,064	\$177,064	100
Rain Water Drainage	\$0.96	S.F.	129,348	100	\$123,945	30	1972	2002			\$123,945	\$123,945	100
HVAC	\$81.60	S.F.	129,348	100	\$10,555,011	22	1981	1987			\$8,212,324	\$10,555,011	78
Heat Generating Systems	\$8.81	S.F.	129,348	100	\$1,139,115	30	1990	2020			\$228,683	\$1,139,115	20
Cooling Generating Systems	\$11.07	S.F.	129,348	100	\$1,432,255	30	2006	2036				\$1,432,255	
Distribution Systems	\$16.32	S.F.	129,348	100	\$2,111,002	30	1972	2002			\$2,111,002	\$2,111,002	100
Terminal & Package Units	\$40.25	S.F.	129,348	100	\$5,205,696	15	1972	1987			\$5,205,696	\$5,205,696	100
Controls & Instrumentation	\$3.97	S.F.	129,348	100	\$513,487	20	1972	1992			\$513,487	\$513,487	100
Systems Testing & Balancing	\$1.19	S.F.	129,348	100	\$153,456	30	1972	2002			\$153,456	\$153,456	100
Fire Protection	\$6.11	S.F.	129,348	100	\$790,888	30	1972	2002			\$790,888	\$790,888	100
Sprinklers	\$6.11	S.F.	129,348	100	\$790,888	30	1972	2002			\$790,888	\$790,888	100
Electrical	\$28.99	S.F.	129,348	100	\$3,749,833	27	1990	2001			\$1,994,927	\$3,749,833	53
Electrical Service/Distribution	\$2.71	S.F.	129,348	100	\$350,194	30	1990	2020				\$350,194	
Branch Wiring	\$10.56	S.F.	129,348	100	\$1,365,364	30	1972	2002			\$1,365,364	\$1,365,364	100
Lighting	\$10.86	S.F.	129,348	100	\$1,404,712	30	2007	2037				\$1,404,712	
Communications and Security	\$4.24	S.F.	129,348	100	\$548,900	10	1991	2001			\$548,900	\$548,900	100
Other Electrical Systems	\$0.62	S.F.	129,348	100	\$80,663	15	1991	2006			\$80,663	\$80,663	100
Equipment & Furnishings	\$5.08	S.F.	129,348	100	\$657,351	17	1972	1987			\$657,351	\$657,351	100
Equipment	\$5.08	S.F.	129,348	100	\$657,351	17	1972	1987			\$657,351	\$657,351	100
Institutional Equipment	\$2.95	S.F.	129,348	100	\$381,672	15	1972	1987			\$381,672	\$381,672	100
Other Equipment	\$2.13	S.F.	129,348	100	\$275,679	20	1972	1992			\$275,679	\$275,679	100
Food Service Equipment	\$275,679.23	SYSTEM	1	100	\$275,679	20	1972	1992			\$275,679	\$275,679	100

Prince George County Public Schools13300 Old Marlboro Pike
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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$301,521		
Special Construction			0			0	0				\$301,521		
ADA Compliance			0	0		0	0				\$301,521		
Building Sitework	\$3.46	S.F.	129,348	100	\$447,461	30	1972	2002			\$22,963	\$447,461	5
Site Improvements	\$2.52	S.F.	129,348	100	\$325,654	30	1986	2002			\$9,191	\$325,654	3
Parking Lots	\$2,434.33	Each	130	100	\$316,463	30	2012	2042				\$316,463	
Pedestrian Paving	\$36.76	L.F.	250	100	\$9,191	30	1972	2002			\$9,191	\$9,191	100
Site Mechanical Utilities	\$0.94	S.F.	129,348	100	\$121,807	30	1972	2002			\$13,772	\$121,807	11
Fuel Distribution	\$0.94	S.F.	129,348	100	\$121,807	30	1972	2002			\$13,772	\$121,807	11
NG Supply	\$0.11	S.F.	129,348	100	\$13,772	30	1972	2002			\$13,772	\$13,772	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2004	2034				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\James Madison Middle_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$21,009,421					\$701,512			\$1,886,612		\$2,156,392
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,913,280										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$999,431										
Exterior Walls											
Exterior Windows	\$609,889										
Exterior Doors	\$389,542										
Roofing	\$913,849										
Roof Coverings	\$908,931										
Roof Openings	\$4,918										
Interiors	\$4,916,634					\$701,512					\$1,418,717
Interior Construction	\$971,887										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$395,444										
Fittings	\$576,443										
Stairs											\$272,332
Stair Construction											\$272,332
Interior Finishes	\$3,944,747					\$701,512					\$1,146,385
Wall Finishes	\$1,179,049					\$678,522					\$786,593
Paint	\$585,299					\$678,522					\$786,593
Tile	\$593,750										
Floor Finishes	\$1,558,311					\$22,990					\$244,256
Carpet	\$19,832					\$22,990					\$26,652
Ceramic Tile											\$204,807
Concrete	\$9,522										\$12,797
Terrazo											
VAT (Resilient Flooring)	\$1,238,276										
VCT	\$290,681										
Ceiling Finishes	\$1,207,387										\$115,536
Plaster Ceilings											\$115,536
Acoustical Ceilings	\$1,207,387										
Services	\$13,197,672								\$1,886,612		\$737,676
Conveying	\$173,130										
Elevators and Lifts	\$173,130										
Plumbing	\$2,026,405										
Low Flow Toilets											
Plumbing Fixtures	\$1,611,287										
Domestic Water Distribution	\$114,108										
Sanitary Waste	\$177,064										
Rain Water Drainage	\$123,945										
HVAC	\$8,212,324								\$1,442,997		
Heat Generating Systems	\$228,683								\$1,442,997		
Cooling Generating Systems											
Distribution Systems	\$2,111,002										
Terminal & Package Units	\$5,205,696										
Controls & Instrumentation	\$513,487										
Systems Testing & Balancing	\$153,456										
Fire Protection	\$790,888										
Sprinklers	\$790,888										
Electrical	\$1,994,926								\$443,616		\$737,676
Electrical Service/Distribution									\$443,616		
Branch Wiring	\$1,365,3										

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

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Facility: \Middle Schools\James Madison Middle_ Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$13,812,900 \$400,979	\$7,196,521 \$208,910	\$21,009,421 \$609,889	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$256,109	\$133,433	\$389,542	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010	Roof Coverings	System	Beyond Useful Life	Renew System		1	Ea.	\$597,588	\$311,343	\$908,931	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020	Roof Openings	System	Beyond Useful Life	Renew System		1	Ea.	\$3,234	\$1,685	\$4,918	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$378,990	\$197,454	\$576,443	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$384,812	\$200,487	\$585,299	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$390,368	\$203,382	\$593,750	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$191,112	\$99,569	\$290,681	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$13,038	\$6,793	\$19,832	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$6,261	\$3,262	\$9,522	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System		1	Ea.	\$814,120	\$424,156	\$1,238,276	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$793,811	\$413,576	\$1,207,387	Necess ary- 2-5 Yrs	Deferred Maintena nce	Damages like the one shown in the picture have been observed throughout the building.
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System		1	Ea.	\$113,826	\$59,303	\$173,130	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$1,059,360	\$551,927	\$1,611,287	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$75,022	\$39,086	\$114,108	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$81,489	\$42,456	\$123,945	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$116,413	\$60,651	\$177,064	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$3,422,548	\$1,783,148	\$5,205,696	Necessary- 2-5 Yrs	Deferred Maintenance	DDC system in mechanical room is not integrated into BAS to allow monitoring and control of system.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,387,904	\$723,098	\$2,111,002	Necessary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$337,598	\$175,889	\$513,487	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$100,891	\$52,564	\$153,456	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$519,979	\$270,909	\$790,888	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$360,881	\$188,019	\$548,900	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$53,033	\$27,630	\$80,663	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$250,935	\$130,737	\$381,672	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$9,054	\$4,717	\$13,772	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$181,249	\$94,431	\$275,679	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$897,675	\$467,689	\$1,365,364	Necessary- 2-5 Yrs	Deferred Maintenance	Does Not Meet Current Code/Standards
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades-Refrigerant Equip in Blr Room	1	SYSTEM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/Standards	Compliance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$6,043	\$3,148	\$9,191	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	129,348	S.F.	\$198,239	\$103,282	\$301,521	Does Not Meet Current Code/Standards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$259,989	\$135,455	\$395,444	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Kenmoor Middle

Address: 2500 Kenmoor Drive, Landover, MD 20785

Attributes:

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1973, 128,381 S.F.
School Board District	4
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	128,381 S.F.

Year Built:
Last Renovation:

Facility Description:

Kenmoor Middle School is a two-story, 128,381 square foot facility located on a 24.5-acre site close to MD Route 295 (Baltimore-Washington Parkway) and US Route 50 in Landover, MD. The original building was constructed in 1973 and no additions have been constructed or major renovations performed. Minor renovations included boiler replacement in 2002, roof replacement in 2011, and unit ventilator replacement in 2012.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Ramp to the main entrance and main entrance hardware needs to be improved. Interior door hardware, toilet configurations, graphics and signage need to be improved as well. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade on the first floor and metal pan with lightweight fill on the second floor. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof and was replaced in 2011.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally a combination of solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, lockers, shelving, and toilet partitions. Stair construction includes concrete risers and treads with steel and tile finishes. The interior wall finishes are typically tile and glazed block. Floor finishes in common areas are typically terrazzo, ceramic tile, vinyl composition tile, vinyl asbestos tiles, and carpet. Floor finishes in assignable spaces are typically vinyl composition tile, vinyl asbestos tile, carpet and wood. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan Report, that the school contains 27,300 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels.

D. SERVICES

Conveying

The building has two elevators.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron in. Rain water drain system is internal with roof drains. The building has a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers that supply air handlers, fan coils, fin tube radiators, and terminal units throughout the building from steam/water heat exchangers. Cooling is provided by a steam fed absorber, roof mounted cooling tower, roof mounted cooling only package units and an air cooled split system. Distribution is by 2-pipe system and metal duct work and unit ventilators that were replaced in 2012. Fresh air is supplied by air handlers and infiltration. Controls are low voltage electrical thermostats and pneumatics. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a 3000 amp main disconnect. Most of the electrical distribution system is original. Lighting has not been upgraded. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of visual/audible annunciators, manual pull stations and heat/smoke detectors. The system does not comply with ADA or life safety requirements. Telephone and data systems are separate, not located in dedicated closets. The security system consists of motion sensors and a limited coverage CCTV system.

E. EQUIPMENT & FURNISHINGS

The kitchen has an exhaust hood without fire suppression. The grease trap is serviced by building personnel. Some food service equipment was replaced/installed in 2012. The building also includes fixed library, theater and stage (MPR), laboratory, and medical equipment. The building also includes fixed casework, floor grilles and mats, and multiple seating furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site. Four out of 128 are handicap spaces and paths to building entrances do not comply with ADA requirements. Drainage is generally handled by surface discharge. The underground fuel tank was replaced in 2002.

Current Repair Cost: \$21,194,089.26**Replacement Cost:** \$34,542,981.85**FCI:** 61.36%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Kenmoor Middle_ Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1973

Gross Area: 128,381 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$21,194,089.26

Replacement Cost: \$34,542,981.85

FCI: 61.36%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Kenmoor Middle_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.07	S.F.	128,381	101	\$34,877,826	40	1977	1978	2008		\$21,194,093	\$34,542,984	61
Substructure	\$13.55	S.F.	128,381	100	\$1,739,833	100	1973					\$1,739,833	
Foundations	\$13.55	S.F.	128,381	100	\$1,739,833	100	1973					\$1,739,833	
Standard Foundations	\$3.86	S.F.	128,381	0	\$495,979	100	1973					\$495,979	
Slab on Grade	\$9.69	S.F.	128,381	0	\$1,243,854	100	1973					\$1,243,854	
Shell	\$63.91	S.F.	128,381	100	\$8,205,141	59	1984	2003			\$941,190	\$8,205,141	11
Superstructure	\$19.65	S.F.	128,381	100	\$2,522,856	100	1973					\$2,522,856	
Floor Construction	\$9.75	S.F.	128,381	0	\$1,251,665	100	1973					\$1,251,665	
Roof Construction	\$9.90	S.F.	128,381	0	\$1,271,191	100	1973					\$1,271,191	
Exterior Enclosure	\$17.67	S.F.	128,381	100	\$2,269,009	71	1973	2003			\$941,190	\$2,269,009	41
Exterior Walls	\$10.34	S.F.	128,381	0	\$1,327,819	100	1973					\$1,327,819	
Exterior Windows	\$4.46	S.F.	128,381	100	\$572,134	30	1973	2003			\$572,134	\$572,134	100
Exterior Doors	\$2.87	S.F.	128,381	100	\$369,056	30	1973	2003			\$369,056	\$369,056	100
Roofing	\$26.59	S.F.	128,381	100	\$3,413,276	20	2011	2031				\$3,413,276	
Roof Coverings	\$26.51	S.F.	128,381	100	\$3,403,513	20	2011	2031				\$3,403,513	
Roof Openings	\$0.08	S.F.	128,381	100	\$9,763	20	2011	2031				\$9,763	
Interiors	\$60.98	S.F.	128,381	104	\$8,163,782	40	1973	1978			\$4,962,284	\$7,828,940	63
Interior Construction	\$17.25	S.F.	128,381	100	\$2,214,334	70	1973	1993			\$542,844	\$2,214,334	25
Partitions	\$10.13	S.F.	128,381	100	\$1,300,482	100	1973					\$1,300,482	
Concrete Block Partitions - Regular Weight	\$10.13	S.F.	128,381	0	\$1,300,482	100	1973					\$1,300,482	
Interior Doors	\$2.89	S.F.	128,381	100	\$371,008	40	1973	2013				\$371,008	
Fittings	\$4.23	S.F.	128,381	100	\$542,844	20	1973	1993			\$542,844	\$542,844	100
Stairs	\$1.48	S.F.	128,381	100	\$189,409	50	1973	2023				\$189,409	
Stair Construction	\$1.48	S.F.	128,381	100	\$189,409	50	1973	2023				\$189,409	
Interior Finishes	\$42.26	S.F.	128,381	106	\$5,760,039	28	1973	1978			\$4,419,440	\$5,425,197	81
Wall Finishes	\$9.02	S.F.	128,381	100	\$1,157,543	22	1973	1978			\$1,157,543	\$1,157,543	100
Paint	\$6.10	S.F.	83,448	100	\$508,967	5	1973	1978			\$508,967	\$508,967	100
Tile	\$14.43	S.F.	44,933	100	\$648,576	35	1973	2008			\$648,576	\$648,576	100
Floor Finishes	\$23.96	S.F.	128,381	111	\$3,411,267	34	1973	1978			\$2,174,842	\$3,076,425	71
Carpet	\$7.26	S.F.	6,419	100	\$46,571	5	1973	1978			\$46,571	\$46,571	100
Ceramic Tile	\$18.54	S.F.	6,419	100	\$119,015	50	1973	2023				\$119,015	
Concrete	\$3.48	S.F.	6,419	100	\$22,358	10	1973	1983			\$22,358	\$22,358	100
Terrazo	\$34.82	S.F.	32,095	100	\$1,117,410	75	1973	2048				\$1,117,410	
VAT (Resilient Flooring)	\$21.74	S.F.	51,352	130	\$1,450,982	13	1973	1986			\$1,450,982	\$1,116,140	130
VCT	\$8.50	S.F.	77,029	100	\$654,931	12	1973	1985			\$654,931	\$654,931	100
Ceiling Finishes	\$9.28	S.F.	128,381	100	\$1,191,229	16	1973	1986			\$1,087,055	\$1,191,229	91
Plaster Ceilings	\$16.23	S.F.	6,419	100	\$104,174	50	1973	2023				\$104,174	
Acoustical Ceilings	\$8.91	S.F.	121,962	100	\$1,087,055	13	1973	1986			\$1,087,055	\$1,087,055	100
Services	\$121.94	S.F.	128,381	100	\$15,654,596	25	1976	1983	2008		\$14,359,973	\$15,654,596	92
Conveying			0	0		0	0						
Conveying	\$3.94	S.F.	128,381	100	\$505,743	30	1979	2003			\$279,233	\$505,743	55
Elevators and Lifts	\$2.18	S.F.	128,381	100	\$279,233	30	1973	2003			\$279,233	\$279,233	100
Elevators and Lifts	\$1.76	S.F.	128,381	100	\$226,510	30	1985	2015				\$226,510	
Plumbing	\$14.78	S.F.	128,381	100	\$1,898,000	30	1973	2003			\$1,898,000	\$1,898,000	100
Plumbing Fixtures	\$11.76	S.F.	128,381	100	\$1,509,418	30	1973	2003			\$1,509,418	\$1,509,418	100
Domestic Water Distribution	\$0.84	S.F.	128,381	100	\$107,397	30	1973	2003				\$107,397	100
Sanitary Waste	\$1.29	S.F.	128,381	100	\$165,977	30	1973	2003			\$165,977	\$165,977	100
Rain Water Drainage	\$0.90	S.F.	128,381	100	\$115,208	30	1973	2003			\$115,208	\$115,208	100
HVAC	\$70.76	S.F.	128,381	100	\$9,083,844	22	1979	1988	2008		\$8,015,731	\$9,083,844	88
Heat Generating Systems	\$8.32	S.F.	128,381	100	\$1,068,113	30	1988	2018				\$1,068,113	
Absorber/Cooling Tower	\$6.49	S.F.	128,381	100	\$833,792	30	1996	2026	2008		\$833,792	\$833,792	100
Distribution Systems	\$15.41	S.F.	128,381	100	\$1,978,060	30	1973	2003			\$1,978,060	\$1,978,060	100
Terminal & Package Units	\$38.01	S.F.	128,381	100	\$4,879,735	15	1973	1988			\$4,879,735	\$4,879,735	100
Controls & Instrumentation	\$1.40	S.F.	128,381	100	\$179,646	20	1973	1993			\$179,646	\$179,646	100
Systems Testing & Balancing	\$1.13	S.F.	128,381	100	\$144,498	30	1973	2003			\$144,498	\$144,498	100
Fire Protection	\$5.78	S.F.	128,381	100	\$742,017	30	1973	2003			\$742,017	\$742,017	100
Sprinklers	\$5.78	S.F.	128,381	100	\$742,017	30	1973	2003			\$742,017	\$742,017	100
Electrical	\$26.68	S.F.	128,381	100	\$3,424,992	27	1973	1983			\$3,424,992	\$3,424,992	100
Electrical Service/Distribution	\$2.54	S.F.	128,381	100	\$326,097	30	1973	2003			\$326,097	\$326,097	100
Lighting and Branch Wiring	\$20.12	S.F.	128,381	100	\$2,583,389	30	1973	2003			\$2,583,389	\$2,583,389	100
Communications and Security	\$4.02	S.F.	128,381	100	\$515,506	10	1973	1983			\$515,506	\$515,506	100
Equipment & Furnishings	\$4.81	S.F.	128,381	100	\$617,710	17	1973	1988			\$617,710	\$617,710	100
Equipment	\$4.81	S.F.	128,381	100	\$617,710	17	1973	1988			\$617,710	\$617,710	100
Institutional Equipment	\$2.78	S.F.	128,381	100	\$357,340	15	1973	1988			\$357,340	\$357,340	100
Other Equipment	\$2.03	S.F.	128,381	100	\$260,370	20	1973	1993			\$260,370	\$260,370	100
Food Service Equipment	\$260,369.62	SYSTE M	1	100	\$260,370	20	1973	1993			\$260,370	\$260,370	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$299,267		
Special Construction			0			0	0				\$299,267		
ADA Compliance			0	0		0	0				\$299,267		
Building Sitework	\$3.87	S.F.	128,381	100	\$496,764	30	1973	2003	2023		\$13,669	\$496,764	3
Site Improvements	\$2.92	S.F.	128,381	100	\$375,060	30	1973	2003	2023			\$375,060	
Parking Lots	\$2,299.16	Each	128	100	\$294,292	30	1973	2003	2023	11		\$294,292	
Pedestrian Paving	\$34.71	L.F.	2,327	100	\$80,768	30	1973	2003	2023	11		\$80,768	
Site Mechanical Utilities	\$0.95	S.F.	128,381	100	\$121,704	30	1973	2003			\$13,669	\$121,704	11
Fuel Distribution	\$0.95	S.F.	128,381	100	\$121,704	30	1973	2003			\$13,669	\$121,704	11
NG Supply	\$0.11	S.F.	128,381	100	\$13,669	30	1973	2003			\$13,669	\$13,669	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2002	2032				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Kenmoor Middle_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$21,194,089	\$382,138		\$247,514		\$644,021	\$1,275,383				\$1,469,441
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$941,189										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$941,189										
Exterior Walls											
Exterior Windows	\$572,134										
Exterior Doors	\$369,056										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$4,962,283	\$382,138				\$644,021					\$776,644
Interior Construction	\$542,844	\$382,138									
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors		\$382,138									
Fittings	\$542,844										
Stairs											
Stair Construction											
Interior Finishes	\$4,419,439					\$644,021					\$776,644
Wall Finishes	\$1,157,543					\$590,032					\$684,009
Paint	\$508,967					\$590,032					\$684,009
Tile	\$648,576										
Floor Finishes	\$2,174,842					\$53,988					\$92,635
Carpet	\$46,571					\$53,988					\$62,587
Ceramic Tile											
Concrete	\$22,358										\$30,047
Terrazo											
VAT (Resilient Flooring)	\$1,450,982										
VCT	\$654,931										
Ceiling Finishes	\$1,087,055										
Plaster Ceilings											
Acoustical Ceilings	\$1,087,055										
Services	\$14,359,972			\$247,514			\$1,275,383				\$692,797
Conveying											
Conveying	\$279,233			\$247,514							
Elevators and Lifts	\$279,233										
Elevators and Lifts				\$247,514							
Plumbing	\$1,898,000										
Plumbing Fixtures	\$1,509,418										
Domestic Water Distribution	\$107,397										
Sanitary Waste	\$165,977										
Rain Water Drainage	\$115,208										
HVAC	\$8,015,731						\$1,275,383				
Heat Generating Systems							\$1,275,383				
Absorber/Cooling Tower	\$833,792										
Distribution Systems	\$1,978,060										
Terminal & Package Units	\$4,879,735										
Controls & Instrumentation	\$179,646										
Systems Testing & Balancing	\$144,498										
Fire Protection	\$742,017										
Sprinklers	\$742,017										
Electrical	\$3,424,992										\$692,797
Electrical Service/Distribution	\$326,097										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Kenmoor Middle_ Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$13,934,312 \$376,156	\$7,259,777 \$195,977	\$21,194,089 \$572,134	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$242,640	\$126,415	\$369,056	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$356,899	\$185,944	\$542,844	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings like carbinetry and restroom partitions are worn out and rusted.
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$334,626	\$174,340	\$508,967	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$430,592	\$224,338	\$654,931	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$30,619	\$15,952	\$46,571	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is in poor condition due to wear and tear.
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$14,700	\$7,658	\$22,358	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$953,966	\$497,016	\$1,450,982	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$714,697	\$372,357	\$1,087,055	Necess ary- 2-5 Yrs	Deferred Maintena nce	Damaged acoustical ceilings have been observed in several areas throughout the building.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$992,385	\$517,033	\$1,509,418	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$70,610	\$36,788	\$107,397	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$75,745	\$39,463	\$115,208	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$109,124	\$56,854	\$165,977	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$3,208,241	\$1,671,494	\$4,879,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$118,111	\$61,536	\$179,646	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$95,002	\$49,496	\$144,498	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$487,848	\$254,169	\$742,017	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools13300 Old Marlboro Pike
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Facility Executive Summary

D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$214,396	\$111,700	\$326,097	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,698,481	\$884,908	\$2,583,389	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$338,926	\$176,580	\$515,506	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$234,937	\$122,402	\$357,340	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$8,987	\$4,682	\$13,669	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$426,414	\$222,162	\$648,576	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$171,183	\$89,186	\$260,370	Necessary- 2-5 Yrs	Deferred Maintenance
D3030	Absorber/Cooling Tower	System	Beyond Useful Life	Renew System	1	Ea.	\$548,187	\$285,605	\$833,792	Necessary- 2-5 Yrs	Deferred Maintenance
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$183,585	\$95,648	\$279,233	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	128,381	S.F.	\$196,757	\$102,510	\$299,267	Does Not Meet Current Code/Standards	ADA / Accessibility
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,300,500	\$677,560	\$1,978,060	Necessary- 2-5 Yrs	Deferred Maintenance

Facility: \Middle Schools\Kettering Middle

Address: 65 Herrington, Upper Marlboro, MD 20772

Attributes:

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1977, 111,780 S.F.
School Addition 1	Built in 1992, 9,020 S.F.
School Board District	6
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	120,800 S.F.

Year Built:
Last Renovation:

Facility Description:

Kettering Middle School is a one-story, 120,800 square foot facility located on a 20-acre site close to MD Route 214 and I-495 (Capital Beltway) in Upper Marlboro, MD. The original building was constructed in 1977 and an addition was constructed in 1992 (Eight Modulares), with no major renovation. Minor renovations included roof replacement in 2001, boiler/HVAC in 2007, door replacement in 2008, interior painting in 2009, and exterior repaint/re-glaze in 2010.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and wide enough doors, but lacks have push button wall switches / automatic door openers. All the programs in this one-story facility are handicap accessible. Handicap stalls in the restrooms are adequate. Toilet configurations and accessories appear to comply with ADA Accessibility Guidelines (restrooms do not have doors). Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, sub-floor, or crawl space.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill. The exterior enclosure is brick veneer over CMU. The exterior walls have metal panels in the courtyard. The exterior windows in the original building are aluminum sash with operable single-pane glazing Plexiglas. The exterior windows in the 1992 addition are aluminum sash with operable thermo pane glazing. Most of the classrooms do not have fire window exits. Two classrooms have an exterior door. The exterior doors in the original building are hollow metal steel. There are metal exterior doors in the 1992 addition. Roofing on the original building is typically low-slope with built-up roof with gravel ballast was replaced in 2001. Roofing on the 1992 addition is single ply rubber membrane.

C. INTERIORS

The interior partition wall types typically include painted CMU and folding metal partition walls (in multi-purpose room and classroom pods). The interior doors, including fire doors with 20 minute fire ratings, are generally solid core wood doors with hollow metal frames.

Interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original blackboards with an exception of few classrooms which have new white boards. Toilet accessories such as metal toilet partitions are original. The facility does not have stair construction. There is a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU walls and folding metal partitions. Interior was repainted in 2009. Floor finishes throughout the building are typically 12x12 vinyl composition tiles (VCT), carpet, and ceramic tiles. Ceiling finishes are typically suspended 1x1, 2x2, or 2x4 acoustical tiles.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by an oil fired water heater with an electric booster heater for the kitchen. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has a sprinkler system.

HVAC

Facility Executive Summary

Heating is provided by two steam, dual fired boilers that supply fin tube radiators and terminal units throughout the building. Heating and cooling was upgraded with gas fired roof mounted package units for classrooms in 2007. Heating and cooling in the modular addition is provided by heat pumps with supplemental strip heat. DX split systems cool some administrative and common use areas. Distribution is a 2-pipe system to fin tube radiators and terminal units with metal duct from package units to individual spaces. Fresh air is supplied by the roof mounted package units. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a 2000 amp main disconnect. Upgrades were done with the addition of the roof mounted package units, but most of the distribution system is original. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a 20 Kw emergency generator.

Communication and Security

The system in the main building consists of audible annunciators, manual pull stations, and heat/smoke detectors. The system does not comply with ADA or life safety requirements. The system in the addition generally meets ADA requirements. Telephone and data systems are separate, not located in dedicated closets. The security system consists of motion sensors and a limited CCTV system.

E. EQUIPMENT & FURNISHINGS

The kitchen has an exhaust hood without fire suppression. The grease trap is serviced by building personnel. The building also includes fixed library, theater and stage, and medical equipment. The library has shelves and furniture, such as tables/chairs. The nurse's room has three beds in both boys and girls rooms. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in few classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multipurpose room.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site. There are four reserved handicap spaces out of total 114 parking spaces. The bus drop-off zone at the front entrance is not covered. Drainage is handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$15,318,864.97**Replacement Cost:** \$30,489,217.07**FCI:** 50.24%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Kettering Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1977

Gross Area: 111,780 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$14,726,669.93

Replacement Cost: \$28,969,745.07

FCI: 50.83%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Kettering Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.17	S.F.	111,780	100	\$29,086,819	41	1979	1977	2010		\$14,726,670	\$28,969,744	51
Substructure	\$15.51	S.F.	111,780	100	\$1,734,177	100	1977					\$1,734,177	
Foundations	\$15.51	S.F.	111,780	100	\$1,734,177	100	1977					\$1,734,177	
Standard Foundations	\$5.20	S.F.	111,780	0	\$581,459	100	1977					\$581,459	
Slab on Grade	\$10.31	S.F.	111,780	0	\$1,152,718	100	1977					\$1,152,718	
Shell	\$68.10	S.F.	111,780	100	\$7,611,678	59	1981	1997	2020		\$868,789	\$7,611,678	11
Superstructure	\$21.08	S.F.	111,780	100	\$2,356,441	100	1977					\$2,356,441	
Roof Construction	\$21.08	S.F.	111,780	0	\$2,356,441	100	1977					\$2,356,441	
Exterior Enclosure	\$18.75	S.F.	111,780	100	\$2,096,314	71	1977	2007			\$868,789	\$2,096,314	41
Exterior Walls	\$10.98	S.F.	111,780	0	\$1,227,525	100	1977					\$1,227,525	
Exterior Windows	\$4.73	S.F.	111,780	100	\$528,754	30	1977	2007			\$528,754	\$528,754	100
Exterior Doors	\$3.04	S.F.	111,780	100	\$340,035	30	1977	2007			\$340,035	\$340,035	100
Roofing	\$28.26	S.F.	111,780	100	\$3,158,923	20	1990	1997	2020			\$3,158,923	
Roof Coverings	\$28.20	S.F.	111,780	100	\$3,152,122	20	2002	2022				\$3,152,122	
Roof Openings	\$0.06	S.F.	111,780	100	\$6,801	20	1977	1997	2020	8		\$6,801	
Interiors	\$46.70	S.F.	111,780	102	\$5,322,070	41	1979	1977			\$3,805,515	\$5,220,212	73
Interior Construction	\$18.05	S.F.	111,780	100	\$2,018,106	70	1977	1997			\$501,551	\$2,018,106	25
Partitions	\$10.51	S.F.	111,780	100	\$1,174,820	100	1977					\$1,174,820	
Concrete Block Partitions - Regular Weight	\$10.51	S.F.	111,780	0	\$1,174,820	100	1977					\$1,174,820	
Interior Doors	\$3.06	S.F.	111,780	100	\$341,735	40	1977	2017				\$341,735	
Fittings	\$4.49	S.F.	111,780	100	\$501,551	20	1977	1997			\$501,551	\$501,551	100
Interior Finishes	\$28.65	S.F.	111,780	103	\$3,303,964	10	1981	1977			\$3,303,964	\$3,202,106	103
Wall Finishes	\$6.49	S.F.	111,780	100	\$725,974	5	1990	1995			\$725,974	\$725,974	100
Paint	\$6.49	S.F.	111,780	100	\$725,974	5	1990	1995			\$725,974	\$725,974	100
Floor Finishes	\$12.28	S.F.	111,780	107	\$1,474,577	5	1977	1977			\$1,474,577	\$1,372,719	107
Carpet	\$7.73	S.F.	10,000	100	\$77,267	5	1977	1982			\$77,267	\$77,267	100
Ceramic Tile	\$19.74	S.F.	6,000	100	\$118,455	0	1977	1977			\$118,455	\$118,455	100
VAT	\$23.15	S.F.	22,000	120	\$611,150	0	1977	1977			\$611,150	\$509,292	120
VCT	\$9.05	S.F.	73,780	100	\$667,705	0	1977	1977			\$667,705	\$667,705	100
Ceiling Finishes	\$9.87	S.F.	111,780	100	\$1,103,413	13	1977	1990			\$1,103,413	\$1,103,413	100
Acoustical Ceilings	\$9.87	S.F.	111,780	100	\$1,103,413	13	1977	1990			\$1,103,413	\$1,103,413	100
Services	\$119.31	S.F.	111,780	100	\$13,351,380	25	1979	1992			\$8,832,318	\$13,336,163	66
Plumbing	\$15.76	S.F.	111,780	100	\$1,761,380	30	1977	2007			\$1,761,380	\$1,761,380	100
Plumbing Fixtures	\$12.53	S.F.	111,780	100	\$1,400,943	30	1977	2007			\$1,400,943	\$1,400,943	100
Domestic Water Distribution	\$0.88	S.F.	111,780	100	\$98,610	30	1977	2007			\$98,610	\$98,610	100
Sanitary Waste	\$1.38	S.F.	111,780	100	\$154,716	30	1977	2007			\$154,716	\$154,716	100
Rain Water Drainage	\$0.96	S.F.	111,780	100	\$107,111	30	1977	2007			\$107,111	\$107,111	100
HVAC	\$68.37	S.F.	111,780	100	\$7,642,281	21	1982	1997			\$3,123,219	\$7,642,281	41
Heat Generating Systems	\$8.85	S.F.	111,780	100	\$989,501	30	1977	2007			\$989,501	\$989,501	100
Distribution Systems	\$16.38	S.F.	111,780	100	\$1,831,087	30	1977	2007			\$1,831,087	\$1,831,087	100
Terminal & Package Units	\$40.43	S.F.	111,780	100	\$4,519,062	15	2000	2015				\$4,519,062	
Controls & Instrumentation	\$1.49	S.F.	111,780	100	\$166,617	20	1977	1997			\$166,617	\$166,617	100
Systems Testing & Balancing	\$1.22	S.F.	111,780	100	\$136,014	30	1977	2007			\$136,014	\$136,014	100
Fire Protection	\$6.14	S.F.	111,780	100	\$686,870	30	1977	2007			\$686,870	\$686,870	100
Sprinklers	\$6.14	S.F.	111,780	100	\$686,870	30	1977	2007			\$686,870	\$686,870	100
Electrical	\$29.04	S.F.	111,780	100	\$3,260,849	30	1977	1992			\$3,260,849	\$3,245,632	100
Electrical Service/Distribution	\$2.72	S.F.	111,780	105	\$319,548	30	1977	2007			\$319,548	\$304,331	105
Lighting and Branch Wiring	\$21.42	S.F.	111,780	100	\$2,393,845	30	1977	2007			\$2,393,845	\$2,393,845	100
Communications and Security	\$4.26	S.F.	111,780	100	\$476,049	30	1977	2007			\$476,049	\$476,049	100
Other Electrical Systems	\$0.64	S.F.	111,780	100	\$71,407	15	1977	1992			\$71,407	\$71,407	100
Equipment & Furnishings	\$5.43	S.F.	111,780	100	\$606,841	22	1977	1992			\$606,841	\$606,841	100
Equipment	\$5.43	S.F.	111,780	100	\$606,841	22	1977	1992			\$606,841	\$606,841	100
Institutional Equipment	\$2.95	S.F.	111,780	100	\$329,834	15	1977	1992			\$329,834	\$329,834	100
Other Equipment	\$2.48	S.F.	111,780	100	\$277,007	30	1977	2007			\$277,007	\$277,007	100
Food Service Equipment	\$277,006.79	SYSTEM	1	100	\$277,007	30	1977	2007			\$277,007	\$277,007	100
Special Construction			0			0	0				\$260,569		
Special Construction			0			0	0				\$260,569		
ADA Compliance			0	0		0	0				\$260,569		
Building Sitework	\$4.12	S.F.	111,780	100	\$460,673	30	1977	2007	2010		\$352,638	\$460,673	77
Site Improvements	\$2.99	S.F.	111,780	100	\$334,224	30	1977	2007	2010		\$334,224	\$334,224	100
Parking Lots	\$2,446.07	Ea.	114	100	\$278,852	30	1977	2007	2010		\$278,852	\$278,852	100
Pedestrian Paving	\$36.91	L.F.	1,500	100	\$55,372	30	1977	2007	2010		\$55,372	\$55,372	100
Site Mechanical Utilities	\$1.13	S.F.	111,780	100	\$126,449	30	1977	2007			\$18,414	\$126,449	15
Fuel Distribution	\$1.13	S.F.	111,780	100	\$126,449	30	1977	2007			\$18,414	\$126,449	15
Gas Service Piping	\$0.11	S.F.	111,780	100	\$11,901	30	1977	2007			\$11,901	\$11,901	100
Propane Tank	\$6,512.80	SYSTEM	1	100	\$6,513	30	1977	2007			\$6,513	\$6,513	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2006	2036				\$108,035	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Middle Schools\Kettering Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$14,726,670			\$4,938,101		\$1,327,341			\$8,615		\$5,315,677
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$868,789								\$8,615		\$4,236,189
Superstructure											
Roof Construction											
Exterior Enclosure	\$868,789										
Exterior Walls											
Exterior Windows	\$528,754										
Exterior Doors	\$340,035										
Roofing									\$8,615		\$4,236,189
Roof Coverings											\$4,236,189
Roof Openings									\$8,615		
Interiors	\$3,805,516					\$1,327,341					\$1,079,489
Interior Construction	\$501,551					\$396,164					
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors						\$396,164					
Fittings	\$501,551										
Interior Finishes	\$3,303,965					\$931,176					\$1,079,489
Wall Finishes	\$725,974					\$841,603					\$975,649
Paint	\$725,974					\$841,603					\$975,649
Floor Finishes	\$1,474,578					\$89,573					\$103,840
Carpet	\$77,267					\$89,573					\$103,840
Ceramic Tile	\$118,455										
VAT	\$611,150										
VCT	\$667,705										
Ceiling Finishes	\$1,103,413										
Acoustical Ceilings	\$1,103,413										
Services	\$8,832,318			\$4,938,101							
Plumbing	\$1,761,380										
Plumbing Fixtures	\$1,400,943										
Domestic Water Distribution	\$98,610										
Sanitary Waste	\$154,716										
Rain Water Drainage	\$107,111										
HVAC	\$3,123,219			\$4,938,101							
Heat Generating Systems	\$989,501										
Distribution Systems	\$1,831,087										
Terminal & Package Units				\$4,938,101							
Controls & Instrumentation	\$166,617										
Systems Testing & Balancing	\$136,014										
Fire Protection	\$686,870										
Sprinklers	\$686,870										
Electrical	\$3,260,848										
Electrical Service/Distribution	\$319,548										
Lighting and Branch Wiring	\$2,393,845										
Communications and Security	\$476,049										
Other Electrical Systems	\$71,407										
Equipment & Furnishings	\$606,841										
Equipment	\$606,841										
Institutional Equipment	\$329,834										
Other Equipment	\$277,007										
Food Service Equipment	\$277,007										
Special Construction	\$260,569										
Special Construction	\$260,569										
ADA Compliance	\$260,569										
Building Sitework	\$352,638										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Kettering Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$9,682,229 \$347,636	\$5,044,441 \$181,118	\$14,726,670 \$528,754	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows in the original building are aluminum sash with operable single-pane glazing (plexiglass) and are in fair condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$223,560	\$116,475	\$340,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are in fair to poor condition. Some are difficult to operate, are rusted, and do not seal tightly. The gymnasium doors and main entrance doors are in poor condition, with damaged panic hardware and weather stripping.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$329,751	\$171,800	\$501,551	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original black boards with an exception of a few classrooms, which have new white boards. Toilet accessories are original, rusted/stained, and in poor condition. All the old toilet accessories are beyond their useful life and need to be replaced. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$477,301	\$248,674	\$725,974	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint on some partition walls is stained and peeling.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$50,800	\$26,467	\$77,267	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office and two classrooms is beyond its useful life and in poor condition (worn and stained).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$725,452	\$377,961	\$1,103,413	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are beyond their useful life and in fair to poor condition (stained and warped due to past roof leaks and pipe condensation).
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$921,067	\$479,876	\$1,400,943	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$64,832	\$33,778	\$98,610	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$70,421	\$36,690	\$107,111	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$101,720	\$52,996	\$154,716	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$650,560	\$338,942	\$989,501	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,203,871	\$627,217	\$1,831,087	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$109,544	\$57,073	\$166,617	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$89,424	\$46,590	\$136,014	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$451,591	\$235,279	\$686,870	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$210,091	\$109,457	\$319,548	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,573,862	\$819,982	\$2,393,845	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$312,984	\$163,065	\$476,049	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$46,948	\$24,460	\$71,407	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$216,853	\$112,981	\$329,834	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,282	\$2,231	\$6,513	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$7,825	\$4,077	\$11,901	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$182,121	\$94,885	\$277,007	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	111,780	S.F.	\$171,314	\$89,255	\$260,569	Does Not Meet Current Code/St andards	ADA / Accessibil ity
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$183,335	\$95,517	\$278,852	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$36,405	\$18,967	\$55,372	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$77,880	\$40,575	\$118,455	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$401,808	\$209,342	\$611,150	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$438,991	\$228,714	\$667,705	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Kettering Middle\1992 Addition

Attributes:

None

General Information:

Function:

Middle School

Year Built:

1992

Gross Area:

9,020 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$592,195.04

Replacement Cost: \$1,519,472.00

FCI: 38.97%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Kettering Middle\1992 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$168.46	S.F.	9,020	100	\$1,519,472	47	1992	1997	2012		\$592,194	\$1,519,472	39
Substructure	\$3.00	S.F.	9,020	100	\$27,027	100	1992					\$27,027	
Foundations	\$3.00	S.F.	9,020	100	\$27,027	100	1992					\$27,027	
Standard Foundations	\$3.00	S.F.	9,020	0	\$27,027	100	1992					\$27,027	
Shell	\$52.34	S.F.	9,020	100	\$472,086	69	1992	2012			\$146,798	\$472,086	31
Superstructure	\$25.23	S.F.	9,020	100	\$227,605	100	1992					\$227,605	
Floor Construction	\$13.07	S.F.	9,020	0	\$117,850	100	1992					\$117,850	
Roof Construction	\$12.17	S.F.	9,020	0	\$109,755	100	1992					\$109,755	
Exterior Enclosure	\$10.83	S.F.	9,020	100	\$97,683	71	1992	2022				\$97,683	
Exterior Walls	\$6.34	S.F.	9,020	0	\$57,210	100	1992					\$57,210	
Exterior Windows	\$2.72	S.F.	9,020	100	\$24,558	30	1992	2022				\$24,558	
Exterior Doors	\$1.76	S.F.	9,020	100	\$15,915	30	1992	2022				\$15,915	
Roofing	\$16.27	S.F.	9,020	100	\$146,798	20	1992	2012			\$146,798	\$146,798	100
Roof Coverings	\$16.27	S.F.	9,020	100	\$146,798	20	1992	2012			\$146,798	\$146,798	100
Interiors	\$82.75	S.F.	9,020	100	\$746,383	42	1992	1997	2012		\$150,394	\$746,383	20
Interior Construction	\$9.60	S.F.	9,020	100	\$86,570	40	1992	2012			\$23,323	\$86,570	27
Partitions	\$5.23	S.F.	9,020	100	\$47,195	50	1992	2042				\$47,195	
Concrete Block Partitions - Regular Weight	\$6.07	S.F.	0	0		100	1992						
Drywall Partitions/Metal Stud Framing	\$5.23	S.F.	9,020	100	\$47,195	50	1992	2042				\$47,195	
Interior Doors	\$1.78	S.F.	9,020	100	\$16,052	40	1992	2032				\$16,052	
Fittings	\$2.59	S.F.	9,020	100	\$23,323	20	1992	2012			\$23,323	\$23,323	100
Interior Finishes	\$73.15	S.F.	9,020	100	\$659,813	42	1992	1997	2012		\$127,071	\$659,813	19
Wall Finishes	\$3.76	S.F.	9,020	100	\$33,887	5	1992	1997			\$33,887	\$33,887	100
Paint & Covering	\$3.76	S.F.	9,020	100	\$33,887	5	1992	1997			\$33,887	\$33,887	100
Floor Finishes	\$63.69	S.F.	9,020	100	\$574,478	47	1992	2004	2012		\$41,736	\$574,478	7
Ceramic Tile	\$522.30	S.F.	1,020	100	\$532,742	50	1992	2042				\$532,742	
VCT	\$5.22	S.F.	8,000	100	\$41,736	12	1992	2004	2012		\$41,736	\$41,736	100
Ceiling Finishes	\$5.70	S.F.	9,020	100	\$51,448	13	1992	2005			\$51,448	\$51,448	100
Services	\$30.37	S.F.	9,020	100	\$273,976	19	1992	2002			\$273,976	\$273,976	100
HVAC	\$13.98	S.F.	9,020	100	\$126,081	20	1992	2012			\$126,081	\$126,081	100
Heat Pumps	\$13.98	S.F.	9,020	100	\$126,081	20	1992	2012			\$126,081	\$126,081	100
Electrical	\$16.40	S.F.	9,020	100	\$147,895	18	1992	2002			\$147,895	\$147,895	100
Electrical Service/Distribution	\$1.57	S.F.	9,020	100	\$14,131	20	1992	2012			\$14,131	\$14,131	100
Lighting and Branch Wiring	\$12.37	S.F.	9,020	100	\$111,539	20	1992	2012			\$111,539	\$111,539	100
Communications and Security	\$2.46	S.F.	9,020	100	\$22,225	10	1992	2002			\$22,225	\$22,225	100
Special Construction			0			0	0				\$21,026		
Special Construction			0			0	0				\$21,026		
ADA Compliance			0	0		0	0				\$21,026		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Kettering Middle\1992 Addition (continued)[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Kettering Middle\1992 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$389,346 \$14,612	\$202,849 \$7,613	\$592,195 \$22,225	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint & Covering	System	Beyond Useful Life	Renew System	1	Ea.	\$22,279	\$11,608	\$33,887	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030		Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$33,825	\$17,623	\$51,448	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040		ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	9,020	S.F.	\$13,824	\$7,202	\$21,026	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$96,514	\$50,284	\$146,798	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$15,334	\$7,989	\$23,323	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$27,440	\$14,296	\$41,736	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Heat Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$82,894	\$43,188	\$126,081	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$9,291	\$4,840	\$14,131	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$73,333	\$38,206	\$111,539	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Middle Schools\Martin L. King Jr. Middle
Address: 4545 Ammendale Road, Beltsville, MD 20705

Attributes:

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1972, 127,516 S.F.
School Board District	1
School Grade	7th-8th

General Information:

Function: Middle School
Gross Area: 127,516 S.F.

Year Built:
Last Renovation:

Facility Description:

Martin L. King Middle School is a two-story, 127,516 square foot facility located on a 20-acre site close to I-95 in Beltsville, MD. The original building was constructed in 1972 with no additions constructed since that time. A POD conversion project was executed as part of FY2009 (10,184 S.F.). Minor renovations included interior painting in 2005 and replacing lockers in 2008.

ACCESSIBILITY ISSUES

The main entrance has curb cuts, but lacks push button wall switches and automatic door openers. Handicap stalls are missing in the gang restrooms on both floors. The toilet configurations and accessories are inadequate for the handicapped. Interior graphics and/or signage for ADA compliance are inadequate and missing in the building (only parking areas have handicap signs). The facility is two stories and has no elevator, but does have a portable wheel chair lift, which is not considered safe. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footing and foundation walls. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry. The roof construction is metal pan with lightweight fill and is resting on open web steel joist roof framing. The exterior enclosure is brick veneer over. There are very few windows in the facility. The exterior windows are typically aluminum sash with fixed single-pane glazing. The exterior doors are hollow metal steel. The facility has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 1999.

C. INTERIORS

The interior partition walls typically include painted CMU and drywall. The interior doors, including fire doors with no fire ratings, are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, lockers toilet accessories, handrails, and toilet partitions. The lockers in the corridors were replaced in 2008. Toilet accessories, such as metal toilet partitions are original. The facility has concrete stairs with concrete risers/treads. There is a metal ladder to access the roof hatch.

The interior wall finishes are typically painted CMU and drywall. The floor finishes throughout the building are typically 12x12 vinyl composition tiles (VCT) and vinyl asbestos tiles, terrazzo, carpet, and ceramic tiles. There are 12x12 VCT floor finishes in the library, multi-purpose room, and corridors. There is wood parquet flooring in the gym and stage area. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 67,000 square feet of 12x12 vinyl asbestos tiles. The overall ceiling finishes are typically suspended 2x2 acoustical tiles.

D. SERVICES**Conveying**

The building does not include fixed conveying equipment. There is a portable stair-climbing chair for handicap use.

Plumbing

Fixtures are original. Domestic water distribution is copper and galvanized steel. There are no ADA compliant facilities; however, some gang restrooms have handicap accessible stalls. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by an gas hot water heater, which was installed in 2002.

HVAC

Heating is provided by two steam boilers, oil and gas fired, which were installed in 2005. All boiler room ancillary equipment was updated between 2003 and 2005. Cooling is supplied by a rotary water cooled chiller, which was installed in 2002. The heating/cooling distribution system is provided by 15 penthouse air handler ductwork and 4-pipe system using fan coils and unit ventilators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are hybrid and are centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Facility Executive Summary

Electrical

The electrical service is fed from a pad mounted transformer. Main switchgear, was installed in 2000. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted, and pendent-mounted fluorescent and some incandescent. Emergency power and lighting are battery powered present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors, etc., and do not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and two grease trap interceptors. The library has shelves and furniture, such as tables and chairs. The nurse's room has two beds in both boys and girls rooms. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

There are four reserved handicap spaces out of total about 129 parking spaces. There is sufficient parking capacity for the occupants. Drainage is handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. There is partial fencing around the site or athletic fields. Buses access the main entrance through driveway, which is not covered. The facility has a 10,000 gallon fuel tank that was installed in 2004, of dual-wall construction, and has monitoring equipment.

Current Repair Cost: \$15,934,302.64**Replacement Cost:** \$34,318,245.41**FCI:** 46.43%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Martin L. King Jr. Middle_Building

Attributes:

None

General Information:

Function:

Middle School

Year Built:

1972

Gross Area:

127,516 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$15,934,302.64

Replacement Cost: \$34,318,245.41

FCI: 46.43%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Martin L. King Jr. Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.13	S.F.	127,516	100	\$34,318,245	44	1977	1972	2010		\$15,934,302	\$34,318,245	46
Substructure	\$18.08	S.F.	127,516	100	\$2,306,087	100	1972					\$2,306,087	
Foundations	\$13.70	S.F.	127,516	100	\$1,747,506	100	1972					\$1,747,506	
Standard Foundations	\$3.91	S.F.	127,516	0	\$498,456	100	1972					\$498,456	
Slab on Grade	\$9.80	S.F.	127,516	0	\$1,249,050	100	1972					\$1,249,050	
Basement Construction	\$4.38	S.F.	127,516	100	\$558,581	100	1972					\$558,581	
Basement Excavation	\$0.21	S.F.	127,516	0	\$27,153	100	1972					\$27,153	
Basement Walls	\$4.17	S.F.	127,516	0	\$531,428	100	1972					\$531,428	
Shell	\$68.82	S.F.	127,516	100	\$8,775,450	70	1979	2002	2010		\$946,485	\$8,775,450	11
Superstructure	\$31.93	S.F.	127,516	100	\$4,071,507	100	1972					\$4,071,507	
Floor Construction	\$17.78	S.F.	127,516	0	\$2,267,297	100	1972					\$2,267,297	
Roof Construction	\$20.05	S.F.	90,000	0	\$1,804,210	100	1972					\$1,804,210	
Exterior Enclosure	\$17.89	S.F.	127,516	100	\$2,280,874	71	1972	2002	2010		\$946,485	\$2,280,874	41
Exterior Walls	\$10.46	S.F.	127,516	0	\$1,334,389	100	1972					\$1,334,389	
Exterior Windows	\$4.52	S.F.	127,516	100	\$576,037	30	1972	2002	2010		\$576,037	\$576,037	100
Exterior Doors	\$2.91	S.F.	127,516	100	\$370,448	30	1972	2002			\$370,448	\$370,448	100
Roofing	\$19.00	S.F.	127,516	100	\$2,423,069	20	1999	2019				\$2,423,069	
Roof Coverings	\$26.82	S.F.	90,000	100	\$2,413,371	20	1999	2019				\$2,413,371	
Roof Openings	\$0.08	S.F.	127,516	100	\$9,698	20	1999	2019				\$9,698	
Interiors	\$47.11	S.F.	127,516	100	\$6,006,980	39	1977	1977	2015		\$2,930,222	\$6,006,980	49
Interior Construction	\$16.80	S.F.	127,516	100	\$2,141,669	62	1974	1992			\$919,332	\$2,141,669	43
Partitions	\$9.59	S.F.	127,516	100	\$1,222,337	87	1977	2040				\$1,222,337	
Concrete Block Partitions - Regular Weight	\$9.99	S.F.	90,000	0	\$899,367	100	1972					\$899,367	
Drywall Partitions/Metal Stud Framing	\$8.61	S.F.	37,516	100	\$322,970	50	1990	2040				\$322,970	
Interior Doors	\$2.94	S.F.	127,516	100	\$374,327	40	1972	2012			\$374,327	\$374,327	100
Fittings	\$4.27	S.F.	127,516	100	\$545,005	20	1972	1992			\$545,005	\$545,005	100
Stairs	\$1.49	S.F.	127,516	100	\$190,073	50	1972	2022				\$190,073	
Stair Construction	\$1.49	S.F.	127,516	100	\$190,073	50	1972	2022				\$190,073	
Interior Finishes	\$28.82	S.F.	127,516	100	\$3,675,238	25	1983	1977	2015		\$2,010,890	\$3,675,238	55
Wall Finishes	\$6.18	S.F.	127,516	100	\$787,444	5	2005	2010			\$787,444	\$787,444	100
Paint	\$6.18	S.F.	127,516	100	\$787,444	5	2005	2010			\$787,444	\$787,444	100
Floor Finishes	\$13.63	S.F.	127,516	100	\$1,737,660	42	1972	1977	2015		\$73,312	\$1,737,660	4
Carpet	\$7.33	S.F.	10,000	100	\$73,312	5	1972	1977			\$73,312	\$73,312	100
Ceramic Tile	\$18.77	S.F.	12,000	100	\$225,230	50	1972	2022				\$225,230	
Terrazo	\$35.21	S.F.	20,000	100	\$704,223	75	1972	2047				\$704,223	
VCT	\$8.59	S.F.	85,516	100	\$734,895	12	1972	1984	2015	3		\$734,895	
Ceiling Finishes	\$9.02	S.F.	127,516	100	\$1,150,134	13	1972	1985			\$1,150,134	\$1,150,134	100
Acoustical Ceilings	\$9.02	S.F.	127,516	100	\$1,150,134	13	1972	1985			\$1,150,134	\$1,150,134	100
Services	\$126.46	S.F.	127,516	100	\$16,125,155	25	1978	1987	2010		\$10,783,575	\$16,125,155	67
Conveying	\$2.46	S.F.	127,516	100	\$314,202	30	1972	2002	2012		\$314,202	\$314,202	100
Elevators and Lifts	\$2.46	S.F.	127,516	100	\$314,202	30	1972	2002	2012		\$314,202	\$314,202	100
Plumbing	\$14.97	S.F.	127,516	100	\$1,908,486	30	1972	2002	2012		\$1,826,879	\$1,908,486	96
Plumbing Fixtures	\$11.89	S.F.	127,516	100	\$1,516,703	30	1972	2002	2012		\$1,551,467	\$1,516,703	102
Domestic Water Distribution	\$0.85	S.F.	127,516	100	\$108,613	30	1972	2002	2012		\$108,613	\$108,613	100
Sanitary Waste	\$1.31	S.F.	127,516	100	\$166,799	30	1972	2002	2012		\$166,799	\$166,799	100
Rain Water Drainage	\$0.91	S.F.	127,516	100	\$116,371	30	1972	2002	2015	3		\$116,371	
HVAC	\$75.61	S.F.	127,516	100	\$9,641,345	22	1982	1987	2012		\$5,228,941	\$9,641,345	54
Heat Generating Systems	\$8.43	S.F.	127,516	100	\$1,074,493	30	2005	2035				\$1,074,493	
Cooling Generating Systems	\$10.59	S.F.	127,516	100	\$1,349,905	30	2000	2030				\$1,349,905	
Distribution Systems	\$15.59	S.F.	127,516	100	\$1,988,006	30	1972	2002	2015	3		\$1,988,006	
Terminal & Package Units	\$38.45	S.F.	127,516	100	\$4,903,102	15	1972	1987			\$4,903,102	\$4,903,102	100
Controls & Instrumentation	\$1.41	S.F.	127,516	100	\$180,375	20	1972	1992			\$180,375	\$180,375	100
Systems Testing & Balancing	\$1.14	S.F.	127,516	100	\$145,464	30	1972	2002	2012		\$145,464	\$145,464	100
Fire Protection	\$5.83	S.F.	127,516	100	\$742,836	30	1972	2002			\$742,836	\$742,836	100
Sprinklers	\$5.83	S.F.	127,516	100	\$742,836	30	1972	2002			\$742,836	\$742,836	100
Electrical	\$27.59	S.F.	127,516	100	\$3,518,286	30	1979	1987	2010		\$2,670,717	\$3,518,286	76
Electrical Service/Distribution	\$2.59	S.F.	127,516	100	\$329,718	30	2000	2030				\$329,718	
Lighting and Branch Wiring	\$20.35	S.F.	127,516	100	\$2,595,076	30	1972	2002	2010		\$2,595,076	\$2,595,076	100
Communications and Security	\$4.06	S.F.	127,516	100	\$517,851	30	1972	2002	2015	3		\$517,851	
Other Electrical Systems	\$0.59	S.F.	127,516	100	\$75,641	15	1972	1987			\$75,641	\$75,641	100
Equipment & Furnishings	\$4.89	S.F.	127,516	100	\$624,112	15	1972	1972			\$624,112	\$624,112	100
Equipment	\$4.89	S.F.	127,516	100	\$624,112	15	1972	1972			\$624,112	\$624,112	100
Institutional Equipment	\$2.83	S.F.	127,516	100	\$360,750	15	1972	1987			\$360,750	\$360,750	100
Other Equipment	\$2.07	S.F.	127,516	100	\$263,362	0	1972	1972			\$263,362	\$263,362	100
Food Service Equipment	\$263,362.47	SYSTE M	1	0	\$263,362	0	1972	1972			\$263,362	\$263,362	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$297,251		
Special Construction			0			0	0				\$297,251		
ADA Compliance			0	0		0	0				\$297,251		
Building Sitework	\$3.77	S.F.	127,516	100	\$480,461	30	1972	2002	2015		\$352,657	\$480,461	73
Site Improvements	\$2.77	S.F.	127,516	100	\$352,657	30	1972	2002			\$352,657	\$352,657	100
Parking Lots	\$2,325.58	Ea.	129	100	\$300,000	30	1972	2002			\$300,000	\$300,000	100
Pedestrian Paving	\$35.10	L.F.	1,500	100	\$52,657	30	1972	2002			\$52,657	\$52,657	100
Site Mechanical Utilities	\$1.00	S.F.	127,516	100	\$127,804	30	1972	2002	2015			\$127,804	
Fuel Distribution	\$1.00	S.F.	127,516	100	\$127,804	30	1972	2002	2015			\$127,804	
NG Supply	\$0.11	S.F.	127,516	100	\$13,577	30	1972	2002	2015	3		\$13,577	
Propane Tank	\$6,192.02	SYSTE M	1	100	\$6,192	30	1972	2002	2015	3		\$6,192	
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2004	2034				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\Martin L. King Jr. Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$15,934,303			\$3,690,021		\$997,853		\$2,980,068			\$1,714,917
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$946,485							\$2,980,068			
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$946,485										
Exterior Walls											
Exterior Windows	\$576,037										
Exterior Doors	\$370,448										
Roofing								\$2,980,068			
Roof Coverings								\$2,968,142			
Roof Openings								\$11,927			
Interiors	\$2,930,223			\$803,039		\$997,853					\$1,714,917
Interior Construction	\$919,332										
Partitions											
Concrete Block Partitions - Regular											
Weight											
Drywall Partitions/Metal Stud											
Framing											
Interior Doors	\$374,327										
Fittings	\$545,005										
Stairs											\$255,442
Stair Construction											\$255,442
Interior Finishes	\$2,010,891			\$803,039		\$997,853					\$1,459,475
Wall Finishes	\$787,444					\$912,864					\$1,058,259
Paint	\$787,444					\$912,864					\$1,058,259
Floor Finishes	\$73,312			\$803,039		\$84,989					\$401,215
Carpet	\$73,312					\$84,989					\$98,525
Ceramic Tile											\$302,690
Terrazo											
VCT				\$803,039							
Ceiling Finishes	\$1,150,134										
Acoustical Ceilings	\$1,150,134										
Services	\$10,783,575			\$2,865,380							
Conveying	\$314,202										
Elevators and Lifts	\$314,202										
Plumbing	\$1,826,879			\$127,162							
Plumbing Fixtures	\$1,551,467										
Domestic Water Distribution	\$108,613										
Sanitary Waste	\$166,799										
Rain Water Drainage				\$127,162							
HVAC	\$5,228,941			\$2,172,348							
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems				\$2,172,348							
Terminal & Package Units	\$4,903,102										
Controls & Instrumentation	\$180,375										
Systems Testing & Balancing	\$145,464										
Fire Protection	\$742,836										
Sprinklers	\$742,836										
Electrical	\$2,670,717			\$565,870							
Electrical Service/Distribution											
Lighting and Branch Wiring	\$2,595,076										
Communications and Security				\$565,870							

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Martin L. King Jr. Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$10,476,202 \$243,556	\$5,458,101 \$126,892	\$15,934,303 \$370,448	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are beyond useful life and in fair to poor condition (rusted, difficult to operate, and do not shut properly).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$358,320	\$186,685	\$545,005	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, lockers toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are beyond useful life and in fair condition. Lockers are in poor condition (damaged). Metal toilet partitions are original, rusted, stained, and in fair to poor condition. All of the old toilet accessories are beyond useful life and need to be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$48,200	\$25,112	\$73,312	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices and five classrooms is more than eight year old, beyond useful life, and in poor condition (worn and stained, especially in the classrooms).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$756,170	\$393,965	\$1,150,134	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in fair to poor condition; some are stained and warped due to past roof leaks. The ceiling tiles have been painted over.
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$197,238	\$102,761	\$300,000	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is in fair condition, with cracks, pot holes, and uneven surfaces, especially at the main entrance and the driveway.
	G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$34,620	\$18,037	\$52,657	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are in fair condition due to cracks.
	D2010	Plumbing Fixtures	Closet Tankless Water System	Beyond Useful Life	Replace tankless water closet	30	Ea.	\$22,856	\$11,908	\$34,764	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$3,223,604	\$1,679,498	\$4,903,102	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$118,590	\$61,785	\$180,375	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$488,386	\$254,449	\$742,836	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$49,731	\$25,910	\$75,641	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$237,180	\$123,571	\$360,750	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	127,516	S.F.	\$195,431	\$101,820	\$297,251	Does Not Meet Current Code/Standards	ADA / Accessibility
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$173,151	\$90,212	\$263,362	Necessary- 2-5 Yrs	Deferred Maintenance
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$378,723	\$197,314	\$576,037	Necessary- 2-5 Yrs	Deferred Maintenance
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$246,106	\$128,221	\$374,327	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$517,715	\$269,729	\$787,444	Necessary- 2-5 Yrs	Deferred Maintenance
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$206,576	\$107,626	\$314,202	Necessary- 2-5 Yrs	Deferred Maintenance
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$997,175	\$519,528	\$1,516,703	Necessary- 2-5 Yrs	Deferred Maintenance
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$71,409	\$37,204	\$108,613	Necessary- 2-5 Yrs	Deferred Maintenance
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$109,664	\$57,135	\$166,799	Necessary- 2-5 Yrs	Deferred Maintenance
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$95,637	\$49,827	\$145,464	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,706,164	\$888,911	\$2,595,076	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary**Facility:** \Middle Schools\Nicholas Orem Middle**Address:** 6100 Editors Park Drive, Hyattsville, MD 20782**Attributes:**

School Area	2
Congressional	5
County Council	2
Historical Building	No
Legislative	22
Original Building	Built in 1962, 95,329 S.F.
School Addition 1	Built in 1990, 4,300 S.F.
School Addition 2	Built in 1993, 6,068 S.F.
School Board District	3
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	105,697 S.F.

Year Built:**Last Renovation:****Facility Description:**

Nicholas Orem Middle School is a two-story, 105,697 square foot facility located on a 16.368-acre site close MD Route 410 in Hyattsville, MD. The original building was constructed in 1962, with additions constructed in 1989 and 1993, and no major renovations performed, with exception of FY06 CF Lockers, roof replacement 2008, Fire safety upgrades 2008, and the kitchen hood in 2007.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, door hardware, interior signage, restrooms, drinking fountains, fire alarm, and elevators.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings and foundation walls. The building has a crawl space of CMU construction.

B. SHELL

The superstructure is concrete reinforced masonry with face brick, load bearing CMU walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Interior doors are solid core wood with hollow metal frames. The doors do not have fire labels. Roofing is typically low-slope with built-up roof, 95,329 sq. ft was replaced in 2008.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Toilet configurations and accessories comply with ADA requirements. Interior graphics and signage do not comply with ADA requirements. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas are typically asbestos tile, ceramic tile, and wood in the gym. Floor finishes in assignable spaces is typically asbestos tile and carpet. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 39,200 square feet of 9x9 vinyl asbestos tiles. Ceiling finishes in common areas are typically 2x2 suspended acoustical tile and 2x4 suspended Tectum panels on ground level. Ceiling finishes in assignable areas are typically 2x2 suspended acoustical tile and 2x4 suspended Tectum panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The plumbing fixtures in about one-half of the school were replaced in 2007. The balances of the fixtures are much older. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas fired hot water generator, and two remote, approximately 100 gallon storage tanks.

HVAC

Heating is provided by two oil-fired boilers. Cooling is supplied by window units. The heating distribution system is a 2-pipe system to unit ventilators. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are, distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from an underground vaulted utility transformer. Power distribution wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded. Lighting is typically 2x2 fluorescent lay-in troffers in the corridors and 1x4 surface wrap-around units in the classrooms. The school lighting underwent a T-8 lamp and ballast change-out in 2007. The exterior parking and roadway lighting consists of bracket arm mounted cobra head HID luminaires on aluminum poles and square concrete bases. Emergency power lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible signal devices in common spaces, interior corridors, etc. and does not comply with ADA requirements. The fire alarm control panel was upgraded in 2008. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact, optical or combination devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and grease trap interceptor. The building also includes fixed casework, window treatments, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site. There is sufficient parking capacity for the occupants where three out of 117 are handicap spaces and paths to building entrances appear to comply with ADA requirements. Landscaping is indigenous and is not irrigated. Drainage handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has a 15,000 gallon underground fuel oil tank that was installed in 1990.

Current Repair Cost: \$11,740,962.92

Replacement Cost: \$27,134,528.86

FCI: 43.27%

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Facility Executive Summary

Facility: \Middle Schools\Nicholas Orem Middle_Original Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1962

Gross Area: 95,329 S.F.

Last Renovation: 2006

Facility Description:

Current Repair Cost: \$11,142,365.65

Replacement Cost: \$24,611,372.38

FCI: 45.27%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Nicholas Orem Middle_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$249.12	S.F.	95,329	101	\$24,033,837	46	1974	1967	2008		\$11,142,365	\$23,748,648	47
Substructure	\$14.31	S.F.	95,329	100	\$1,363,993	100	1962	2062				\$1,363,993	
Foundations	\$14.07	S.F.	95,329	100	\$1,341,208	100	1962					\$1,341,208	
Standard Foundations	\$4.03	S.F.	95,329	0	\$384,238	100	1962					\$384,238	
Slab on Grade	\$10.04	S.F.	95,329	0	\$956,970	100	1962					\$956,970	
Basement Construction	\$0.24	S.F.	95,329	100	\$22,785	100	1962	2062				\$22,785	
Crawl Space	\$3.25	S.F.	7,000	100	\$22,785	100	1962	2062				\$22,785	
Shell	\$74.74	S.F.	95,329	100	\$7,125,075	63	1969	1992			\$3,345,044	\$7,125,075	47
Superstructure	\$28.94	S.F.	95,329	100	\$2,759,263	100	1962	2062				\$2,759,263	
Floor Construction	\$18.69	S.F.	95,329	100	\$1,781,994	100	1962	2062				\$1,781,994	
Roof Construction	\$10.25	S.F.	95,329	0	\$977,269	100	1962					\$977,269	
Exterior Enclosure	\$18.28	S.F.	95,329	100	\$1,742,845	71	1962	1992			\$722,077	\$1,742,845	41
Exterior Walls	\$10.71	S.F.	95,329	100	\$1,020,768	100	1962	2062				\$1,020,768	
Exterior Windows	\$4.61	S.F.	95,329	100	\$439,336	30	1962	1992			\$439,336	\$439,336	100
Exterior Doors	\$2.97	S.F.	95,329	100	\$282,741	30	1962	1992			\$282,741	\$282,741	100
Roofing	\$27.51	S.F.	95,329	100	\$2,622,967	20	1988	2008			\$2,622,967	\$2,622,967	100
Roof Coverings	\$27.47	S.F.	95,329	100	\$2,618,617	20	1988	2008			\$2,618,617	\$2,618,617	100
Roof Openings	\$0.05	S.F.	95,329	100	\$4,350	20	1988	2008			\$4,350	\$4,350	100
Interiors	\$65.90	S.F.	95,329	105	\$6,567,475	40	1963	1967			\$4,064,387	\$6,282,286	65
Interior Construction	\$27.76	S.F.	95,329	100	\$2,646,166	62	1962	1982			\$830,824	\$2,646,166	31
Partitions	\$19.04	S.F.	95,329	100	\$1,815,342	77	1962					\$1,815,342	
Concrete Block Partitions - Regular Weight	\$10.22	S.F.	95,329	100	\$974,369	100	1962					\$974,369	
Drywall Partitions/Metal Stud Framing	\$8.82	S.F.	95,329	100	\$840,973	50	0					\$840,973	
Interior Doors	\$4.33	S.F.	95,329	100	\$413,237	40	1962	2002			\$413,237	\$413,237	100
Fittings	\$4.38	S.F.	95,329	100	\$417,587	20	1962	1982			\$417,587	\$417,587	100
Stairs	\$0.93	S.F.	95,329	100	\$88,447	50	1962	2012			\$88,447	\$88,447	100
Stair Construction	\$0.93	S.F.	95,329	100	\$88,447	50	1962	2012			\$88,447	\$88,447	100
Interior Finishes	\$37.22	S.F.	95,329	108	\$3,832,862	24	1964	1967			\$3,145,116	\$3,547,673	89
Wall Finishes	\$6.34	S.F.	95,329	100	\$604,631	5	1962	1967			\$604,631	\$604,631	100
Paint	\$6.34	S.F.	95,329	100	\$604,631	5	1962	1967			\$604,631	\$604,631	100
Floor Finishes	\$21.49	S.F.	95,329	114	\$2,333,731	32	1967	1972			\$1,645,985	\$2,048,542	80
Carpet	\$7.50	S.F.	15,253	100	\$114,375	5	1990	1995			\$114,375	\$114,375	100
Ceramic Tile	\$19.23	S.F.	5,720	100	\$109,970	50	1962	2012			\$109,970	\$109,970	100
Concrete finish flooring	\$3.60	S.F.	667	100	\$2,404	10	1962	1972			\$2,404	\$2,404	100
Hardwood	\$17.49	S.F.	10,486	100	\$183,416	13	1967	1980			\$183,416	\$183,416	100
Quarry Tile	\$12.08	S.F.	2,860	100	\$34,539	50	1962	2012				\$34,539	
Terrazzo	\$36.06	S.F.	18,113	100	\$653,207	75	1962	2037				\$653,207	
VAT (Resilient Flooring)	\$22.51	S.F.	42,230	130	\$1,235,820	13	1962	1975			\$1,235,820	\$950,631	130
Ceiling Finishes	\$9.38	S.F.	95,329	100	\$894,500	17	1962	1975			\$894,500	\$894,500	100
2x4 Tectum	\$10.54	S.F.	10,000	100	\$105,405	50	1962	2012			\$105,405	\$105,405	100
Acoustical Ceilings	\$9.25	S.F.	85,329	100	\$789,095	13	1962	1975			\$789,095	\$789,095	100
Services	\$83.03	S.F.	95,329	100	\$7,914,814	28	1983	1982	2008		\$2,566,419	\$7,914,814	32
Plumbing	\$10.85	S.F.	95,329	100	\$1,034,782	30	1984	1992	2012		\$127,596	\$1,034,782	12
Plumbing Fixtures, Old	\$12.17	S.F.	52,489	100	\$638,686	30	1989	2019				\$638,686	
Plumbing Fixtures, Renewed	\$2.33	S.F.	42,480	100	\$98,856	30	2007	2037				\$98,856	
Domestic Water Distribution	\$0.85	S.F.	95,329	100	\$81,197	30	1989	2019				\$81,197	
Sanitary Waste	\$1.34	S.F.	95,329	100	\$127,596	30	1962	1992	2012		\$127,596	\$127,596	100
Rain Water Drainage	\$0.93	S.F.	95,329	100	\$88,447	30	1989	2019				\$88,447	
HVAC	\$38.41	S.F.	95,329	100	\$3,661,134	26	1987	1982			\$1,207,812	\$3,661,134	33
Heat Generating Systems	\$8.61	S.F.	95,329	100	\$820,674	25	2002	2027				\$820,674	
Distribution Systems	\$15.96	S.F.	95,329	100	\$1,521,002	30	1989	2019				\$1,521,002	
Terminal & Package Units			0	0		0	0						
Window AC Units	\$11.22	S.F.	95,329	100	\$1,070,066	20	1962	1982			\$1,070,066	\$1,070,066	100
Unit Ventilators	\$11.22	S.F.	95,329	100	\$1,070,066	20	1962	1982			\$1,070,066	\$1,070,066	100
Controls & Instrumentation	\$1.44	S.F.	95,329	100	\$137,746	20	1989	2009			\$137,746	\$137,746	100
Systems Testing & Balancing	\$1.17	S.F.	95,329	100	\$111,646	30	1993	2023				\$111,646	
Fire Protection	\$5.98	S.F.	95,329	100	\$569,832	30	1962	1992	2008		\$569,832	\$569,832	100
Sprinklers	\$5.98	S.F.	95,329	100	\$569,832	30	1962	1992	2008		\$569,832	\$569,832	100
Electrical	\$27.79	S.F.	95,329	100	\$2,649,066	30	1981	1992	2012		\$661,179	\$2,649,066	25
Electrical Service/Distribution	\$2.65	S.F.	95,329	100	\$252,292	30	1962	1992			\$252,292	\$252,292	100
Lighting and Branch Wiring	\$20.85	S.F.	95,329	100	\$1,987,887	30	2007	2037				\$1,987,887	
Communications and Security	\$4.15	S.F.	95,329	100	\$395,837	30	1962	1992			\$395,837	\$395,837	100
Other Electrical Systems	\$0.14	S.F.	95,329	100	\$13,050	15	1993	2008	2012		\$13,050	\$13,050	100
Equipment & Furnishings	\$5.70	S.F.	95,329	100	\$543,710	22	1962	1977			\$543,710	\$543,710	100
Equipment	\$5.70	S.F.	95,329	100	\$543,710	22	1962	1977			\$543,710	\$543,710	100
Institutional Equipment	\$2.87	S.F.	95,329	100	\$274,041	15	1962	1977			\$274,041	\$274,041	100

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$2.83	S.F.	95,329	100	\$269,669	30	1962	1992			\$269,669	\$269,669	100
Food Service Equipment	\$269,669.12	SYSTEM	1	100	\$269,669	30	1962	1992			\$269,669	\$269,669	100
Special Construction			0			0	0				\$222,220		
Special Construction			0			0	0				\$222,220		
ADA Compliance			0	0		0	0				\$222,220		
Building Sitework	\$5.44	S.F.	95,329	100	\$518,770	30	2001	1992	2012		\$400,585	\$518,770	77
Site Improvements	\$4.20	S.F.	95,329	100	\$400,585	30	1962	1992	2012		\$400,585	\$400,585	100
Parking Lots	\$2,348.64	Ea.	117	100	\$274,791	30	1962	1992	2012		\$274,791	\$274,791	100
Pedestrian Paving	\$35.94	L.F.	3,500	100	\$125,794	30	1962	1992	2012		\$125,794	\$125,794	100
Site Mechanical Utilities	\$1.24	S.F.	95,329	100	\$118,185	30	2002	2019				\$118,185	
Fuel Distribution	\$1.24	S.F.	95,329	100	\$118,185	30	2002	2019				\$118,185	
NG Supply	\$0.11	S.F.	95,329	100	\$10,150	25	2002	2027				\$10,150	
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1989	2019				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Nicholas Orem Middle_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$11,142,366			\$942,720		\$833,525		\$2,997,655			\$969,515
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Crawl Space											
Shell	\$3,345,044										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$722,077										
Exterior Walls											
Exterior Windows	\$439,336										
Exterior Doors	\$282,741										
Roofing	\$2,622,967										
Roof Coverings	\$2,618,617										
Roof Openings	\$4,350										
Interiors	\$4,064,388					\$833,525					\$969,515
Interior Construction	\$830,824										
Partitions											
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											
Interior Doors	\$413,237										
Fittings	\$417,587										
Stairs	\$88,447										
Stair Construction	\$88,447										
Interior Finishes	\$3,145,117					\$833,525					\$969,515
Wall Finishes	\$604,631					\$700,933					\$812,573
Paint	\$604,631					\$700,933					\$812,573
Floor Finishes	\$1,645,985					\$132,592					\$156,942
Carpet	\$114,375					\$132,592					\$153,711
Ceramic Tile	\$109,970										
Concrete finish flooring	\$2,404										\$3,231
Hardwood	\$183,416										
Quarry Tile											
Terrazzo											
VAT (Resilient Flooring)	\$1,235,820										
Ceiling Finishes	\$894,501										
2x4 Tectum	\$105,405										
Acoustical Ceilings	\$789,095										
Services	\$2,566,419			\$942,720				\$2,864,785			
Plumbing	\$127,596							\$994,145			
Plumbing Fixtures, Old								\$785,503			
Plumbing Fixtures, Renewed											
Domestic Water Distribution								\$99,863			
Sanitary Waste	\$127,596										
Rain Water Drainage								\$108,779			
HVAC	\$1,207,812			\$942,720				\$1,870,640			
Heat Generating Systems											
Distribution Systems								\$1,870,640			
Terminal & Package Units											
Window AC Units	\$1,070,066			\$942,720							
Unit Ventilators	\$1,070,066										
Controls & Instrumentation	\$137,746										
Systems Testing & Balancing											
Fire Protection	\$569,832										
Sprinklers	\$569,832										
Electrical	\$661,179										
Electrical Service/Distribution	\$252,292										
Lighting and Branch Wiring											
Communications and Security	\$395										

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Equipment & Furnishings	\$543,710										
Equipment	\$543,710										
Institutional Equipment	\$274,041										
Other Equipment	\$269,669										
Food Service Equipment	\$269,669										
Special Construction	\$222,220										
Special Construction	\$222,220										
ADA Compliance	\$222,220										
Building Sitework	\$400,585							\$132,870			
Site Improvements	\$400,585										
Parking Lots	\$274,791										
Pedestrian Paving	\$125,794										
Site Mechanical Utilities								\$132,870			
Fuel Distribution								\$132,870			
NG Supply											
Underground Tank								\$132,870			

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Nicholas Orem Middle_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$7,325,684 \$288,847	\$3,816,681 \$150,489	\$11,142,366 \$439,336	Necess ary- 2-5 Yrs	Capital Renewal	Exterior windows do not work or lock properly. The windows are beyond useful life and should be replaced with energy efficient windows.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$185,892	\$96,849	\$282,741	Necess ary- 2-5 Yrs	Capital Renewal	Exterior doors are in poor condition due to rusting and worn finishes. The doors do not have fire labels and the hardware does not meet ADA requirements.
	B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,721,642	\$896,975	\$2,618,617	Necess ary- 2-5 Yrs	Capital Renewal	The roof is old and deteriorating with missing gravel and blistering in several locations. The roof is beyond useful life and should be replaced.
	B3020	Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,860	\$1,490	\$4,350	Necess ary- 2-5 Yrs	Capital Renewal	
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$271,688	\$141,549	\$413,237	Necess ary- 2-5 Yrs	Capital Renewal	Interior doors are in fair condition due worn finishes. The doors do not have fire labels and door hardware does not meet ADA requirements.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$274,548	\$143,039	\$417,587	Necess ary- 2-5 Yrs	Capital Renewal	Millwork throughout the building is in poor condition due to worn finishes. The tables in the science classrooms are deteriorating and coming unglued. This millwork is beyond useful life and should be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$397,522	\$207,109	\$604,631	Necess ary- 2-5 Yrs	Appearan ce	The paint throughout the building is in fair condition due to smudges and scuff marks, and is beyond useful life.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$75,197	\$39,178	\$114,375	Necess ary- 2-5 Yrs	Capital Renewal	The carpet throughout the building is in poor condition due to stains, wear and tear. The carpet is beyond useful life.
	C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,581	\$824	\$2,404	Necess ary- 2-5 Yrs	Appearan ce	
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$812,505	\$423,315	\$1,235,820	Necess ary- 2-5 Yrs	Environm ental	VAT is in fair condition due to cracks and separating and missing tiles. The VAT is beyond useful life and needs to be replaced.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$518,800	\$270,295	\$789,095	Necess ary- 2-5 Yrs	Capital Renewal	Acoustical ceilings are in poor condition due to stains, fading, and warped tiles throughout the building. The tiles are beyond useful life and should be replaced.

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$374,643	\$195,189	\$569,832	Necess ary- 2-5 Yrs	Building Integrity	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$165,872	\$86,420	\$252,292	Necess ary- 2-5 Yrs	Capital Renewal	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$260,248	\$135,589	\$395,837	Necess ary- 2-5 Yrs	Compliance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$180,172	\$93,870	\$274,041	Necess ary- 2-5 Yrs	Capital Renewal	
D3050165	Unit Ventilators	System	Beyond Useful Life	Renew System	1	Ea.	\$703,528	\$366,538	\$1,070,066	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	Hardwood	System	Beyond Useful Life	Renew System	1	Ea.	\$120,589	\$62,827	\$183,416	Necess ary- 2-5 Yrs	Capital Renewal	Hardwood floors are in poor condition due to worn finishes and separating boards. The floor is beyond useful life and should be replaced.
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$177,297	\$92,372	\$269,669	Necess ary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	95,329	S.F.	\$146,101	\$76,119	\$222,220	Does Not Meet Current Code/Standards	ADA / Accessibility	
C2010	Stair Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$58,151	\$30,297	\$88,447	Necess ary- 2-5 Yrs	Deferred Maintenance	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$72,301	\$37,669	\$109,970	Necess ary- 2-5 Yrs	Deferred Maintenance	
C3030105	2x4 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$69,300	\$36,105	\$105,405	Necess ary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$83,890	\$43,706	\$127,596	Necess ary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$90,563	\$47,183	\$137,746	Necess ary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$8,580	\$4,470	\$13,050	Necess ary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$180,664	\$94,126	\$274,791	Necess ary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$82,705	\$43,089	\$125,794	Necess ary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Nicholas Orem Middle\1989 Addition

Attributes:

None

General Information:

Function:

Middle School

Year Built:

1989

Gross Area:

4,300 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$390,080.50

Replacement Cost: \$1,046,448.00

FCI: 37.28%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Nicholas Orem Middle\1989 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$243.36	S.F.	4,300	100	\$1,046,448	40	1990	1999	2008		\$390,081	\$1,046,448	37
Substructure	\$17.11	S.F.	4,300	100	\$73,578	100	1989					\$73,578	
Foundations	\$17.11	S.F.	4,300	100	\$73,578	100	1989					\$73,578	
Standard Foundations	\$5.75	S.F.	4,300	0	\$24,722	100	1989					\$24,722	
Slab on Grade	\$11.36	S.F.	4,300	0	\$48,856	100	1989					\$48,856	
Shell	\$75.11	S.F.	4,300	100	\$322,961	59	1992	2009			\$262	\$322,961	
Superstructure	\$23.24	S.F.	4,300	100	\$99,936	100	1989					\$99,936	
Roof Construction	\$23.24	S.F.	4,300	0	\$99,936	100	1989					\$99,936	
Exterior Enclosure	\$20.70	S.F.	4,300	100	\$89,014	71	1989	2019				\$89,014	
Exterior Walls	\$12.14	S.F.	4,300	0	\$52,192	100	1989					\$52,192	
Exterior Windows	\$5.22	S.F.	4,300	100	\$22,433	30	1989	2019				\$22,433	
Exterior Doors	\$3.35	S.F.	4,300	100	\$14,389	30	1989	2019				\$14,389	
Roofing	\$31.17	S.F.	4,300	100	\$134,011	20	1998	2009			\$262	\$134,011	
Roof Coverings	\$31.10	S.F.	4,300	100	\$133,749	20	2007	2027				\$133,749	
Roof Openings	\$0.06	S.F.	4,300	100	\$262	20	1989	2009			\$262	\$262	100
Interiors	\$43.18	S.F.	4,300	100	\$185,678	22	1989	1999	2010		\$137,803	\$185,678	74
Interior Construction	\$16.08	S.F.	4,300	100	\$69,131	39	1989	2009			\$21,256	\$69,131	31
Partitions	\$7.74	S.F.	4,300	100	\$33,290	50	1989	2039				\$33,290	
Drywall Partitions/Metal Stud Framing	\$7.74	S.F.	4,300	100	\$33,290	50	1989	2039				\$33,290	
Interior Doors	\$3.39	S.F.	4,300	100	\$14,585	40	1989	2029				\$14,585	
Fittings	\$4.94	S.F.	4,300	100	\$21,256	20	1989	2009			\$21,256	\$21,256	100
Interior Finishes	\$27.10	S.F.	4,300	100	\$116,547	12	1989	1999	2010		\$116,547	\$116,547	100
Wall Finishes	\$6.51	S.F.	4,300	100	\$27,992	10	1989	1999	2010		\$27,992	\$27,992	100
Vinyl Wallcovering	\$6.51	S.F.	4,300	100	\$27,992	10	1989	1999	2010		\$27,992	\$27,992	100
Floor Finishes	\$10.13	S.F.	4,300	100	\$43,558	12	1989	2001			\$43,558	\$43,558	100
VCT	\$10.13	S.F.	4,300	100	\$43,558	12	1989	2001			\$43,558	\$43,558	100
Ceiling Finishes	\$10.46	S.F.	4,300	100	\$44,997	13	1989	2002			\$44,997	\$44,997	100
Acoustical Ceilings	\$10.46	S.F.	4,300	100	\$44,997	13	1989	2002			\$44,997	\$44,997	100
Services	\$104.69	S.F.	4,300	100	\$450,169	26	1991	2009	2008		\$227,930	\$450,169	51
Plumbing	\$1.06	S.F.	4,300	100	\$4,578	30	1989	2019				\$4,578	
Rain Water Drainage	\$1.06	S.F.	4,300	100	\$4,578	30	1989	2019				\$4,578	
HVAC	\$65.56	S.F.	4,300	100	\$281,888	23	1989	2009			\$198,826	\$281,888	71
Distribution Systems	\$18.01	S.F.	4,300	100	\$77,437	30	1989	2019				\$77,437	
Terminal & Package Units	\$44.60	S.F.	4,300	100	\$191,762	20	1989	2009			\$191,762	\$191,762	100
Controls & Instrumentation	\$1.64	S.F.	4,300	100	\$7,064	20	1989	2009			\$7,064	\$7,064	100
Systems Testing & Balancing	\$1.31	S.F.	4,300	100	\$5,625	30	1989	2019				\$5,625	
Fire Protection	\$6.77	S.F.	4,300	100	\$29,104	30	1989	2019	2008		\$29,104	\$29,104	100
Sprinklers	\$6.77	S.F.	4,300	100	\$29,104	30	1989	2019	2008		\$29,104	\$29,104	100
Electrical	\$31.30	S.F.	4,300	100	\$134,599	30	1995	2019				\$134,599	
Electrical Service/Distribution	\$3.00	S.F.	4,300	100	\$12,884	30	1989	2019				\$12,884	
Lighting and Branch Wiring	\$23.61	S.F.	4,300	100	\$101,505	30	2007	2037				\$101,505	
Communications and Security	\$4.70	S.F.	4,300	100	\$20,210	30	1989	2019				\$20,210	
Equipment & Furnishings	\$3.27	S.F.	4,300	100	\$14,062	15	1989	2004			\$14,062	\$14,062	100
Equipment	\$3.27	S.F.	4,300	100	\$14,062	15	1989	2004			\$14,062	\$14,062	100
Institutional Equipment	\$3.27	S.F.	4,300	100	\$14,062	15	1989	2004			\$14,062	\$14,062	100
Special Construction			0			0	0				\$10,024		
Special Construction			0			0	0				\$10,024		
ADA Compliance			0	0		0	0				\$10,024		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Nicholas Orem Middle\1989 Addition (continued)[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Nicholas Orem Middle\1989 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$256,463 \$28,638	\$133,617 \$14,920	\$390,081 \$43,558	Necess ary- 2-5 Yrs	Capital Renewal	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$29,584	\$15,413	\$44,997	Necess ary- 2-5 Yrs	Capital Renewal	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$9,245	\$4,817	\$14,062	Necess ary- 2-5 Yrs	Capital Renewal	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$19,135	\$9,969	\$29,104	Necess ary- 2-5 Yrs	Building Integrity	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,300	S.F.	\$6,590	\$3,433	\$10,024	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3020	Roof Openings	System		Beyond Useful Life	Renew System	1	Ea.	\$172	\$90	\$262	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$13,975	\$7,281	\$21,256	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Vinyl Wallcovering	System		Beyond Useful Life	Renew System	1	Ea.	\$18,404	\$9,588	\$27,992	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$126,076	\$65,686	\$191,762	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$4,644	\$2,420	\$7,064	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Nicholas Orem Middle\1993 Addition

Attributes:

None

General Information:

Function:

Middle School

Year Built:

1993

Gross Area:

6,068 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$208,516.77

Replacement Cost: \$1,476,708.48

FCI: 14.12%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Nicholas Orem Middle\1993 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$243.36	S.F.	6,068	100	\$1,476,708	41	1994	1998	2008		\$208,516	\$1,476,708	14
Substructure	\$18.33	S.F.	6,068	100	\$111,215	100	1993					\$111,215	
Foundations	\$17.46	S.F.	6,068	100	\$105,954	100	1993					\$105,954	
Standard Foundations	\$5.87	S.F.	6,068	0	\$35,626	100	1993					\$35,626	
Slab on Grade	\$11.59	S.F.	6,068	0	\$70,328	100	1993					\$70,328	
Basement Construction	\$0.87	S.F.	6,068	100	\$5,261	100	1993					\$5,261	
Basement Walls	\$0.87	S.F.	6,068	0	\$5,261	100	1993					\$5,261	
Shell	\$76.64	S.F.	6,068	100	\$465,071	59	1993	2013				\$465,071	
Superstructure	\$23.73	S.F.	6,068	100	\$143,979	100	1993					\$143,979	
Roof Construction	\$23.73	S.F.	6,068	0	\$143,979	100	1993					\$143,979	
Exterior Enclosure	\$21.11	S.F.	6,068	100	\$128,105	71	1993	2023				\$128,105	
Exterior Walls	\$12.38	S.F.	6,068	0	\$75,128	100	1993					\$75,128	
Exterior Windows	\$5.32	S.F.	6,068	100	\$32,303	30	1993	2023				\$32,303	
Exterior Doors	\$3.41	S.F.	6,068	100	\$20,674	30	1993	2023				\$20,674	
Roofing	\$31.80	S.F.	6,068	100	\$192,987	20	1993	2013				\$192,987	
Roof Coverings	\$31.74	S.F.	6,068	100	\$192,618	20	1993	2013				\$192,618	
Roof Openings	\$0.06	S.F.	6,068	100	\$369	20	1993	2013				\$369	
Interiors	\$44.35	S.F.	6,068	100	\$269,130	22	1993	1998	2010		\$169,452	\$269,130	63
Interior Construction	\$16.43	S.F.	6,068	100	\$99,678	39	1993	2013				\$99,678	
Partitions	\$7.91	S.F.	6,068	100	\$47,993	50	1993	2043				\$47,993	
Drywall Partitions/Metal Stud Framing	\$7.91	S.F.	6,068	100	\$47,993	50	1993	2043				\$47,993	
Interior Doors	\$3.47	S.F.	6,068	100	\$21,043	40	1993	2033				\$21,043	
Fittings	\$5.05	S.F.	6,068	100	\$30,642	20	1993	2013				\$30,642	
Interior Finishes	\$27.93	S.F.	6,068	100	\$169,452	12	1993	1998	2010		\$169,452	\$169,452	100
Wall Finishes	\$6.63	S.F.	6,068	100	\$40,240	10	1993	1998	2010		\$40,240	\$40,240	100
Paint	\$7.32	S.F.	0	100		5	1993	1998					
Vinyl Wallcovering	\$6.63	S.F.	6,068	100	\$40,240	10	1993	2003	2010		\$40,240	\$40,240	100
Floor Finishes	\$10.18	S.F.	6,068	100	\$61,745	12	1993	2005			\$61,745	\$61,745	100
VCT	\$10.18	S.F.	6,068	100	\$61,745	12	1993	2005			\$61,745	\$61,745	100
Ceiling Finishes	\$11.12	S.F.	6,068	100	\$67,467	13	1993	2006	2010		\$67,467	\$67,467	100
Acoustical Ceilings	\$11.12	S.F.	6,068	100	\$67,467	13	1993	2006	2010		\$67,467	\$67,467	100
Services	\$100.71	S.F.	6,068	100	\$611,080	25	1995	2013	2008		\$4,707	\$611,080	1
Plumbing	\$1.08	S.F.	6,068	100	\$6,553	30	1993	2023				\$6,553	
Rain Water Drainage	\$1.08	S.F.	6,068	100	\$6,553	30	1993	2023				\$6,553	
HVAC	\$66.89	S.F.	6,068	100	\$405,910	23	1993	2013				\$405,910	
Distribution Systems	\$18.37	S.F.	6,068	100	\$111,491	30	1993	2023				\$111,491	
Terminal & Package Units	\$45.54	S.F.	6,068	100	\$276,329	20	1993	2013				\$276,329	
Controls & Instrumentation	\$1.64	S.F.	6,068	100	\$9,968	20	1993	2013				\$9,968	
Systems Testing & Balancing	\$1.34	S.F.	6,068	100	\$8,122	20	1993	2013				\$8,122	
Fire Protection	\$0.78	S.F.	6,068	100	\$4,707	30	1993	2023	2008		\$4,707	\$4,707	100
Sprinklers	\$0.78	S.F.	6,068	100	\$4,707	30	1993	2023	2008		\$4,707	\$4,707	100
Electrical	\$31.96	S.F.	6,068	100	\$193,910	30	1998	2023				\$193,910	
Electrical Service/Distribution	\$3.07	S.F.	6,068	100	\$18,643	30	1993	2023				\$18,643	
Lighting and Branch Wiring	\$24.09	S.F.	6,068	100	\$146,194	30	2007	2037				\$146,194	
Communications and Security	\$4.79	S.F.	6,068	100	\$29,073	30	1993	2023				\$29,073	
Equipment & Furnishings	\$3.33	S.F.	6,068	100	\$20,212	15	1993	2008	2010		\$20,212	\$20,212	100
Equipment	\$3.33	S.F.	6,068	100	\$20,212	15	1993	2008	2010		\$20,212	\$20,212	100
Institutional Equipment	\$3.33	S.F.	6,068	100	\$20,212	15	1993	2008	2010		\$20,212	\$20,212	100
Special Construction			0			0	0				\$14,145		
Special Construction			0			0	0				\$14,145		
ADA Compliance			0	0		0	0				\$14,145		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Nicholas Orem Middle\1993 Addition (continued)[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Middle Schools\Nicholas Orem Middle\1993 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$137,092 \$40,595	\$71,425 \$21,150	\$208,517 \$61,745	Necess ary- 2-5 Yrs	Capital Renewal	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$3,095	\$1,612	\$4,707	Necess ary- 2-5 Yrs	Building Integrity	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	6,068	S.F.	\$9,300	\$4,845	\$14,145	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3010230	Vinyl Wallcovering	System		Beyond Useful Life	Renew System	1	Ea.	\$26,456	\$13,784	\$40,240	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$44,357	\$23,110	\$67,467	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$13,289	\$6,924	\$20,212	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Middle Schools\Oxon Hill Middle**Address:** 9570 Fort Foote Road, Fort Washington, MD 20744**Attributes:**

School Area	TA
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1972, 106,801 S.F.
School Board District	8
School Grade	7th-8th

General Information:

Function:	Middle School
Gross Area:	106,801 S.F.

Year Built:
Last Renovation:**Facility Description:**

Oxon Hill Middle School is a 106,801 square foot facility located on a 21.3-acre site close to Route 210 (Indian Head Highway) in Fort Washington, MD. The facility was constructed in 1972 and has no additions and no major renovations with the exception of the chimney which was replaced in 2010 and a large portion of the roof that was replaced in 2012. The facility consists of two buildings, a one story building, which includes a gymnasium, cafeteria administrative area and classrooms, and a two story building, which includes a library, classrooms and science labs. The two buildings are connected by a long corridor and a covered exterior walkway.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, but does have a crawl space of CMU construction.

B. SHELL

The superstructure is steel and concrete frame. Floor construction is metal pan with lightweight fill. Roof construction is Tectum roof deck. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel in. Roofing is pitched on the two-story building in the back and low-slope on the one-story building in the front. More than half of the roof was replaced in 2012. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior construction partition wall types typically include painted CMU, glazed block wainscot in the corridors, and drywall. Interior doors are generally solid core wood doors and fire doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. Toilet configurations and accessories do not comply with ADA requirements. Interior graphics and/or signage do not comply with ADA requirements. Stair construction includes concrete risers and treads with concrete finishes. The interior wall finishes are typically painted CMU, painted drywall and exposed brick. Floor finishes in common areas is typically terrazzo and vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile and carpet. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 67,350 square feet of 12x12 vinyl asbestos tiles. Ceiling finishes in common areas are typically 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x4 suspended acoustical panels, plaster, and drywall.

D. SERVICES**Conveying**

The building includes one elevator.

Plumbing

Urinals, toilets, and flush valves were installed in 2007. Sinks, faucets, and other plumbing fixtures are original. Most of the water fountains are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is a combination of internal and external with roof drains. Domestic hot water is provided by gas hot water heaters scattered throughout of the school and one is located in the boiler room.

HVAC

Heating is provided by three gas/oil boilers, which were installed in 1971. Cooling is supplied by a combination of window units and water cooled chiller. The water cooled chiller serves approximately 25% of the building; the office area, multipurpose room, teachers lounge, and classrooms 5, 6, and 7. The remaining 75% is cooled by window units. The heating/cooling distribution system is a ductwork and 2-pipe system using unit ventilators and air handlers. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building has a fire sprinkler system. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer. Power distribution wiring is typically copper 3-wire grounded and is adequate. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted, and pendant-mounted fluorescent and incandescent. Illumination was installed 2007. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces, balconies, and interior corridors, and does not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets. The building includes an internal security system that is actuated by optical and motion detector devices and is centrally monitored.

Other Electrical Systems: The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, detention, laboratory, medical equipment, food service equipment and two kitchen grease traps. The building also includes fixed casework, window treatment, floor grilles and mats and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site. There is sufficient parking capacity for the occupants where four out of 90 are handicap spaces and path to building entrance does not comply with ADA requirements. Additional unmarked parking is located near the gymnasium. Landscaping is mature and is not irrigated. Drainage is handled by area drains. Concrete sidewalks are immediately adjacent to the facility. There appears to be adequate site lighting for vehicular and pedestrian night traffic, except for the left-rear side of the building, near the gymnasium. The school has a 8,000 gallon fuel oil tank that was installed in 2008.

Current Repair Cost: \$16,538,030.57**Replacement Cost:** \$28,835,322.64**FCI:** 57.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Oxon Hill Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1972

Gross Area: 106,801 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$16,538,030.57

Replacement Cost: \$28,835,322.64

FCI: 57.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Oxon Hill Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.99	S.F.	106,801	102	\$29,305,350	43	1975	1977	2007		\$16,538,029	\$28,835,318	57
Substructure	\$13.00	S.F.	106,801	100	\$1,388,899	100	1972					\$1,388,899	
Foundations	\$13.00	S.F.	106,801	100	\$1,388,899	100	1972					\$1,388,899	
Standard Foundations	\$3.71	S.F.	106,801	0	\$396,364	100	1972					\$396,364	
Slab on Grade	\$9.29	S.F.	106,801	0	\$992,535	100	1972					\$992,535	
Shell	\$78.79	S.F.	106,801	100	\$8,414,614	68	1983	2002			\$752,117	\$8,414,614	9
Superstructure	\$36.26	S.F.	106,801	100	\$3,872,672	100	1972					\$3,872,672	
Floor Construction	\$17.23	S.F.	106,801	0	\$1,840,494	100	1972					\$1,840,494	
Roof Construction	\$19.03	S.F.	106,801	0	\$2,032,178	100	1972					\$2,032,178	
Exterior Enclosure	\$16.97	S.F.	106,801	100	\$1,812,878	71	1972	2002			\$752,117	\$1,812,878	41
Exterior Walls	\$9.93	S.F.	106,801	0	\$1,060,761	100	1972					\$1,060,761	
Exterior Windows	\$4.29	S.F.	106,801	100	\$458,093	30	1972	2002			\$458,093	\$458,093	100
Exterior Doors	\$2.75	S.F.	106,801	100	\$294,024	30	1972	2002			\$294,024	\$294,024	100
Roofing	\$25.55	S.F.	106,801	100	\$2,729,064	20	2012	2032				\$2,729,064	
Roof Coverings	\$25.48	S.F.	106,801	100	\$2,720,942	20	2012	2032				\$2,720,942	
Roof Openings	\$0.08	S.F.	106,801	100	\$8,122	20	2012	2032				\$8,122	
Interiors	\$50.46	S.F.	106,801	108	\$5,827,962	34	1972	1977	2007		\$4,281,821	\$5,388,876	79
Interior Construction	\$16.49	S.F.	106,801	100	\$1,760,815	69	1972	1992	2007		\$730,999	\$1,760,815	42
Partitions	\$9.64	S.F.	106,801	100	\$1,029,816	98	1972	2022				\$1,029,816	
Concrete Block Partitions - Regular Weight	\$9.72	S.F.	101,461	0	\$986,119	100	1972					\$986,119	
Drywall Partitions/Metal Stud Framing	\$8.18	S.F.	5,340	100	\$43,697	50	1972	2022				\$43,697	
Interior Doors	\$2.78	S.F.	106,801	100	\$297,273	40	1972	2012	2007		\$297,273	\$297,273	100
Fittings	\$4.06	S.F.	106,801	100	\$433,726	20	1972	1992			\$433,726	\$433,726	100
Stairs	\$1.41	S.F.	106,801	100	\$151,073	50	1972	2022				\$151,073	
Stair Construction	\$1.41	S.F.	106,801	100	\$151,073	50	1972	2022				\$151,073	
Interior Finishes	\$32.56	S.F.	106,801	113	\$3,916,074	17	1972	1977			\$3,550,822	\$3,476,988	102
Wall Finishes	\$5.97	S.F.	106,801	100	\$637,508	9	1972	1977			\$637,508	\$637,508	100
Glazed Wainscot	\$3.67	S.F.	26,700	100	\$97,872	10	1972	1982			\$97,872	\$97,872	100
Paint	\$5.87	S.F.	80,101	100	\$470,278	5	1972	1977			\$470,278	\$470,278	100
Tile	\$13.87	S.F.	5,000	100	\$69,358	35	1972	2007			\$69,358	\$69,358	100
Floor Finishes	\$17.39	S.F.	106,801	124	\$2,296,575	18	1972	1977			\$2,081,176	\$1,857,489	112
Carpet	\$6.95	S.F.	1,068	100	\$7,424	5	1972	1977			\$7,424	\$7,424	100
Ceramic Tile	\$17.81	S.F.	1,068	100	\$19,022	50	1972	2022				\$19,022	
Terrazo	\$33.43	S.F.	5,340	110	\$196,377	75	1972	2047				\$178,525	
VAT (Resilient Flooring)	\$20.87	S.F.	67,285	130	\$1,825,345	13	1972	1985			\$1,825,345	\$1,404,111	130
VCT	\$8.15	S.F.	29,904	100	\$243,794	12	1972	1984			\$243,794	\$243,794	100
Wood	\$2.16	S.F.	2,136	100	\$4,613	10	1972	1982			\$4,613	\$4,613	100
Ceiling Finishes	\$9.19	S.F.	106,801	100	\$981,991	19	1972	1985			\$832,138	\$981,991	85
Plaster Ceilings	\$15.59	S.F.	9,612	100	\$149,853	50	1972	2022				\$149,853	
Drywall Ceilings	\$9.63	S.F.	1,068	100	\$10,283	13	1972	1985			\$10,283	\$10,283	100
Acoustical Ceilings	\$8.58	S.F.	95,053	100	\$815,406	13	1972	1985			\$815,406	\$815,406	100
Tectum Ceilings	\$6.04	S.F.	1,068	100	\$6,449	20	1972	1992			\$6,449	\$6,449	100
Services	\$119.25	S.F.	106,801	100	\$12,766,579	25	1974	1987			\$10,701,912	\$12,735,633	84
Conveying	\$1.67	S.F.	106,801	110	\$196,558	30	1972	2002			\$196,558	\$178,689	110
Elevators and Lifts	\$1.67	S.F.	106,801	110	\$196,558	30	1972	2002			\$196,558	\$178,689	110
Plumbing	\$14.21	S.F.	106,801	100	\$1,517,229	30	1972	2002			\$1,517,229	\$1,517,229	100
Plumbing Fixtures	\$11.30	S.F.	106,801	100	\$1,206,961	30	1972	2002			\$1,206,961	\$1,206,961	100
Domestic Water Distribution	\$0.81	S.F.	106,801	100	\$86,095	30	1972	2002			\$86,095	\$86,095	100
Sanitary Waste	\$1.23	S.F.	106,801	100	\$131,580	30	1972	2002			\$131,580	\$131,580	100
Rain Water Drainage	\$0.87	S.F.	106,801	100	\$92,593	30	1972	2002			\$92,593	\$92,593	100
HVAC	\$71.78	S.F.	106,801	100	\$7,665,747	22	1972	1987			\$7,665,747	\$7,665,747	100
Heat Generating Systems	\$7.99	S.F.	106,801	100	\$852,833	30	1972	2002			\$852,833	\$852,833	100
Cooling Generating Systems	\$10.05	S.F.	106,801	100	\$1,073,757	30	1972	2002			\$1,073,757	\$1,073,757	100
Distribution Systems	\$14.80	S.F.	106,801	100	\$1,580,583	30	1972	2002			\$1,580,583	\$1,580,583	100
Terminal & Package Units	\$36.50	S.F.	106,801	100	\$3,898,664	15	1972	1987			\$3,898,664	\$3,898,664	100
Controls & Instrumentation	\$1.35	S.F.	106,801	100	\$144,575	20	1972	1992			\$144,575	\$144,575	100
Systems Testing & Balancing	\$1.08	S.F.	106,801	100	\$115,335	30	1972	2002			\$115,335	\$115,335	100
Fire Protection	\$5.55	S.F.	106,801	100	\$592,922	30	1972	2002			\$592,922	\$592,922	100
Sprinklers	\$5.55	S.F.	106,801	100	\$592,922	30	1972	2002			\$592,922	\$592,922	100
Electrical	\$26.04	S.F.	106,801	100	\$2,794,123	30	1981	1987			\$729,456	\$2,781,046	26
Electrical Service/Distribution	\$2.45	S.F.	106,801	105	\$274,612	30	1972	2002			\$274,612	\$261,535	105
Lighting and Branch Wiring	\$19.33	S.F.	106,801	100	\$2,064,667	30	2007	2037				\$2,064,667	
Communications and Security	\$3.85	S.F.	106,801	100	\$410,984	30	1972	2002			\$410,984	\$410,984	100
Other Electrical Systems	\$0.41	S.F.	106,801	100	\$43,860	15	1972	1987			\$43,860	\$43,860	100
Equipment & Furnishings	\$5.02	S.F.	106,801	100	\$535,967	22	1972	1987			\$535,967	\$535,967	100
Equipment	\$5.02	S.F.	106,801	100	\$535,967	22	1972	1987			\$535,967	\$535,967	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Institutional Equipment	\$2.68	S.F.	106,801	100	\$285,902	15	1972	1987			\$285,902	\$285,902	100
Other Equipment	\$2.34	S.F.	106,801	100	\$250,065	30	1972	2002			\$250,065	\$250,065	100
Food Service Equipment	\$250,064.89	SYSTEM	1	100	\$250,065	30	1972	2002			\$250,065	\$250,065	100
Special Construction			0			0	0				\$248,962		
Special Construction			0			0	0				\$248,962		
ADA Compliance			0	0		0	0				\$248,962		
Building Sitework	\$3.48	S.F.	106,801	100	\$371,329	30	1972	2002	2022		\$17,250	\$371,329	5
Site Improvements	\$2.30	S.F.	106,801	100	\$246,044	30	1972	2002	2022			\$246,044	
Parking Lots	\$2,208.16	Each	90	100	\$198,734	30	1972	2002	2022	10		\$198,734	
Pedestrian Paving	\$33.34	L.F.	1,419	100	\$47,310	30	1972	2002	2022	10		\$47,310	
Site Mechanical Utilities	\$1.17	S.F.	106,801	100	\$125,285	30	1972	2002			\$17,250	\$125,285	14
Fuel Distribution	\$1.17	S.F.	106,801	100	\$125,285	30	1972	2002			\$17,250	\$125,285	14
NG Supply	\$0.11	S.F.	106,801	100	\$11,371	30	1972	2002			\$11,371	\$11,371	100
Propane Tank	\$5,879.38	SYSTEM	1	100	\$5,879	30	1972	2002			\$5,879	\$5,879	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2008	2038				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Oxon Hill Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$16,538,031					\$553,787					\$1,599,095
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$752,117										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$752,117										
Exterior Walls											
Exterior Windows	\$458,093										
Exterior Doors	\$294,024										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$4,281,821					\$553,787					\$1,268,432
Interior Construction	\$730,999										\$58,725
Partitions											\$58,725
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											\$58,725
Interior Doors	\$297,273										
Fittings	\$433,726										
Stairs											\$203,030
Stair Construction											\$203,030
Interior Finishes	\$3,550,821					\$553,787					\$1,006,677
Wall Finishes	\$637,507					\$545,181					\$763,546
Glazed Wainscot	\$97,872										\$131,531
Paint	\$470,278					\$545,181					\$632,014
Tile	\$69,358										
Floor Finishes	\$2,081,176					\$8,606					\$41,741
Carpet	\$7,424					\$8,606					\$9,977
Ceramic Tile											\$25,564
Terrazo											
VAT (Resilient Flooring)	\$1,825,345										
VCT	\$243,794										
Wood	\$4,613										\$6,200
Ceiling Finishes	\$832,138										\$201,391
Plaster Ceilings											\$201,391
Drywall Ceilings	\$10,283										
Acoustical Ceilings	\$815,406										
Tectum Ceilings	\$6,449										
Services	\$10,701,913										
Conveying	\$196,558										
Elevators and Lifts	\$196,558										
Plumbing	\$1,517,230										
Plumbing Fixtures	\$1,206,961										
Domestic Water Distribution	\$86,095										
Sanitary Waste	\$131,580										
Rain Water Drainage	\$92,593										
HVAC	\$7,665,748										
Heat Generating Systems	\$852,833										
Cooling Generating Systems	\$1,073,757										
Distribution Systems	\$1,580,583										
Terminal & Package Units	\$3,898,664										
Controls & Instrumentation	\$144,575										
Systems Testing & Balancing	\$115,335										
Fire Protection	\$592,922										
Sprinklers	\$592,922										
Electrical	\$729,456										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Oxon Hill Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$10,873,130 \$301,179	\$5,664,901 \$156,914	\$16,538,031 \$458,093	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$193,310	\$100,714	\$294,024	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some exterior doors are not easy to operate and some do not seal tightly.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$285,159	\$148,568	\$433,726	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$309,190	\$161,088	\$470,278	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$160,285	\$83,509	\$243,794	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$4,881	\$2,543	\$7,424	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$3,033	\$1,580	\$4,613	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$536,099	\$279,308	\$815,406	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are damaged due to roof leaks.
D1010		Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$129,229	\$67,328	\$196,558	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$793,531	\$413,430	\$1,206,961	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures, including toilets and urinals, are mostly original, but some were updated throughout the years. There are some rusted and cracked sinks and original water fountains that are inoperable.
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$56,605	\$29,491	\$86,095	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$60,877	\$31,717	\$92,593	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$86,509	\$45,071	\$131,580	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,563,224	\$1,335,440	\$3,898,664	Necess ary- 2-5 Yrs	Deferred Maintena nce	Terminal units are mostly original and are beyond useful life. The chiller cooling tower shows signs of damage and decay in the underlining tray.

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Facility Executive Summary

D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$560,705	\$292,127	\$852,833	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating generation system is original and needs update. The school engineer indicated that the system keeps going off and that repairs are needed. The system expired and needs replacement.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$705,955	\$367,802	\$1,073,757	Necess ary- 2-5 Yrs	Deferred Maintena nce	The school has window units for cooling and some roof top units. The window units are out of compliance with current code and are outdated, hard to control, and noisy.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,039,174	\$541,410	\$1,580,583	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$95,053	\$49,523	\$144,575	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system is mostly inadequate and has major issues. Window units are not centrally controlled and not easy to control.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$75,829	\$39,507	\$115,335	Necess ary- 2-5 Yrs	Deferred Maintena nce	The system testing and balancing is mostly out of order. Some rooms' controls are inadequate, especially in the original building. The library has major control problems.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$389,824	\$203,098	\$592,922	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$180,547	\$94,065	\$274,612	Necess ary- 2-5 Yrs	Deferred Maintena nce	The electrical distribution system and switch-gear are mostly original and are beyond useful life. Some panels have no expansion capacity.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$270,207	\$140,778	\$410,984	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$28,836	\$15,024	\$43,860	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$187,970	\$97,932	\$285,902	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$7,476	\$3,895	\$11,371	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$3,865	\$2,014	\$5,879	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$195,446	\$101,827	\$297,273	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$45,600	\$23,758	\$69,358	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$1,200,095	\$625,250	\$1,825,345	Necess ary- 2-5 Yrs	Deferred Maintena nce	According to the A.H.E.R.A. Management Plan, the school contains 67,350 square feet of 12x12 vinyl asbestos tiles.
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$6,760	\$3,522	\$10,283	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$164,408	\$85,657	\$250,065	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	106,801	S.F.	\$163,683	\$85,279	\$248,962	Does Not Meet Current Code/Standards	ADA / Accessibility
C3030210	Tectum Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$4,240	\$2,209	\$6,449	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Glazed Wainscot	System	Beyond Useful Life	Renew System	1	Ea.	\$64,347	\$33,525	\$97,872	Necessary- 2-5 Yrs	Deferred Maintenance

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Samuel Ogle Middle
Address: 4111 Chelmont Lane, Bowie, MD 20715

Attributes:

School Area	1
Congressional	5
County Council	5
Historical Building	No
Legislative	23A
Original Building	Built in 1967, 133,631 S.F.
School Board District	5
School Grade	6th-8th

General Information:

Function: Middle School
Gross Area: 133,631 S.F.

Year Built:
Last Renovation:

Facility Description:

Samuel Ogle Middle School is a two-story, 133,631 square foot facility located on a 9.4-acre close to MD Route 197 and MD Route 564 in Bowie, MD. The original building was constructed in 1967 and no additions were constructed. Minor renovations were performed in 2007 and 2012; unit ventilators were also replaced in 2012. The building was converted from an elementary school to a middle school in 2005.

ACCESSIBILITY ISSUES

Efforts to make the facility compliant with ADA requirements were observed. Entrance ramp to the main entrance has a change in texture, a chair lift has been installed at one stair case, and there is vertical chair lift in the building. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade on the first floor and metal pan with lightweight fill on the second floor. Roof construction is metal pan with lightweight fill. The roof was replaced in 1999. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is a combination of pitched and low-slope with built-up roof, standing seam metal.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed blocks. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Interior wall finishes are typically glazed blocks, tiles, and paint. Floor finishes in common areas is typically terrazzo, ceramic tiles, and VAT resilient tiles. Floor finishes in assignable spaces is typically vinyl tile, VAT resilient tiles, and wood. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, 1x1 glued acoustical tile, 2x2 or 2x4 suspended acoustical panels and exposed deck. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that asbestos is present in almost all floor tiles and ceiling tiles. Other areas include fire doors, hot water pipe insulation and air handling unit cover.

D. SERVICES

Conveying

The building has a vertical chair. There is also a stairway chair lift.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains, gutters and downspouts. The building does not have a sprinkler system, except in mechanical rooms and janitor's closets.

HVAC

Heating is provided by two steam, oil fired boilers (replaced in 2008) that supply fin tube radiators, air handlers and terminal units throughout the building. Cooling is provided by individual window units for each classroom and centrifugal chiller with a cooling tower for the cafeteria and main office. The chiller was installed in 2005. Fresh air is supplied mostly by air handlers and fan coils during heating and by infiltration in cooling season. Unit ventilators were replaced in 2012. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to the main disconnect that was upgraded in 1998. Lighting in a couple of the classrooms has been upgraded. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. The system does not comply with ADA or life safety requirements. Kitchen range hood lacks a fire suppression system. Telephone and data systems are separate, not located in dedicated closets. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), audio-visual, laboratory, medical equipment, food service equipment and a grease trap interceptor. The building also includes fixed casework, floor grilles and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site. Four out of 96 are handicap spaces and paths to building entrances. Landscaping is not irrigated. Drainage is generally handled by surface drainage. The fuel oil tank was replaced in 1998 and includes leak detector and level indication.

Current Repair Cost: \$22,736,077.84**Replacement Cost:** \$35,947,353.55**FCI:** 63.25%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Samuel Ogle Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1967

Gross Area: 133,631 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$22,736,077.84

Replacement Cost: \$35,947,353.55

FCI: 63.25%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Samuel Ogle Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$268.20	S.F.	133,631	102	\$36,391,046	40	1972	1977	2007		\$22,736,078	\$35,839,334	63
Substructure	\$15.27	S.F.	133,631	100	\$2,040,657	100	1967					\$2,040,657	
Foundations	\$15.27	S.F.	133,631	100	\$2,040,657	100	1967					\$2,040,657	
Standard Foundations	\$5.23	S.F.	133,631	100	\$699,189	100	1967					\$699,189	
Slab on Grade	\$10.04	S.F.	133,631	100	\$1,341,468	100	1967					\$1,341,468	
Shell	\$66.82	S.F.	133,631	100	\$8,928,893	59	1979	1997			\$1,042,687	\$8,928,893	12
Superstructure	\$20.44	S.F.	133,631	100	\$2,731,717	100	1997					\$2,731,717	
Roof Construction	\$20.44	S.F.	133,631	0	\$2,731,717	100	1997					\$2,731,717	
Exterior Enclosure	\$18.83	S.F.	133,631	100	\$2,516,269	71	1967	1997			\$1,042,687	\$2,516,269	41
Exterior Walls	\$11.03	S.F.	133,631	0	\$1,473,582	100	1967					\$1,473,582	
Exterior Windows	\$4.76	S.F.	133,631	100	\$636,181	30	1967	1997			\$636,181	\$636,181	100
Exterior Doors	\$3.04	S.F.	133,631	100	\$406,506	30	1967	1997			\$406,506	\$406,506	100
Roofing	\$27.55	S.F.	133,631	100	\$3,680,907	20	1999	2019				\$3,680,907	
Roof Coverings	\$27.55	S.F.	133,631	100	\$3,680,907	20	1999	2019				\$3,680,907	
Interiors	\$57.79	S.F.	133,631	107	\$8,274,845	34	1971	1979	2009		\$6,734,078	\$7,723,133	87
Interior Construction	\$18.16	S.F.	133,631	100	\$2,426,838	70	1967	1987			\$1,018,296	\$2,426,838	42
Partitions	\$10.54	S.F.	133,631	100	\$1,408,542	100	1967	2067				\$1,408,542	
Concrete Block Partitions - Regular Weight	\$10.54	S.F.	133,631	0	\$1,408,542	100	1967	2067				\$1,408,542	
Interior Doors	\$3.12	S.F.	133,631	100	\$416,668	40	1967	2007			\$416,668	\$416,668	100
Fittings	\$4.50	S.F.	133,631	100	\$601,628	20	1967	1987			\$601,628	\$601,628	100
Stairs	\$1.78	S.F.	133,631	100	\$237,806	50	1967	2017	2009		\$237,806	\$237,806	100
Stair Construction	\$1.78	S.F.	133,631	100	\$237,806	50	1967	2017	2009		\$237,806	\$237,806	100
Stairs	\$1.78	S.F.	133,631	100	\$237,806	50	1967	2017	2009		\$237,806	\$237,806	100
Interior Finishes	\$37.85	S.F.	133,631	111	\$5,610,201	18	1975	1979			\$5,477,976	\$5,058,489	108
Wall Finishes	\$9.19	S.F.	133,631	100	\$1,228,059	20	1993	2002			\$1,228,059	\$1,228,059	100
Paint	\$6.53	S.F.	93,541	100	\$610,363	5	2004	2009			\$610,363	\$610,363	100
Tile	\$15.41	S.F.	40,090	100	\$617,696	35	1967	2002			\$617,696	\$617,696	100
Floor Finishes	\$19.13	S.F.	133,631	122	\$3,107,747	15	1967	1979			\$2,975,522	\$2,556,035	116
Ceramic Tile	\$19.79	S.F.	6,682	100	\$132,225	50	1967	2017				\$132,225	
Concrete	\$3.73	S.F.	2,673	100	\$9,961	30	1967	1997			\$9,961	\$9,961	100
VAT	\$22.94	S.F.	80,179	130	\$2,390,752	13	1967	1980			\$2,390,752	\$1,839,040	130
VCT	\$9.07	S.F.	48,105	100	\$436,080	12	1967	1979			\$436,080	\$436,080	100
Wood Gym Floor	\$20.76	S.F.	6,682	100	\$138,729	20	1967	1987			\$138,729	\$138,729	100
Ceiling Finishes	\$9.54	S.F.	133,631	100	\$1,274,395	25	1967	1992			\$1,274,395	\$1,274,395	100
Services	\$120.43	S.F.	133,631	100	\$16,093,553	26	1972	1977	2007		\$13,641,332	\$16,093,553	85
Conveying	\$1.31	S.F.	133,631	100	\$174,797	0	0		2007		\$174,797	\$174,797	100
Elevators and Lifts	\$1.31	S.F.	133,631	100	\$174,797	0	0		2007		\$174,797	\$174,797	100
Plumbing	\$15.76	S.F.	133,631	100	\$2,105,698	30	1967	1997			\$2,105,698	\$2,105,698	100
Plumbing Fixtures	\$12.55	S.F.	133,631	100	\$1,676,835	30	1967	1997			\$1,676,835	\$1,676,835	100
Domestic Water Distribution	\$0.88	S.F.	133,631	100	\$117,887	30	1967	1997			\$117,887	\$117,887	100
Sanitary Waste	\$1.37	S.F.	133,631	100	\$182,927	30	1967	1997			\$182,927	\$182,927	100
Rain Water Drainage	\$0.96	S.F.	133,631	100	\$128,049	30	1967	1997			\$128,049	\$128,049	100
HVAC	\$69.62	S.F.	133,631	100	\$9,302,879	23	1980	1977			\$6,850,658	\$9,302,879	74
Heat Generating Systems	\$8.88	S.F.	133,631	100	\$1,186,996	30	2008	2038			\$228,683	\$1,186,996	19
Cooling Generating Systems	\$11.18	S.F.	133,631	100	\$1,493,908	30	2005	2035				\$1,493,908	
Distribution Systems	\$16.46	S.F.	133,631	100	\$2,199,195	30	1967	1997			\$2,199,195	\$2,199,195	100
Terminal & Package Units	\$30.42	S.F.	133,631	100	\$4,065,055	15	1967	1982			\$4,065,055	\$4,065,055	100
Controls & Instrumentation	\$1.49	S.F.	133,631	100	\$199,188	20	1967	1987			\$199,188	\$199,188	100
Systems Testing & Balancing	\$1.19	S.F.	133,631	100	\$158,537	10	1967	1977			\$158,537	\$158,537	100
Fire Protection	\$6.16	S.F.	133,631	100	\$823,174	30	1967	1997			\$823,174	\$823,174	100
Sprinklers	\$6.16	S.F.	133,631	100	\$823,174	30	1967	1997			\$823,174	\$823,174	100
Electrical	\$27.59	S.F.	133,631	100	\$3,687,005	30	1967	1982			\$3,687,005	\$3,687,005	100
Electrical Service/Distribution	\$2.51	S.F.	133,631	100	\$335,367	30	1967	1997			\$335,367	\$335,367	100
Lighting and Branch Wiring	\$21.55	S.F.	133,631	100	\$2,880,091	30	1967	1997			\$2,880,091	\$2,880,091	100
Communications and Security	\$3.39	S.F.	133,631	100	\$453,254	30	1967	1997			\$453,254	\$453,254	100
Other Electrical Systems	\$0.14	S.F.	133,631	100	\$18,293	15	1967	1982			\$18,293	\$18,293	100
Equipment & Furnishings	\$5.06	S.F.	133,631	100	\$676,356	21	1967	1982			\$676,356	\$676,356	100
Equipment	\$5.06	S.F.	133,631	100	\$676,356	21	1967	1982			\$676,356	\$676,356	100
Institutional Equipment	\$2.98	S.F.	133,631	100	\$398,375	15	1967	1982			\$398,375	\$398,375	100
Other Equipment	\$2.08	S.F.	133,631	100	\$277,981	30	1967	1997			\$277,981	\$277,981	100
Food Service Equipment, EACH	\$277,980.64	SYSTE M	1	100	\$277,981	30	1967	1997			\$277,981	\$277,981	100
Special Construction			0			0	0				\$264,883		
Special Construction			0			0	0				\$264,883		
ADA Compliance			0	0		0	0				\$264,883		
Building Sitework	\$2.82	S.F.	133,631	100	\$376,742	30	1967	1997			\$376,742	\$376,742	100
Site Improvements	\$2.71	S.F.	133,631	100	\$362,514	30	1967	1997			\$362,514	\$362,514	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$2,454.68	Ea.	96	100	\$235,649	30	1967	1997			\$235,649	\$235,649	100
Pedestrian Paving	\$37.05	L.F.	3,424	100	\$126,865	30	1967	1997			\$126,865	\$126,865	100
Site Mechanical Utilities	\$0.11	S.F.	133,631	100	\$14,228	30	1967	1997			\$14,228	\$14,228	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	133,631	100	\$14,228	30	1967	1997			\$14,228	\$14,228	100
Gas Service Piping	\$0.11	S.F.	133,631	100	\$14,228	30	1967	1997			\$14,228	\$14,228	100

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Facility Executive Summary

Facility: \Middle Schools\Samuel Ogle Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$22,736,078					\$860,863		\$4,527,052			\$1,033,338
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,042,687							\$4,527,052			
Superstructure											
Roof Construction											
Exterior Enclosure	\$1,042,687										
Exterior Walls											
Exterior Windows	\$636,181										
Exterior Doors	\$406,506										
Roofing								\$4,527,052			
Roof Coverings								\$4,527,052			
Interiors	\$6,734,078					\$860,863					\$820,277
Interior Construction	\$1,018,296										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$416,668										
Fittings	\$601,628										
Stairs	\$237,806										
Stair Construction	\$237,806										
Stairs	\$237,806										
Interior Finishes	\$5,477,976					\$860,863					\$820,277
Wall Finishes	\$1,228,059					\$707,579					\$820,277
Paint	\$610,363					\$707,579					\$820,277
Tile	\$617,696										
Floor Finishes	\$2,975,522					\$153,285					
Ceramic Tile						\$153,285					
Concrete	\$9,961										
VAT	\$2,390,752										
VCT	\$436,080										
Wood Gym Floor	\$138,729										
Ceiling Finishes	\$1,274,395										
Services	\$13,641,332										\$213,061
Conveying	\$174,797										
Elevators and Lifts	\$174,797										
Plumbing	\$2,105,699										
Plumbing Fixtures	\$1,676,835										
Domestic Water Distribution	\$117,887										
Sanitary Waste	\$182,927										
Rain Water Drainage	\$128,049										
HVAC	\$6,850,658										\$213,061
Heat Generating Systems	\$228,683										
Cooling Generating Systems											
Distribution Systems	\$2,199,195										
Terminal & Package Units	\$4,065,055										
Controls & Instrumentation	\$199,188										
Systems Testing & Balancing	\$158,537										\$213,061
Fire Protection	\$823,174										
Sprinklers	\$823,174										
Electrical	\$3,687,005										
Electrical Service/Distribution	\$335,367										
Lighting and Branch Wiring	\$2,880,091										
Communications and Security	\$453,254										
Other Electrical Systems	\$18,293										
Equipment & Furnishings	\$676,356										
Equipment	\$676,356										
Institutional Equipment	\$398,375										
Other Equipment	\$277,981										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Samuel Ogle Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$14,948,112 \$418,265	\$7,787,966 \$217,916	\$22,736,078 \$636,181	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are old, not energy efficient, and some are rusted and do not seal properly when closed.
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$267,262	\$139,244	\$406,506	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$273,944	\$142,725	\$416,668	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$395,548	\$206,080	\$601,628	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most fittings are worn out and need to be replaced.
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$406,112	\$211,584	\$617,696	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$286,706	\$149,374	\$436,080	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$6,549	\$3,412	\$9,961	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System		1	Ea.	\$837,866	\$436,528	\$1,274,395	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are stained and should be replaced.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$1,102,456	\$574,379	\$1,676,835	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$77,506	\$40,381	\$117,887	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$84,188	\$43,862	\$128,049	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$120,268	\$62,660	\$182,927	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$130,958	\$68,229	\$199,188	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$104,232	\$54,305	\$158,537	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System		1	Ea.	\$541,206	\$281,968	\$823,174	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$220,491	\$114,876	\$335,367	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System		1	Ea.	\$1,893,551	\$986,540	\$2,880,091	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$297,997	\$155,257	\$453,254	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$12,027	\$6,266	\$18,293	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$9,354	\$4,874	\$14,228	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$154,931	\$80,719	\$235,649	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$83,409	\$43,456	\$126,865	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Wood Gym Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$91,209	\$47,520	\$138,729	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$1,571,829	\$818,923	\$2,390,752	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades- Refrigerant Equip in Blr Room	1	SYST EM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/St andards	Compliance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$261,917	\$136,459	\$398,375	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$182,762	\$95,219	\$277,981	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	113,631	S.F.	\$174,151	\$90,733	\$264,883	Does Not Meet Current Code/St andards	ADA / Accessibility
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$114,923	\$59,875	\$174,797	Necess ary- 2-5 Yrs	Deferred Maintena nce
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$156,348	\$81,457	\$237,806	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$401,291	\$209,073	\$610,363	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,445,887	\$753,307	\$2,199,195	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,672,620	\$1,392,435	\$4,065,055	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility: \Middle Schools\Stephen Decatur Middle
Address: 8200 Pinewood Drive, Clinton, MD 20735

Attributes:

School Area	1
Congressional	5
County Council	9
Historical Building	No
Legislative	25
Original Building	Built in 1971, 112,468 S.F.
School Addition 1	Built in 1994, 7,602 S.F.
School Board District	9
School Grade	6th-8th

General Information:

Function: Middle School
Gross Area: 120,070 S.F.

Year Built:
Last Renovation:

Facility Description:

Stephen Decatur Middle School is a one-story, 120,070 square foot facility located on a 16.4-acre site close to MD Route 5 in Clinton, MD. The original building was constructed in 1971, an addition was constructed in 1994 (Six Modulares), and a POD Conversion (10,687 S.F.) was conducted as part of FY2011.

This school is part of the Special Education Inclusion Initiative. A new building addition (approximately 24,000 to 27,000 S.F.) and potential renovation of adjacent space are currently being programmed for a 2014 construction completion that will incorporate the special education program requirements. A parking lot extension or expansion will also be included to support the additional staff.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The main entrance door has ramp and is wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap toilet stalls are available in two gang restrooms, for both men and women. However, toilet configurations and accessories are inadequate and interior graphics and/or signage are inadequate and do not comply with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. ADA upgrades are currently planned.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, sub-floor, or crawl space.

B. SHELL

The superstructure is load bearing concrete masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single panel metal windows with operable frames, and hollow metal steel doors. The metal windows throughout the building are original. Exterior doors throughout the building are original. There are two exterior doors in the gymnasium, which were replaced in 2007. The roof was replaced in 2008.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors, folding metal partitions, and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The facility does not have stair construction. A steel ladder is available in storage room for access to the roof hatch.

Interior wall finishes are typically painted CMU, folding metal panels, and drywall. The floor finishes are typically carpet and 12x12 vinyl composition tiles in corridors and classrooms. The six classrooms added in 1994 have carpet on the floors, where as the original building mostly has vinyl composition tiles in classroom floors. The vinyl composition tiles in the teachers lounge and a portion of office, where replaced in 2007. The carpet in the office area and teachers lounge was installed in 2007. The floor finishes in restrooms are typically ceramic tiles. The overall ceiling finishes are typically 2x2 or 2x4 suspended acoustical panels. The kitchen and locker rooms have drywall ceilings.

D. SERVICES

Conveying

The building includes a chair lift for the auditorium stage, which was installed in 1997.

Plumbing

New toilets and flush valves were installed in 2007. Domestic water distribution is copper/galvanized steel. Sanitary waste system is cast iron and. Rain water system is internal with roof drains. The roof was replaced in 2007.

HVAC

Heating and cooling is provided by gas-fired rooftop package units. The new addition has six carrier roof-top units, which were installed in 1995. The heating/cooling distribution system is a ductwork system. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building has a fire protection system consisting of smoke detectors in the classrooms and corridors of the new addition. The building is sprinkled except for the gym. Fire extinguishers and cabinets are in kitchen and distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer. There are seven transformers throughout the building on pads. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving recessed fluorescents. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in interior corridors and does not to comply with ADA requirements. The 1994 addition appears to comply with ADA requirements. The system is activated by pull stations with no smoke detectors and is centrally monitored. The telephone and data systems are separate and are located in dedicated closets or cabinets. The building includes an internal security system that is actuated by contact devices and is centrally monitored. A door-contact type security system with motion detectors and 16 security cameras is present and operational.

Other Electrical Systems: The gas-fired emergency generator with 20 kW was installed in 1970.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, darkroom, audio-visual room, theater and stage, laboratory, medical equipment, food service equipment and grease trap interceptor. The library has adequate shelving and adequate tables and chairs. The darkroom and audio-visual rooms are used as storage rooms. The stage is equipped with a new handicap chair lift. The building also includes fixed casework/cabinetry, window treatment, and multiple seating furnishings (multi-purpose room).

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site. There are five handicap spaces out of total 95 parking spaces and nine bus loading areas. The path (ramp) to the building entrance appears to comply with ADA requirements. Parking was striped in 2007. Drainage is handled by surface discharge. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$19,708,674.07

Replacement Cost: \$33,851,793.16

FCI: 58.22%

Prince George County Public Schools

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Facility Executive Summary

Facility: \Middle Schools\Stephen Decatur Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1971

Gross Area: 112,468 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$19,165,329.42

Replacement Cost: \$32,001,775.74

FCI: 59.89%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Stephen Decatur Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$284.54	S.F.	112,468	100	\$32,022,851	43	1973	1976	2010		\$19,165,328	\$32,001,774	60
Substructure	\$14.72	S.F.	112,468	100	\$1,655,897	100	1971					\$1,655,897	
Foundations	\$14.72	S.F.	112,468	100	\$1,655,897	100	1971					\$1,655,897	
Standard Foundations	\$4.94	S.F.	112,468	0	\$555,957	100	1971					\$555,957	
Slab on Grade	\$9.78	S.F.	112,468	0	\$1,099,940	100	1971					\$1,099,940	
Shell	\$59.96	S.F.	112,468	100	\$6,743,336	60	1977	1991			\$833,081	\$6,743,336	12
Superstructure	\$18.54	S.F.	112,468	100	\$2,085,268	100	1971					\$2,085,268	
Roof Construction	\$18.54	S.F.	112,468	0	\$2,085,268	100	1971					\$2,085,268	
Exterior Enclosure	\$17.84	S.F.	112,468	100	\$2,006,578	71	1971	2001			\$831,370	\$2,006,578	41
Exterior Walls	\$10.45	S.F.	112,468	0	\$1,175,208	100	1971					\$1,175,208	
Exterior Windows	\$4.50	S.F.	112,468	100	\$506,349	30	1971	2001			\$506,349	\$506,349	100
Exterior Doors	\$2.89	S.F.	112,468	100	\$325,021	30	1971	2001			\$325,021	\$325,021	100
Roofing	\$23.58	S.F.	112,468	100	\$2,651,490	20	1989	1991			\$1,711	\$2,651,490	
Roof Coverings	\$23.56	S.F.	112,468	100	\$2,649,779	20	2007	2027				\$2,649,779	
Roof Openings	\$0.02	S.F.	112,468	100	\$1,711	20	1971	1991			\$1,711	\$1,711	100
Interiors	\$81.91	S.F.	112,468	100	\$9,233,278	49	1971	1976			\$3,847,378	\$9,212,201	42
Interior Construction	\$18.24	S.F.	112,468	100	\$2,050,951	69	1971	1991			\$863,872	\$2,050,951	42
Partitions	\$10.55	S.F.	112,468	100	\$1,187,079	98	1971	2021				\$1,187,079	
Concrete Block Partitions - Regular Weight	\$9.98	S.F.	101,468	0	\$1,012,423	100	1971					\$1,012,423	
Drywall Partitions/Metal Stud Framing	\$8.59	S.F.	5,000	100	\$42,968	50	1971	2021				\$42,968	
Folding Metal Partitions	\$21.95	S.F.	6,000	100	\$131,688	100	1971	2071				\$131,688	
Interior Doors	\$3.01	S.F.	112,468	100	\$338,706	40	1971	2011			\$338,706	\$338,706	100
Fittings	\$4.67	S.F.	112,468	100	\$525,166	20	1971	1991			\$525,166	\$525,166	100
Interior Finishes	\$63.67	S.F.	112,468	100	\$7,182,327	43	1971	1976			\$2,983,506	\$7,161,250	42
Wall Finishes	\$7.79	S.F.	112,468	100	\$876,524	11	1971	1976			\$876,524	\$876,524	100
Paint	\$6.86	S.F.	101,222	100	\$694,354	5	1971	1976			\$694,354	\$694,354	100
Tile	\$16.20	S.F.	11,246	100	\$182,170	35	1971	2006			\$182,170	\$182,170	100
Floor Finishes	\$33.60	S.F.	112,468	101	\$3,799,717	56	1971	1976			\$1,036,122	\$3,778,640	27
Carpet	\$9.17	S.F.	33,740	100	\$309,451	5	1971	1976			\$309,451	\$309,451	100
Ceramic Tile	\$18.74	S.F.	11,248	110	\$231,850	50	1971	2021				\$210,773	
Terrazo	\$22.51	S.F.	112,468	100	\$2,531,745	75	1971	2046				\$2,531,745	
VCT	\$10.77	S.F.	67,480	100	\$726,671	12	1971	1983			\$726,671	\$726,671	100
Ceiling Finishes	\$22.28	S.F.	112,468	100	\$2,506,086	34	1971	1984			\$1,070,860	\$2,506,086	43
Plaster Ceilings	\$12.76	S.F.	112,468	100	\$1,435,226	50	1971	2021				\$1,435,226	
Acoustical Ceilings	\$9.52	S.F.	112,468	100	\$1,070,860	13	1971	1984			\$1,070,860	\$1,070,860	100
Services	\$117.95	S.F.	112,468	100	\$13,265,999	25	1973	1986			\$13,098,356	\$13,265,999	99
Plumbing	\$15.19	S.F.	112,468	100	\$1,708,928	30	1978	2001			\$1,541,285	\$1,708,928	90
Low Flow Toilets	\$1.49	S.F.	112,468	100	\$167,643	30	2007	2037				\$167,643	
Plumbing Fixtures	\$10.34	S.F.	112,468	100	\$1,163,234	30	1971	2001			\$1,163,234	\$1,163,234	100
Domestic Water Distribution	\$0.94	S.F.	112,468	100	\$106,060	30	1971	2001			\$106,060	\$106,060	100
Sanitary Waste	\$1.37	S.F.	112,468	100	\$153,957	30	1971	2001			\$153,957	\$153,957	100
Rain Water Drainage	\$1.05	S.F.	112,468	100	\$118,034	30	1971	2001			\$118,034	\$118,034	100
HVAC	\$66.62	S.F.	112,468	100	\$7,492,595	21	1971	1986			\$7,492,595	\$7,492,595	100
Heat Generating Systems	\$8.40	S.F.	112,468	100	\$944,272	30	1971	2001			\$944,272	\$944,272	100
Boilers	\$8.40	S.F.	112,468	100	\$944,272	30	1971	2001			\$944,272	\$944,272	100
Distribution Systems	\$15.56	S.F.	112,468	100	\$1,749,983	30	1971	2001			\$1,749,983	\$1,749,983	100
Terminal & Package Units	\$40.12	S.F.	112,468	100	\$4,512,664	15	1971	1986			\$4,512,664	\$4,512,664	100
Controls & Instrumentation	\$1.41	S.F.	112,468	100	\$159,089	20	1971	1991			\$159,089	\$159,089	100
Systems Testing & Balancing	\$1.13	S.F.	112,468	100	\$126,587	30	1971	2001			\$126,587	\$126,587	100
Fire Protection	\$5.83	S.F.	112,468	100	\$655,174	30	1971	2001			\$655,174	\$655,174	100
Sprinklers	\$5.83	S.F.	112,468	100	\$655,174	30	1971	2001			\$655,174	\$655,174	100
Electrical	\$30.31	S.F.	112,468	100	\$3,409,302	30	1971	1986			\$3,409,302	\$3,409,302	100
Electrical Service/Distribution	\$4.12	S.F.	112,468	100	\$463,583	30	1971	2001			\$463,583	\$463,583	100
Electrical Service	\$2.86	S.F.	112,468	100	\$321,600	30	1971	2001			\$321,600	\$321,600	100
Main Panel	\$1.26	S.F.	112,468	100	\$141,983	30	1971	2001			\$141,983	\$141,983	100
Lighting and Branch Wiring	\$21.19	S.F.	112,468	100	\$2,382,919	30	1971	2001			\$2,382,919	\$2,382,919	100
Communications and Security	\$4.40	S.F.	112,468	100	\$494,374	30	1971	2001			\$494,374	\$494,374	100
Other Electrical Systems	\$0.61	S.F.	112,468	100	\$68,426	15	1971	1986			\$68,426	\$68,426	100
Equipment & Furnishings	\$6.43	S.F.	112,468	100	\$723,590	22	1971	1986			\$723,590	\$723,590	100
Equipment	\$6.43	S.F.	112,468	100	\$723,590	22	1971	1986			\$723,590	\$723,590	100
Institutional Equipment	\$3.27	S.F.	112,468	100	\$367,787	15	1971	1986			\$367,787	\$367,787	100
Other Equipment	\$3.16	S.F.	112,468	100	\$355,803	30	1971	2001			\$355,803	\$355,803	100
Food Service Equipment EACH	\$355,803.29	SYSTEM	1	100	\$355,803	30	1971	2001			\$355,803	\$355,803	100
Special Construction			0			0	0				\$262,172		
Special Construction			0			0	0				\$262,172		

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
ADA Compliance			0	0		0	0				\$262,172		
Building Sitework	\$3.56	S.F.	112,468	100	\$400,751	30	1971	2001	2010		\$400,751	\$400,751	100
Site Improvements	\$2.51	S.F.	112,468	100	\$282,452	30	1971	2001	2010		\$282,452	\$282,452	100
Parking Lots	\$2,345.41	S.F.	95	100	\$222,814	30	1971	2001	2010		\$222,814	\$222,814	100
Pedestrian Paving	\$39.76	L.F.	1,500	100	\$59,638	30	1971	2001	2010		\$59,638	\$59,638	100
Site Mechanical Utilities	\$1.05	S.F.	112,468	100	\$118,299	30	1971	2001			\$118,299	\$118,299	100
Fuel Distribution	\$1.05	S.F.	112,468	100	\$118,299	30	1971	2001			\$118,299	\$118,299	100
NG Supply	\$0.09	S.F.	112,468	100	\$10,264	30	1971	2001			\$10,264	\$10,264	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1971	2001			\$108,035	\$108,035	100

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Facility Executive Summary

Facility: \Middle Schools\Stephen Decatur Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$19,165,329					\$1,163,684				\$2,231,220	\$1,349,029
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$833,081										
Superstructure											
Roof Construction											
Exterior Enclosure	\$831,370										
Exterior Walls											
Exterior Windows	\$506,349										
Exterior Doors	\$325,021										
Roofing	\$1,711										
Roof Coverings											
Roof Openings	\$1,711										
Interiors	\$3,847,377					\$1,163,684				\$2,231,220	\$1,349,029
Interior Construction	\$863,872									\$56,064	
Partitions										\$56,064	
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing										\$56,064	
Folding Metal Partitions											
Interior Doors	\$338,706										
Fittings	\$525,166										
Interior Finishes	\$2,983,504					\$1,163,684				\$2,175,156	\$1,349,029
Wall Finishes	\$876,524					\$804,946					\$933,153
Paint	\$694,354					\$804,946					\$933,153
Tile	\$182,170										
Floor Finishes	\$1,036,121					\$358,738				\$302,512	\$415,876
Carpet	\$309,451					\$358,738					\$415,876
Ceramic Tile										\$302,512	
Terrazo											
VCT	\$726,671										
Ceiling Finishes	\$1,070,860									\$1,872,644	
Plaster Ceilings										\$1,872,644	
Acoustical Ceilings	\$1,070,860										
Services	\$13,098,357										
Plumbing	\$1,541,285										
Low Flow Toilets											
Plumbing Fixtures	\$1,163,234										
Domestic Water Distribution	\$106,060										
Sanitary Waste	\$153,957										
Rain Water Drainage	\$118,034										
HVAC	\$7,492,596										
Heat Generating Systems	\$944,272										
Boilers	\$944,272										
Distribution Systems	\$1,749,983										
Terminal & Package Units	\$4,512,664										
Controls & Instrumentation	\$159,089										
Systems Testing & Balancing	\$126,587										
Fire Protection	\$655,174										
Sprinklers	\$655,174										
Electrical	\$3,409,302										
Electrical Service/Distribution	\$463,583										
Electrical Service	\$321,600										
Main Panel	\$141,983										
Lighting and Branch Wiring	\$2,382,919										
Communications and Security	\$494,374										
Other Electrical Systems	\$68,426										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Stephen Decatur Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$12,600,480 \$332,905	\$6,564,850 \$173,444	\$19,165,329 \$506,349	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in fair to poor condition. Some windows do not close properly and rain water infiltrates through them.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$213,689	\$111,332	\$325,021	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are old, do not close properly, and are rusted. The door hardware is beyond useful life and in poor condition.
	B3020	Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,125	\$586	\$1,711	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$345,277	\$179,889	\$525,166	Necess ary- 2-5 Yrs	Deferred Maintena nce	About half of the metal toilet partitions are old, rusted, and in poor condition, and the remaining half is new and in good condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$456,511	\$237,842	\$694,354	Necess ary- 2-5 Yrs	Deferred Maintena nce	The classroom wall paint is stained, peeling, and generally in fair to poor condition.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$119,770	\$62,400	\$182,170	Necess ary- 2-5 Yrs	Deferred Maintena nce	The floor finishes in restrooms is typically ceramic tiles, which are old, beyond useful life, and in poor condition.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$477,758	\$248,912	\$726,671	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl composition tiles are old and in fair to poor condition, with exception of the teacher's lounge and a portion of office that was replaced in 2007.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$203,452	\$105,999	\$309,451	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the library (original building) and in the 1994 classroom additions are old, stained, worn out, and in poor condition.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$704,050	\$366,810	\$1,070,860	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in poor condition, stained, and warped due to moisture.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$69,730	\$36,329	\$106,060	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$764,782	\$398,452	\$1,163,234	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$101,221	\$52,736	\$153,957	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,966,906	\$1,545,758	\$4,512,664	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5010120	Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$211,440	\$110,160	\$321,600	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$93,348	\$48,635	\$141,983	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$325,033	\$169,342	\$494,374	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$77,603	\$40,431	\$118,034	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,150,548	\$599,435	\$1,749,983	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$104,595	\$54,494	\$159,089	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$83,226	\$43,361	\$126,587	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$430,752	\$224,422	\$655,174	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,566,679	\$816,240	\$2,382,919	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$233,927	\$121,876	\$355,803	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$620,823	\$323,449	\$944,272	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$6,748	\$3,516	\$10,264	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$44,987	\$23,438	\$68,426	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$241,806	\$125,981	\$367,787	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	112,468	S.F.	\$172,368	\$89,804	\$262,172	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$222,687	\$116,020	\$338,706	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$146,492	\$76,322	\$222,814	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$39,210	\$20,428	\$59,638	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Stephen Decatur Middle\1994 Addition

Attributes:

None

General Information:

Function:	Middle School	Year Built:	1994
Gross Area:	7,602 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$543,344.65	Replacement Cost: \$1,850,017.43	FCI: 29.37%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Stephen Decatur Middle\1994 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$243.36	S.F.	7,602	100	\$1,850,020	39	1995	1999			\$543,345	\$1,850,020	29
Substructure	\$15.67	S.F.	7,602	100	\$119,095	100	1994					\$119,095	
Foundations	\$15.67	S.F.	7,602	100	\$119,095	100	1994					\$119,095	
Standard Foundations	\$5.17	S.F.	7,602	0	\$39,313	100	1994					\$39,313	
Slab on Grade	\$10.49	S.F.	7,602	0	\$79,782	100	1994					\$79,782	
Shell	\$69.45	S.F.	7,602	100	\$527,952	59	1998	2024				\$527,952	
Superstructure	\$21.48	S.F.	7,602	100	\$163,265	100	1994					\$163,265	
Roof Construction	\$21.48	S.F.	7,602	0	\$163,265	100	1994					\$163,265	
Exterior Enclosure	\$19.15	S.F.	7,602	100	\$145,574	71	1994	2024				\$145,574	
Exterior Walls	\$11.21	S.F.	7,602	0	\$85,217	100	1994					\$85,217	
Exterior Windows	\$4.84	S.F.	7,602	100	\$36,769	30	1994	2024				\$36,769	
Exterior Doors	\$3.10	S.F.	7,602	100	\$23,588	30	1994	2024				\$23,588	
Roofing	\$28.82	S.F.	7,602	100	\$219,113	20	2007	2027				\$219,113	
Roof Coverings	\$28.76	S.F.	7,602	100	\$218,650	20	2007	2027				\$218,650	
Roof Openings	\$0.06	S.F.	7,602	100	\$463	20	2007	2027				\$463	
Interiors	\$43.62	S.F.	7,602	100	\$331,611	23	1994	1999			\$189,266	\$331,611	57
Interior Construction	\$16.97	S.F.	7,602	100	\$129,039	40	1994	2014				\$129,039	
Partitions	\$9.23	S.F.	7,602	100	\$70,185	50	1994	2044				\$70,185	
Drywall Partitions/Metal Stud Framing	\$9.23	S.F.	7,602	100	\$70,185	50	1994	2044				\$70,185	
Interior Doors	\$3.16	S.F.	7,602	100	\$24,050	40	1994	2034				\$24,050	
Fittings	\$4.58	S.F.	7,602	100	\$34,804	20	1994	2014				\$34,804	
Interior Finishes	\$26.65	S.F.	7,602	100	\$202,572	12	1994	1999			\$189,266	\$202,572	93
Wall Finishes	\$7.27	S.F.	7,602	100	\$55,237	9	1994	1999			\$48,424	\$55,237	88
Paint	\$6.63	S.F.	7,302	100	\$48,424	5	1994	1999			\$48,424	\$48,424	100
Tile	\$22.71	S.F.	300	100	\$6,813	35	1994	2029				\$6,813	
Floor Finishes	\$9.71	S.F.	7,602	100	\$73,797	14	1994	2004			\$67,304	\$73,797	91
Ceramic Tile	\$21.64	S.F.	300	100	\$6,493	50	1994	2044				\$6,493	
VCT	\$9.22	S.F.	7,302	100	\$67,304	10	1994	2004			\$67,304	\$67,304	100
Ceiling Finishes	\$9.67	S.F.	7,602	100	\$73,538	13	1994	2007			\$73,538	\$73,538	100
Acoustical Ceilings	\$9.67	S.F.	7,602	100	\$73,538	13	1994	2007			\$73,538	\$73,538	100
Services	\$111.49	S.F.	7,602	100	\$847,543	24	1994	2009			\$313,348	\$847,543	37
Plumbing	\$16.03	S.F.	7,602	100	\$121,871	30	1994	2024				\$121,871	
Plumbing Fixtures	\$12.76	S.F.	7,602	100	\$97,011	30	1994	2024				\$97,011	
Domestic Water Distribution	\$0.88	S.F.	7,602	100	\$6,706	30	1994	2024				\$6,706	
Sanitary Waste	\$1.40	S.F.	7,602	100	\$10,638	30	1994	2024				\$10,638	
Rain Water Drainage	\$0.99	S.F.	7,602	100	\$7,516	30	1994	2024				\$7,516	
HVAC	\$60.67	S.F.	7,602	100	\$461,234	20	1994	2009			\$313,348	\$461,234	68
Distribution Systems	\$16.72	S.F.	7,602	100	\$127,073	30	1994	2024				\$127,073	
Terminal & Package Units	\$41.22	S.F.	7,602	100	\$313,348	15	1994	2009			\$313,348	\$313,348	100
Controls & Instrumentation	\$1.52	S.F.	7,602	100	\$11,563	20	1994	2014				\$11,563	
Systems Testing & Balancing	\$1.22	S.F.	7,602	100	\$9,250	30	1994	2024				\$9,250	
Fire Protection	\$6.27	S.F.	7,602	100	\$47,638	30	1994	2024				\$47,638	
Sprinklers	\$6.27	S.F.	7,602	100	\$47,638	30	1994	2024				\$47,638	
Electrical	\$28.52	S.F.	7,602	100	\$216,800	30	1994	2024				\$216,800	
Electrical Service/Distribution	\$2.78	S.F.	7,602	100	\$21,160	30	1994	2024				\$21,160	
Lighting and Branch Wiring	\$21.83	S.F.	7,602	100	\$165,924	30	1994	2024				\$165,924	
Communications and Security	\$3.91	S.F.	7,602	100	\$29,716	30	1994	2024				\$29,716	
Equipment & Furnishings	\$3.03	S.F.	7,602	100	\$23,010	15	1994	2009			\$23,010	\$23,010	100
Equipment	\$3.03	S.F.	7,602	100	\$23,010	15	1994	2009			\$23,010	\$23,010	100
Institutional Equipment	\$3.03	S.F.	7,602	100	\$23,010	15	1994	2009			\$23,010	\$23,010	100
Special Construction			0			0	0				\$17,721		
Special Construction			0			0	0				\$17,721		
ADA Compliance			0	0		0	0				\$17,721		
Building Sitework	\$0.11	S.F.	7,602	100	\$809	30	1994	2024				\$809	
Site Mechanical Utilities	\$0.11	S.F.	7,602	100	\$809	30	1994	2024				\$809	
Fuel Distribution	\$0.11	S.F.	7,602	100	\$809	30	1994	2024				\$809	
NG Supply	\$0.11	S.F.	7,602	100	\$809	30	1994	2024				\$809	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Middle Schools\Stephen Decatur Middle\1994 Addition (continued)[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Middle Schools\Stephen Decatur Middle\1994 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$357,229 \$31,837	\$186,116 \$16,587	\$543,345 \$48,424	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$44,250	\$23,054	\$67,304	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$48,349	\$25,190	\$73,538	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	7,602	S.F.	\$11,651	\$6,070	\$17,721	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$206,014	\$107,333	\$313,348	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$15,128	\$7,882	\$23,010	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Thomas Johnson Middle

Address: 5401 Barker Place, Lanham, MD 20706

Attributes:

School Area	TA
Congressional	4
County Council	5
Historical Building	No
Legislative	23A
Original Building	Built in 1968, 133,631 S.F.
School Board District	4
School Grade	7th-8th

General Information:

Function:	Middle School
Gross Area:	133,631 S.F.

Year Built:
Last Renovation:

Facility Description:

Thomas Johnson Middle School is a two-story, 133,631 square foot facility located on a 13.7-acre site close to I-495 (Capital Beltway) in Lanham, MD. The original building was constructed in 1968 and no additions have been constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

Efforts have been made to make the facility handicap accessible. Ramps leading to entrances are in place, although they appear to lack change of texture and color, and they appear to be too narrow and too steep. In addition, chair lifts to access the second floor are in place and a few restrooms appear to be handicap accessible. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. First floor construction is slab on grade and the second floor and attic have metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal. Roofing in most areas is typically pitched with built-up roof. The roof was replaced in 2001.

C. INTERIORS

Interior partition walls are typically painted CMU. Interior doors are generally solid core wood doors with hollow metal. Interior fittings include chalk and tack boards, lockers, toilet accessories, shelving, and toilet partitions. Toilet configurations and accessories appear to partially comply with ADA requirements. Interior graphics and signage appear to partially comply with ADA requirements as well. Stair construction includes concrete risers and treads with steel and tile finishes. Interior wall finishes are typically tile and glazed block. Floor finishes in common areas are typically terrazzo, ceramic tile, vinyl composition tile, carpet, wood (gym floor), and vinyl asbestos tile. Floor finishes in assignable spaces are typically vinyl tile, carpet and vinyl asbestos tile. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 74,000 square feet of 9x9 vinyl asbestos tiles and 3,400 square feet of 12x12 vinyl asbestos tiles. Ceiling finishes in common areas are typically plaster and 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and 2x4 suspended acoustical panels. Also according to the A.H.E.R.A. Management Plan, the school contains 90,880 square feet of asbestos-containing fissured ceiling and 8,540 square feet of asbestos containing sprayed-on insulation.

D. SERVICES

Conveying

The building has a chair lift.

Plumbing

Fixtures are original. Domestic water distribution consists of copper and galvanized piping. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains, gutters, and downspouts. The building does not have a sprinkler system, except in mechanical rooms and janitor's closets.

HVAC

Heating is provided by three original oil fired steam boilers that supply fin tube radiators, air handlers, and terminal units throughout the building. Cooling is provided by individual window units for each classroom and a centrifugal chiller with a cooling tower for the cafeteria and main office from mezzanine air handlers. Fresh air is supplied mostly by air handlers and fan coils during heating and by infiltration in cooling season. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

Power is supplied by a pad mounted transformer. A 2000 amp main disconnect was upgraded in 1998. Lighting in one of the corridors has been upgraded but most corridors and classrooms have 40w fluorescent lamps and hard ballasts. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. The system does not comply with ADA or life safety requirements. Telephone and data systems are separate. The security system consists of motion sensors and a CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (Multipurpose Room), audio-visual, laboratory, medical equipment, food service equipment and grease trap interceptor. The building also includes fixed casework and floor grilles, mats and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site. A parking lot expansion was completed in 2012 to provide an additional 34 spaces. Landscaping is not irrigated. Drainage is generally handled by surface discharge. There are concrete sidewalks and site lighting. The fuel oil tank was replaced in 2006 and includes leak detector and level indication.

Current Repair Cost: \$21,668,041.72**Replacement Cost:** \$36,379,440.55**FCI:** 59.56%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\Thomas Johnson Middle_ **Building**

Attributes:

None

General Information:

Function: Middle School

Year Built: 1968

Gross Area: 133,631 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$21,668,041.72

Replacement Cost: \$36,379,440.55

FCI: 59.56%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Thomas Johnson Middle_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$272.24	S.F.	133,631	101	\$36,763,437	44	1973	1973	2007		\$21,668,040	\$36,379,441	60
Substructure	\$12.82	S.F.	133,631	100	\$1,713,421	100	1968					\$1,713,421	
Foundations	\$12.82	S.F.	133,631	100	\$1,713,421	100	1968					\$1,713,421	
Standard Foundations	\$3.67	S.F.	133,631	0	\$489,839	100	1968					\$489,839	
Slab on Grade	\$9.16	S.F.	133,631	0	\$1,223,582	100	1968					\$1,223,582	
Shell	\$79.11	S.F.	133,631	100	\$10,571,176	68	1977	1998			\$924,800	\$10,571,176	9
Superstructure	\$37.31	S.F.	133,631	100	\$4,985,790	100	1968					\$4,985,790	
Floor Construction	\$17.83	S.F.	133,631	0	\$2,382,122	100	1968					\$2,382,122	
Roof Construction	\$19.48	S.F.	133,631	0	\$2,603,668	100	1968					\$2,603,668	
Exterior Enclosure	\$16.69	S.F.	133,631	100	\$2,229,683	71	1968	1998			\$924,800	\$2,229,683	41
Exterior Walls	\$9.76	S.F.	133,631	0	\$1,304,883	100	1968					\$1,304,883	
Exterior Windows	\$4.21	S.F.	133,631	100	\$563,010	30	1968	1998			\$563,010	\$563,010	100
Exterior Doors	\$2.71	S.F.	133,631	100	\$361,790	30	1968	1998			\$361,790	\$361,790	100
Roofing	\$25.11	S.F.	133,631	100	\$3,355,703	20	2001	2021				\$3,355,703	
Roof Coverings	\$25.05	S.F.	133,631	100	\$3,347,573	20	2001	2021				\$3,347,573	
Roof Openings	\$0.06	S.F.	133,631	100	\$8,130	20	2001	2021				\$8,130	
Interiors	\$53.22	S.F.	133,631	105	\$7,496,192	38	1973	1973			\$4,258,888	\$7,112,196	60
Interior Construction	\$16.27	S.F.	133,631	100	\$2,174,804	70	1968	1988			\$896,344	\$2,174,804	41
Partitions	\$9.57	S.F.	133,631	100	\$1,278,460	100	1968					\$1,278,460	
Concrete Block Partitions - Regular Weight	\$9.57	S.F.	133,631	0	\$1,278,460	100	1968					\$1,278,460	
Interior Doors	\$2.72	S.F.	133,631	100	\$363,822	40	1968	2008			\$363,822	\$363,822	100
Fittings	\$3.99	S.F.	133,631	100	\$532,522	20	1968	1988			\$532,522	\$532,522	100
Stairs	\$1.38	S.F.	133,631	100	\$184,960	50	1968	2018				\$184,960	
Stair Construction	\$1.38	S.F.	133,631	100	\$184,960	50	1968	2018				\$184,960	
Interior Finishes	\$35.56	S.F.	133,631	108	\$5,136,428	24	1980	1973			\$3,362,544	\$4,752,432	71
Wall Finishes	\$7.34	S.F.	133,631	100	\$981,032	16	1968	1973			\$981,032	\$981,032	100
Paint	\$5.76	S.F.	106,905	100	\$616,263	5	1968	1973			\$616,263	\$616,263	100
Tile	\$13.64	S.F.	26,736	100	\$364,769	35	1968	2003			\$364,769	\$364,769	100
Floor Finishes	\$19.47	S.F.	133,631	118	\$3,062,569	29	1968	1973			\$2,255,940	\$2,602,325	87
Carpet	\$6.84	S.F.	6,682	100	\$45,735	5	1968	1973			\$45,735	\$45,735	100
Ceramic Tile	\$17.51	S.F.	6,682	100	\$116,980	50	1968	2018				\$116,980	
Concrete	\$3.29	S.F.	4,009	100	\$13,171	10	1968	1978			\$13,171	\$13,171	100
Terrazo	\$34.41	S.F.	20,045	100	\$689,649	75	1968	2043				\$689,649	
VAT (Resilient Flooring)	\$20.53	S.F.	69,488	130	\$1,854,881	13	1968	1981			\$1,854,881	\$1,426,832	130
VCT ABM	\$8.03	S.F.	13,363	130	\$139,512	10	1968	1978			\$139,512	\$107,317	130
Wood (Gym Floor)	\$15.16	S.F.	13,363	100	\$202,641	30	1968	1998			\$202,641	\$202,641	100
Ceiling Finishes	\$8.75	S.F.	133,631	93	\$1,092,827	17	2004	1981			\$125,572	\$1,169,075	11
Plaster Ceilings	\$15.33	S.F.	3,941	100	\$60,422	50	1968	2018				\$60,422	
Acoustical Ceilings	\$8.44	S.F.	119,361	90	\$906,833	13	2008	2021				\$1,007,592	
Spray On Fire Proofing	\$9.57	S.F.	8,540	130	\$106,214	30	1968	1998			\$106,214	\$81,703	130
Tectum Ceiling	\$10.81	S.F.	1,790	100	\$19,358	13	1968	1981				\$19,358	100
Services	\$119.17	S.F.	133,631	100	\$15,924,853	25	1972	1983	2007		\$15,575,258	\$15,924,853	98
Conveying	\$2.30	S.F.	133,631	100	\$306,912	30	1997	2027	2007		\$306,912	\$306,912	100
Elevators and Lifts	\$2.30	S.F.	133,631	100	\$306,912	30	1997	2027	2007		\$306,912	\$306,912	100
Plumbing	\$14.45	S.F.	133,631	100	\$1,930,901	30	1968	1998			\$1,930,901	\$1,930,901	100
Plumbing Fixtures	\$11.56	S.F.	133,631	100	\$1,544,721	30	1968	1998			\$1,544,721	\$1,544,721	100
Domestic Water Distribution	\$0.81	S.F.	133,631	100	\$107,724	30	1968	1998			\$107,724	\$107,724	100
Sanitary Waste	\$1.22	S.F.	133,631	100	\$162,602	30	1968	1998			\$162,602	\$162,602	100
Rain Water Drainage	\$0.87	S.F.	133,631	100	\$115,854	30	1968	1998			\$115,854	\$115,854	100
HVAC	\$71.47	S.F.	133,631	100	\$9,550,847	22	1972	1983			\$9,201,252	\$9,550,847	96
Heat Generating Systems	\$7.86	S.F.	133,631	100	\$1,050,817	30	1968	1998			\$1,050,817	\$1,050,817	100
Cooling Generating Systems	\$7.29	S.F.	133,631	100	\$973,581	30	1968	1998			\$973,581	\$973,581	100
Cooling Tower	\$2.62	S.F.	133,631	100	\$349,595	30	1995	2025				\$349,595	
Distribution Systems	\$14.94	S.F.	133,631	100	\$1,995,942	30	1968	1998			\$1,995,942	\$1,995,942	100
Terminal & Package Units	\$36.37	S.F.	133,631	100	\$4,859,773	15	1968	1983			\$4,859,773	\$4,859,773	100
Controls & Instrumentation	\$1.34	S.F.	133,631	100	\$178,862	20	1968	1988			\$178,862	\$178,862	100
Systems Testing & Balancing	\$1.06	S.F.	133,631	100	\$142,277	30	1968	1998			\$142,277	\$142,277	100
Fire Protection	\$5.45	S.F.	133,631	100	\$727,645	30	1968	1998			\$727,645	\$727,645	100
Sprinklers	\$5.45	S.F.	133,631	100	\$727,645	30	1968	1998			\$727,645	\$727,645	100
Electrical	\$25.51	S.F.	133,631	100	\$3,408,548	30	1968	1998			\$3,408,548	\$3,408,548	100
Electrical Service/Distribution	\$2.40	S.F.	133,631	100	\$321,139	30	1968	1998			\$321,139	\$321,139	100
Lighting and Branch Wiring	\$19.32	S.F.	133,631	100	\$2,581,310	30	1968	1998			\$2,581,310	\$2,581,310	100
Communications and Security	\$3.79	S.F.	133,631	100	\$506,099	30	1968	1998			\$506,099	\$506,099	100
Equipment & Furnishings	\$4.47	S.F.	133,631	100	\$597,589	21	1968	1983			\$597,589	\$597,589	100
Equipment	\$4.47	S.F.	133,631	100	\$597,589	21	1968	1983			\$597,589	\$597,589	100
Institutional Equipment	\$2.63	S.F.	133,631	100	\$351,627	15	1968	1983			\$351,627	\$351,627	100
Other Equipment	\$1.84	S.F.	133,631	100	\$245,962	30	1968	1998			\$245,962	\$245,962	100

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Food Service Equipment	\$245,961.78	SYSTE M	1	100	\$245,962	30	1968	1998			\$245,962	\$245,962	100
Special Construction			0			0	0				\$311,505		
Special Construction			0			0	0				\$311,505		
ADA Compliance			0	0		0	0				\$311,505		
Building Sitework	\$3.44	S.F.	133,631	100	\$460,206	30	1970	1998	2018			\$460,206	
Site Improvements	\$2.64	S.F.	133,631	100	\$352,171	30	1970	1998	2018			\$352,171	
Parking Lots	\$2,171.93	Each	122	100	\$264,975	30	2012	2042				\$264,975	
Pedestrian Paving	\$32.79	L.F.	2,659	100	\$87,196	30	1968	1998	2018	6		\$87,196	
Site Mechanical Utilities	\$0.81	S.F.	133,631	100	\$108,035	30	2006	2036				\$108,035	
Fuel Distribution	\$0.81	S.F.	133,631	100	\$108,035	30	2006	2036				\$108,035	
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2006	2036				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\Thomas Johnson Middle_ **Building** (continued)

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[illegible]

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Facility: \Middle Schools\Thomas Johnson Middle_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$14,245,918 \$370,158	\$7,422,123 \$192,852	\$21,668,042 \$563,010	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are old and some do not operate properly.
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$237,863	\$123,927	\$361,790	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$239,199	\$124,623	\$363,822	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are generally old, worn out and need hardware upgrade.
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$350,113	\$182,409	\$532,522	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$405,170	\$211,094	\$616,263	Necess ary- 2-5 Yrs	Deferred Maintena nce	Despite being beyond useful life, paint seems to be in fair condition.
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$239,822	\$124,947	\$364,769	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT ABM	System		Beyond Useful Life	Renew System	1	Ea.	\$91,724	\$47,788	\$139,512	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$30,069	\$15,666	\$45,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is generally old and worn out and needs to be replaced.
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$8,659	\$4,512	\$13,171	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System		Beyond Useful Life	Renew System	1	Ea.	\$1,219,514	\$635,367	\$1,854,881	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tiles are damaged in several locations and should be replaced.
D1010	Elevators and Lifts	System		Beyond Useful Life	Renew System	1	Ea.	\$201,783	\$105,129	\$306,912	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$1,015,596	\$529,125	\$1,544,721	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$70,824	\$36,900	\$107,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$76,170	\$39,684	\$115,854	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$106,905	\$55,697	\$162,602	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$3,195,117	\$1,664,656	\$4,859,773	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$690,872	\$359,944	\$1,050,817	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$640,092	\$333,488	\$973,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,312,256	\$683,686	\$1,995,942	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$117,595	\$61,267	\$178,862	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$93,542	\$48,735	\$142,277	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$478,399	\$249,246	\$727,645	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$211,137	\$110,002	\$321,139	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,697,114	\$884,196	\$2,581,310	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$332,741	\$173,358	\$506,099	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$231,182	\$120,446	\$351,627	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Spray On Fire Proofing	System	Beyond Useful Life	Renew System	1	Ea.	\$69,832	\$36,382	\$106,214	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Tectum Ceiling	System	Beyond Useful Life	Renew System	1	Ea.	\$12,727	\$6,631	\$19,358	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tectum ceiling is beyond useful life, but in fair condition.
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$161,711	\$84,251	\$245,962	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Wood (Gym Floor)	System	Beyond Useful Life	Renew System	1	Ea.	\$133,229	\$69,412	\$202,641	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	133,631	S.F.	\$204,803	\$106,702	\$311,505	Does Not Meet Current Code/St andards	ADA / Accessibility	

Facility Executive Summary**Facility:** \Middle Schools\Thurgood G. Marshall Middle**Address:** 4909 Brinkley Road, Temple Hills, MD 20748**Attributes:**

School Area	TA
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1962, 102,471 S.F.
School Addition 1	Built in 1964, 7,977 S.F.
School Addition 2	Built in 1965, 9,744 S.F.
School Board District	8
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	120,192 S.F.

Year Built:**Last Renovation:****Facility Description:**

Thurgood Marshall Middle School is a two-story, 120,192 square foot facility located on a 20-acre site close to Interstate 495 (Capital Beltway) and MD 5 in Temple Hills, MD. The original building was constructed in 1962 and additions were constructed in 1964 and 1965 with no major renovation. Unit ventilators were replaced in 2012.

ACCESSIBILITY ISSUES

There are handicap access ramps to the building, but no ramps or elevators within the building. Handicapped students and staff currently exit the building and reenter through other doors in order to access the two levels within the building, the upper level where the cafeteria, choir, library, classrooms and gymnasium are located, and the lower level where the science labs and other classrooms are located. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building has a sub-floor of CMU construction.

B. SHELL

The superstructure is steel frame. Floor construction is metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of pre-cast tilt-up concrete panels and brick. Exterior windows are aluminum or steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU with glazed block wainscot in the corridors. Interior doors are generally solid core wood doors and composite core fire doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. Toilet configurations and accessories do not comply with ADA requirements. Interior graphics and/or signage do not comply with ADA requirements. Stair construction includes steel risers and treads with tile finishes, and is in good condition. Interior wall finishes are typically painted CMU and drywall and ceramic tiles. Floor finishes in common areas are typically terrazzo with some carpet. Floor finishes in assignable spaces are typically vinyl tile, carpet (library), wood (gymnasium), and painted concrete (boiler room). During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 48,000 square feet of 9x9 vinyl asbestos tile and 850 square feet of 12x12 vinyl asbestos tile. Ceiling finishes in common areas are typically 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x4 suspended acoustical panels, drywall, and plaster.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Domestic water distribution is a mixture of copper and galvanized. Sanitary waste system is cast iron. Rain water system is a combination of internal and external with roof drains. Domestic hot water is provided by gas hot water heaters throughout the building and one is located in the boiler room.

HVAC

Heating is provided by two oil/gas fired boilers that were replaced in 2001 and by rooftop package units. Cooling is supplied by approximately 95% window units and some rooftop package units. The heating/cooling distribution system is a 2-pipe system using fan coil units, air handlers, and unit ventilators. Unit ventilators were replaced in 2012. Fresh air is supplied by infiltration and some by air handling units. Ceiling-mounted exhaust fans are installed in a few restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

Approximately 5% of the school is sprinkled and the remainder has fire extinguishers. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer. Power distribution from branch panels is typically copper. Lighting and branch wiring is typically 3-wire grounded serving a combination of recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces, balconies, and interior corridors and do not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is not centrally monitored. Telephone and data systems are combined and do not include dedicated closets or cabinets. The building includes partial internal security system that is actuated by optical devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, detention, laboratory, medical equipment, food service equipment and kitchen grease trap. The building also includes fixed casework, window treatments, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site. There is sufficient parking capacity for the occupants. Only two out of 110 parking spaces are handicap spaces and path to building entrance does not comply with ADA requirements. Landscaping is mature and is not irrigated. Drainage is handled by area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon fuel oil above ground tank.

Current Repair Cost: \$19,464,629.65**Replacement Cost:** \$32,293,570.04**FCI:** 60.27%

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Facility: \Middle Schools\Thurgood G. Marshall Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1962

Gross Area: 120,192 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$19,464,629.65

Replacement Cost: \$32,293,570.04

FCI: 60.27%

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eCOMET Facility Report Facility Executive Summary

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Facility: \Middle Schools\Thurgood G. Marshall Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$268.68	S.F.	120,192	101	\$32,650,273	49	1967	1967	2012		\$19,464,629	\$32,293,568	60
Substructure	\$16.59	S.F.	120,192	100	\$1,994,479	100	1962					\$1,994,479	
Foundations	\$16.59	S.F.	120,192	100	\$1,994,479	100	1962					\$1,994,479	
Standard Foundations	\$5.60	S.F.	120,192	0	\$672,748	100	1962					\$672,748	
Slab on Grade	\$11.00	S.F.	120,192	0	\$1,321,731	100	1962					\$1,321,731	
Shell	\$93.36	S.F.	120,192	100	\$11,221,002	68	1962	1982			\$4,636,113	\$11,221,002	41
Superstructure	\$43.03	S.F.	120,192	100	\$5,171,752	100	1962					\$5,171,752	
Floor Construction	\$20.50	S.F.	120,192	0	\$2,464,306	100	1962					\$2,464,306	
Roof Construction	\$22.53	S.F.	120,192	0	\$2,707,446	100	1962					\$2,707,446	
Exterior Enclosure	\$20.11	S.F.	120,192	100	\$2,416,775	71	1962	1992			\$1,003,638	\$2,416,775	42
Exterior Walls	\$11.76	S.F.	120,192	0	\$1,413,137	100	1962					\$1,413,137	
Exterior Windows	\$5.06	S.F.	120,192	100	\$608,764	30	1962	1992			\$608,764	\$608,764	100
Exterior Doors	\$3.29	S.Y.	120,192	100	\$394,874	30	1962	1992			\$394,874	\$394,874	100
Roofing	\$30.22	S.F.	120,192	100	\$3,632,475	20	1962	1982			\$3,632,475	\$3,632,475	100
Roof Coverings	\$30.15	S.F.	120,192	100	\$3,623,334	20	1962	1982			\$3,623,334	\$3,623,334	100
Roof Openings	\$0.08	S.F.	120,192	100	\$9,141	20	1962	1982			\$9,141	\$9,141	100
Interiors	\$62.83	S.F.	120,192	105	\$7,908,147	40	1967	1967			\$5,641,390	\$7,551,442	75
Interior Construction	\$19.51	S.F.	120,192	100	\$2,345,386	69	1962	1982			\$1,030,698	\$2,345,386	44
Partitions	\$11.42	S.F.	120,192	100	\$1,372,826	98	1962	2012			\$58,138	\$1,372,826	4
Concrete Block Partitions - Regular Weight	\$11.51	S.F.	114,182	0	\$1,314,688	100	1962					\$1,314,688	
Drywall Partitions/Metal Stud Framing	\$9.67	S.F.	6,010	100	\$58,138	50	1962	2012			\$58,138	\$58,138	100
Interior Doors	\$3.29	S.F.	120,192	100	\$394,874	40	1962	2002			\$394,874	\$394,874	100
Fittings	\$4.81	S.F.	120,192	100	\$577,686	20	1962	1982			\$577,686	\$577,686	100
Stairs	\$1.02	S.F.	120,192	100	\$122,484	50	1962	2012			\$122,484	\$122,484	100
Stair Construction	\$1.02	S.F.	120,192	100	\$122,484	50	1962	2012			\$122,484	\$122,484	100
Interior Finishes	\$42.30	S.F.	120,192	107	\$5,440,277	27	1974	1967			\$4,488,208	\$5,083,572	88
Wall Finishes	\$8.91	S.F.	120,192	100	\$1,070,524	16	1998	1992			\$1,070,524	\$1,070,524	100
Glazed Wainscot	\$15.83	S.F.	18,029	100	\$285,464	35	1962	1997			\$285,464	\$285,464	100
Paint	\$6.97	S.F.	94,952	100	\$661,453	5	2007	2012			\$661,453	\$661,453	100
Tile	\$16.43	S.F.	6,010	100	\$98,725	35	1962	1997			\$98,725	\$98,725	100
Wood	\$20.70	S.F.	1,202	100	\$24,882	30	1962	1992			\$24,882	\$24,882	100
Floor Finishes	\$22.22	S.F.	120,192	113	\$3,027,364	33	1962	1967			\$2,075,295	\$2,670,659	78
Carpet	\$8.24	S.F.	2,404	100	\$19,818	5	1962	1967			\$19,818	\$19,818	100
Ceramic Tile	\$21.10	S.F.	3,606	100	\$76,073	50	1962	2012			\$76,073	\$76,073	100
Terrazo	\$39.61	S.F.	24,038	100	\$952,069	75	1962	2037				\$952,069	
VAT (Resilient Flooring)	\$24.73	S.F.	48,077	130	\$1,545,719	13	1962	1975			\$1,545,719	\$1,189,014	130
VCT	\$9.64	S.F.	38,461	100	\$370,885	12	1962	1974			\$370,885	\$370,885	100
Wood	\$17.42	S.F.	3,606	100	\$62,800	10	1962	1972			\$62,800	\$62,800	100
Ceiling Finishes	\$11.17	S.F.	120,192	100	\$1,342,389	21	1962	1975			\$1,342,389	\$1,342,389	100
Plaster Ceilings	\$18.46	S.F.	14,423	100	\$266,320	50	1962	2012			\$266,320	\$266,320	100
Tectum Tiles	\$10.15	S.F.	16,827	100	\$170,711	20	1962	1982			\$170,711	\$170,711	100
Drywall Ceilings	\$11.41	S.F.	2,404	100	\$27,424	13	1962	1975			\$27,424	\$27,424	100
Acoustical Ceilings	\$10.15	S.F.	86,538	100	\$877,934	13	1962	1975			\$877,934	\$877,934	100
Services	\$86.26	S.F.	120,192	100	\$10,367,271	28	1972	1982			\$7,747,574	\$10,367,271	75
Plumbing	\$16.81	S.F.	120,192	100	\$2,020,073	30	1962	1992			\$2,020,073	\$2,020,073	100
Plumbing Fixtures	\$13.38	S.F.	120,192	100	\$1,608,746	30	1962	1992			\$1,608,746	\$1,608,746	100
Domestic Water Distribution	\$0.94	S.F.	120,192	100	\$113,343	30	1962	1992			\$113,343	\$113,343	100
Sanitary Waste	\$1.46	S.F.	120,192	100	\$175,500	30	1962	1992			\$175,500	\$175,500	100
Rain Water Drainage	\$1.02	S.F.	120,192	100	\$122,484	30	1962	1992			\$122,484	\$122,484	100
HVAC	\$32.55	S.F.	120,192	100	\$3,912,178	24	1988	1982			\$1,292,481	\$3,912,178	33
Heat Generating Systems	\$9.45	S.F.	120,192	100	\$1,135,263	30	2003	2033				\$1,135,263	
Distribution Systems	\$9.16	S.F.	120,192	100	\$1,100,528	30	1962	1992			\$1,100,528	\$1,100,528	100
Terminal & Package Units	\$11.09	S.F.	120,192	100	\$1,332,700	15	2012	2027				\$1,332,700	
Controls & Instrumentation	\$1.60	S.F.	120,192	100	\$191,953	20	1962	1982			\$191,953	\$191,953	100
Systems Testing & Balancing	\$1.26	S.F.	120,192	100	\$151,734	30	2003	2033				\$151,734	
Fire Protection	\$6.56	S.F.	120,192	100	\$787,920	30	1962	1992			\$787,920	\$787,920	100
Sprinklers	\$6.56	S.F.	120,192	100	\$787,920	30	1962	1992			\$787,920	\$787,920	100
Electrical	\$30.34	S.F.	120,192	100	\$3,647,100	30	1962	1992			\$3,647,100	\$3,647,100	100
Electrical Service/Distribution	\$2.89	S.F.	120,192	100	\$347,343	30	1962	1992			\$347,343	\$347,343	100
Lighting and Branch Wiring	\$22.91	S.F.	120,192	100	\$2,753,149	30	1962	1992			\$2,753,149	\$2,753,149	100
Communications and Security	\$4.55	S.F.	120,192	100	\$546,608	30	1962	1992			\$546,608	\$546,608	100
Equipment & Furnishings	\$5.63	S.F.	120,192	100	\$676,339	22	1962	1977			\$676,339	\$676,339	100
Equipment	\$5.63	S.F.	120,192	100	\$676,339	22	1962	1977			\$676,339	\$676,339	100
Institutional Equipment	\$3.16	S.F.	120,192	100	\$380,249	15	1962	1977			\$380,249	\$380,249	100
Other Equipment	\$2.46	S.F.	120,192	100	\$296,090	30	1962	1992			\$296,090	\$296,090	100
Food Service Equipment	\$296,090.38	SYSTEM	1	100	\$296,090	30	1962	1992			\$296,090	\$296,090	100

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$280,178		
Special Construction			0			0	0				\$280,178		
ADA Compliance			0	0		0	0				\$280,178		
Building Sitework	\$4.02	S.F.	120,192	100	\$483,035	30	1962	1992	2012		\$483,035	\$483,035	100
Site Improvements	\$3.00	S.F.	120,192	100	\$360,375	30	1962	1992	2012		\$360,375	\$360,375	100
Parking Lots	\$2,614.58	Ea.	110	100	\$287,604	30	1962	1992	2012		\$287,604	\$287,604	100
Pedestrian Paving	\$39.49	L.F.	1,843	100	\$72,771	30	1962	1992	2012		\$72,771	\$72,771	100
Site Mechanical Utilities	\$1.02	S.F.	120,192	100	\$122,660	30	1962	1992			\$122,660	\$122,660	100
Fuel Distribution	\$1.02	S.F.	120,192	100	\$122,660	30	1962	1992			\$122,660	\$122,660	100
Above ground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1962	1992			\$108,035	\$108,035	100
NG Supply	\$0.12	S.F.	120,192	100	\$14,625	30	1962	1992			\$14,625	\$14,625	100

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Facility: \Middle Schools\Thurgood G. Marshall Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$12,797,258 \$400,239	\$6,667,371 \$208,525	\$19,464,630 \$608,764	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows do not operate properly and, in many instances, glass has been replaced with Plexiglas. Storefront windows in cafeteria are rusted and leaking. The exterior doors are worn and old.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$259,615	\$135,259	\$394,874	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,382,205	\$1,241,129	\$3,623,334	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020		Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$6,010	\$3,131	\$9,141	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$259,615	\$135,259	\$394,874	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$379,807	\$197,879	\$577,686	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$243,843	\$127,042	\$370,885	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$13,030	\$6,788	\$19,818	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$41,289	\$21,511	\$62,800	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$1,016,252	\$529,467	\$1,545,719	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$577,208	\$300,726	\$877,934	Necess ary- 2-5 Yrs	Deferred Maintena nce	Accoustical ceilings are in poor condition and not aligned well.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,057,690	\$551,056	\$1,608,746	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sinks, faucets, and other plumbing fixtures were not updated, but some urinals and toilets were. Most of the water fountains are original and some are out of order. Some sinks are chipped, some faucets have poor pressure and do not operate adequately, and some flush valves are slow.
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$74,519	\$38,824	\$113,343	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$80,529	\$41,955	\$122,484	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$115,384	\$60,115	\$175,500	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$518,028	\$269,892	\$787,920	Necess ary- 2-5 Yrs	Deferred Maintena nce	The school is missing fire sprinklers in classrooms and common areas.
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$228,365	\$118,978	\$347,343	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need to be updated. Some panels have no capacity to expand.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,810,092	\$943,058	\$2,753,149	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most lighting is outdated and in some cases not operating. Many of the light covers are stained and broken. Some classrooms need ballasts and wiring.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$359,374	\$187,234	\$546,608	Necess ary- 2-5 Yrs	Deferred Maintena nce	Security and communication is mostly original and outdated. The principle and school engineer indicated that the school has no cameras and are needed in different areas.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$249,999	\$130,250	\$380,249	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Above ground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tank is rusted out.
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$9,615	\$5,010	\$14,625	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$126,202	\$65,751	\$191,953	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC system is original and has functional problems. Most rooms in the original building and additions have control problems. Some rooms are too hot in winter and in summer. The kitchen roof top unit's control system is not operating appropriately. One of the roof top units was vandalized.
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$64,908	\$33,817	\$98,725	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$18,030	\$9,394	\$27,424	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$194,668	\$101,422	\$296,090	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Tectum Tiles	System	Beyond Useful Life	Renew System	1	Ea.	\$112,236	\$58,475	\$170,711	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Glazed Wainscot	System	Beyond Useful Life	Renew System	1	Ea.	\$187,682	\$97,782	\$285,464	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010235	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$16,359	\$8,523	\$24,882	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	120,192	S.F.	\$184,206	\$95,971	\$280,178	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$38,224	\$19,914	\$58,138	Necess ary- 2-5 Yrs	Deferred Maintena nce
C2010	Stair Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$80,529	\$41,955	\$122,484	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$434,880	\$226,573	\$661,453	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$50,015	\$26,058	\$76,073	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$175,095	\$91,225	\$266,320	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$189,089	\$98,515	\$287,604	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$47,844	\$24,927	\$72,771	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$723,556	\$376,973	\$1,100,528	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary

Facility: \Middle Schools\Walker Mill Middle**Address:** 800 Karen Boulevard, Capitol Heights, MD 20743**Attributes:**

School Area	1
Congressional	4
County Council	6
Historical Building	NA
Legislative	25
Original Building	Built 1970, 129,348 S.F.
School Board District	6
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	129,348 S.F.

Year Built:
Last Renovation:

Facility Description:

Walker Mill Middle School is a two-story, 129,348 square foot facility located on a 37.8-acre site at 800 Karen Blvd in Capital Heights, MD. The original building was constructed in 1970. There were no records that indicated any additions were added or any major renovations completed since that time.

ACCESSIBILITY ISSUES

Access to this school via the parking area is limited by the lack of compliant curb cuts, assisted entrances and interior amenities such as signage, door hardware and restroom modifications to support the physically challenged. The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete. The buildings sub-floor construction consists of cast in place concrete.

B. SHELL

The superstructure is load bearing masonry construction. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior construction partition wall types typically include painted CMU and brick finishes. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. Toilet configurations and accessories do not comply with the current ADA requirements. Interior graphics and/or signage do not comply with ADA requirements. Stair construction includes steel risers and treads with tile finishes. The interior wall finishes are typically painted CMU and exposed brick. Floor finishes in common areas is typically terrazzo, ceramic tile, vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile and wood. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 15,300 square feet of 12x12 vinyl asbestos tiles. Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x2 or 2x4 suspended acoustical panels.

D. SERVICES**Conveying**

Conveying equipment includes one hydraulic elevator.

Plumbing

Fixtures are original. There are five handicap equipped toilet stalls in the facility but they are not ADA compliant. Domestic water distribution is copper and galvanized steel. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by heat exchangers boilers and a 400 gallon storage tank. The system is original.

HVAC

Heating is provided by two hot-water boilers. The units are oil-fired. Cooling is supplied by a centrifugal chiller in the boiler room with an external Cooling Tower. There are 3 air handling systems (rooftop package units) providing air distribution. Heated and chilled water is distributed through a 2-pipe system using the main air handlers, fan coil units and fin tube radiators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

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The electrical service is fed from a pad mounted transformer. Power distribution from branch panels wiring is typically copper, 3-wire grounded. Lighting and branch wiring is typically 3-wire grounded serving recessed and surface-mounted fluorescent and some incandescent. Emergency power and lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors, etc.) and do not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and include some dedicated closets or cabinets. The building includes an internal security system that is actuated by combination) devices and is centrally monitored.

Other Electrical Systems: The building has a small (15?)KW emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and kitchen grease trap. The building also includes fixed window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site. There is sufficient parking capacity for the occupants where two out of 125 are handicap spaces and path to building entrances does not comply with ADA requirements. Drainage is handled by area drains. Concrete sidewalks are immediately adjacent to the facility. There is site lighting for vehicular and pedestrian night traffic. The school has a 8,000 gallon fuel oil tank with level and leak detection systems that was installed in 2008.

Current Repair Cost: \$22,177,072.62**Replacement Cost:** \$34,614,573.90**FCI:** 64.07%

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Facility: \Middle Schools\Walker Mill Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1970

Gross Area: 129,348 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$22,177,072.62

Replacement Cost: \$34,614,573.90

FCI: 64.07%

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Facility: \Middle Schools\Walker Mill Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.61	S.F.	129,348	100	\$34,710,153	45	1973	1975	2020		\$22,177,076	\$34,614,578	64
Substructure	\$13.98	S.F.	129,348	100	\$1,808,025	100	1970					\$1,808,025	
Foundations	\$13.98	S.F.	129,348	100	\$1,808,025	100	1970					\$1,808,025	
Standard Foundations	\$4.68	S.F.	129,348	0	\$605,954	100	1970					\$605,954	
Slab on Grade	\$9.29	S.F.	129,348	0	\$1,202,071	100	1970					\$1,202,071	
Shell	\$65.78	S.F.	129,348	100	\$8,508,932	77	1982	2000			\$904,997	\$8,508,932	11
Superstructure	\$36.08	S.F.	129,348	100	\$4,666,632	100	1984					\$4,666,632	
Floor Construction	\$26.57	S.F.	129,348	0	\$3,437,018	100	1970					\$3,437,018	
Roof Construction	\$9.51	S.F.	129,348	0	\$1,229,614	100	1998					\$1,229,614	
Exterior Enclosure	\$16.91	S.F.	129,348	100	\$2,187,731	71	1970	2000			\$904,997	\$2,187,731	41
Exterior Walls	\$9.92	S.F.	129,348	0	\$1,282,734	100	1970					\$1,282,734	
Exterior Windows	\$4.27	S.F.	129,348	100	\$552,835	30	1970	2000			\$552,835	\$552,835	100
Exterior Doors	\$2.72	S.F.	129,348	100	\$352,162	30	1970	2000			\$352,162	\$352,162	100
Roofing	\$12.79	S.F.	129,348	100	\$1,654,569	20	1998	2018				\$1,654,569	
Roof Coverings	\$12.72	S.F.	129,348	100	\$1,644,732	20	1998	2018				\$1,644,732	
Roof Openings	\$0.08	S.F.	129,348	100	\$9,837	20	1998	2018				\$9,837	
Interiors	\$62.63	S.F.	129,348	101	\$8,196,414	39	1973	1975			\$5,490,354	\$8,100,839	68
Interior Construction	\$16.29	S.F.	129,348	100	\$2,107,068	70	1970	1990			\$881,388	\$2,107,068	42
Partitions	\$9.48	S.F.	129,348	100	\$1,225,680	100	1970					\$1,225,680	
Concrete Block Partitions - Regular Weight	\$9.48	S.F.	129,348	0	\$1,225,680	100	1970					\$1,225,680	
Interior Doors	\$2.77	S.F.	129,348	100	\$358,064	40	1970	2010			\$358,064	\$358,064	100
Fittings	\$4.05	S.F.	129,348	100	\$523,324	20	1970	1990			\$523,324	\$523,324	100
Stairs	\$1.41	S.F.	129,348	100	\$182,967	50	1970	2020				\$182,967	
Stair Construction	\$1.41	S.F.	129,348	100	\$182,967	50	1970	2020				\$182,967	
Interior Finishes	\$44.92	S.F.	129,348	102	\$5,906,379	28	1977	1975			\$4,608,966	\$5,810,804	79
Wall Finishes	\$8.95	S.F.	129,348	100	\$1,157,466	23	1990	2005			\$1,157,466	\$1,157,466	100
Paint	\$5.86	S.F.	79,348	100	\$464,650	5	2002	2007			\$464,650	\$464,650	100
Tile	\$13.86	S.Y.	50,000	100	\$692,816	35	1970	2005			\$692,816	\$692,816	100
Floor Finishes	\$27.41	S.F.	129,348	103	\$3,641,276	34	1970	1975			\$2,343,863	\$3,545,701	66
Carpet	\$6.95	S.F.	5,000	100	\$34,755	5	1970	1975			\$34,755	\$34,755	100
Concrete	\$333.45	S.F.	4,348	100	\$1,449,836	10	1970	1980			\$1,449,836	\$1,449,836	100
Terrazzo	\$25.95	S.F.	50,000	100	\$1,297,413	75	1970	2045				\$1,297,413	
VAT (Resilient Flooring)	\$20.82	S.F.	15,300	130	\$414,159	13	1970	1983			\$414,159	\$318,584	130
VCT	\$8.14	S.F.	54,700	100	\$445,113	12	1970	1982			\$445,113	\$445,113	100
Ceiling Finishes	\$8.56	S.F.	129,348	100	\$1,107,637	13	1970	1983			\$1,107,637	\$1,107,637	100
Acoustical Ceilings	\$8.56	S.F.	129,348	100	\$1,107,637	13	1970	1983			\$1,107,637	\$1,107,637	100
Services	\$114.91	S.F.	129,348	100	\$14,863,581	25	1970	1985			\$14,863,581	\$14,863,581	100
Conveying	\$0.96	S.F.	129,348	100	\$123,945	30	1970	2000			\$123,945	\$123,945	100
Elevators and Lifts	\$0.96	S.F.	129,348	100	\$123,945	30	1970	2000			\$123,945	\$123,945	100
Plumbing	\$14.16	S.F.	129,348	100	\$1,831,634	30	1970	2000			\$1,831,634	\$1,831,634	100
Plumbing Fixtures	\$11.27	S.F.	129,348	100	\$1,457,831	30	1970	2000			\$1,457,831	\$1,457,831	100
Domestic Water Distribution	\$0.81	S.F.	129,348	100	\$104,271	30	1970	2000			\$104,271	\$104,271	100
Sanitary Waste	\$1.22	S.F.	129,348	100	\$157,391	30	1970	2000			\$157,391	\$157,391	100
Rain Water Drainage	\$0.87	S.F.	129,348	100	\$112,141	30	1970	2000			\$112,141	\$112,141	100
HVAC	\$68.58	S.F.	129,348	100	\$8,870,931	21	1970	1985			\$8,870,931	\$8,870,931	100
Heat Generating Systems	\$7.97	S.F.	129,348	100	\$1,030,909	30	1970	2000			\$1,030,909	\$1,030,909	100
Cooling Generating Systems	\$4.30	S.F.	129,348	100	\$556,769	30	1970	2000			\$556,769	\$556,769	100
Distribution Systems	\$14.77	S.F.	129,348	100	\$1,910,329	30	1970	2000			\$1,910,329	\$1,910,329	100
Terminal & Package Units	\$36.44	S.F.	129,348	100	\$4,713,850	15	1970	1985			\$4,713,850	\$4,713,850	100
Controls & Instrumentation	\$4.00	S.F.	129,348	100	\$517,422	20	1970	1990			\$517,422	\$517,422	100
Systems Testing & Balancing	\$1.10	S.F.	129,348	100	\$141,652	30	1970	2000			\$141,652	\$141,652	100
Fire Protection	\$5.54	S.F.	129,348	100	\$716,127	30	1970	2000			\$716,127	\$716,127	100
Sprinklers	\$5.54	S.F.	129,348	100	\$716,127	30	1970	2000			\$716,127	\$716,127	100
Electrical	\$25.67	S.F.	129,348	100	\$3,320,944	30	1970	1985			\$3,320,944	\$3,320,944	100
Electrical Service/Distribution	\$2.45	S.F.	129,348	100	\$316,749	30	1970	2000			\$316,749	\$316,749	100
Lighting and Branch Wiring	\$19.29	S.F.	129,348	100	\$2,494,642	30	1970	2000			\$2,494,642	\$2,494,642	100
Communications and Security	\$3.83	S.F.	129,348	100	\$495,781	30	1970	2000			\$495,781	\$495,781	100
Other Electrical Systems	\$0.11	S.F.	129,348	100	\$13,772	15	1970	1985			\$13,772	\$13,772	100
Equipment & Furnishings	\$4.61	S.F.	129,348	100	\$595,940	21	1970	1985			\$595,940	\$595,940	100
Equipment	\$4.61	S.F.	129,348	100	\$595,940	21	1970	1985			\$595,940	\$595,940	100
Institutional Equipment	\$2.68	S.F.	129,348	100	\$346,259	15	1970	1985			\$346,259	\$346,259	100
Other Equipment	\$1.93	S.F.	129,348	100	\$249,681	30	1970	2000			\$249,681	\$249,681	100
Food Service Equipment	\$249,681.06	SYSTEM	1	100	\$249,681	30	1970	2000			\$249,681	\$249,681	100
Special Construction			0			0	0				\$301,521		
Special Construction			0			0	0				\$301,521		
ADA Compliance			0	0		0	0				\$301,521		

Prince George County Public Schools13300 Old Marlboro Pike
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Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$5.70	S.F.	129,348	100	\$737,261	30	1970	2000	2020		\$20,683	\$737,261	3
Site Improvements	\$4.70	S.F.	129,348	100	\$608,543	30	1970	2000	2020			\$608,543	
Parking Lots	\$2,204.77	Each	125	100	\$275,596	30	1970	2000	2020	8		\$275,596	
Pedestrian Paving	\$33.29	L.F.	10,000	100	\$332,947	30	1970	2000	2020	8		\$332,947	
Site Mechanical Utilities	\$1.00	S.F.	129,348	100	\$128,718	30	1970	2000			\$20,683	\$128,718	16
Fuel Distribution	\$1.00	S.F.	129,348	100	\$128,718	30	1970	2000			\$20,683	\$128,718	16
Natural Gas	\$0.11	S.F.	129,348	100	\$13,772	30	1970	2000			\$13,772	\$13,772	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1970	2000			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2008	2038				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\Walker Mill Middle_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$22,177,073					\$578,947	\$1,975,642		\$1,002,660		\$2,619,616
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$904,996						\$1,975,642				
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$904,996										
Exterior Walls											
Exterior Windows	\$552,835										
Exterior Doors	\$352,162										
Roofing							\$1,975,642				
Roof Coverings							\$1,963,896				
Roof Openings							\$11,746				
Interiors	\$5,490,353					\$578,947			\$231,777		\$2,619,616
Interior Construction	\$881,388										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$358,064										
Fittings	\$523,324										
Stairs									\$231,777		
Stair Construction									\$231,777		
Interior Finishes	\$4,608,965					\$578,947					\$2,619,616
Wall Finishes	\$1,157,465					\$538,657					\$624,451
Paint	\$464,650					\$538,657					\$624,451
Tile	\$692,816										
Floor Finishes	\$2,343,863					\$40,290					\$1,995,165
Carpet	\$34,755					\$40,290					\$46,708
Concrete	\$1,449,836										\$1,948,458
Terrazzo											
VAT (Resilient Flooring)	\$414,159										
VCT	\$445,113										
Ceiling Finishes	\$1,107,637										
Acoustical Ceilings	\$1,107,637										
Services	\$14,863,579										
Conveying	\$123,945										
Elevators and Lifts	\$123,945										
Plumbing	\$1,831,634										
Plumbing Fixtures	\$1,457,831										
Domestic Water Distribution	\$104,271										
Sanitary Waste	\$157,391										
Rain Water Drainage	\$112,141										
HVAC	\$8,870,930										
Heat Generating Systems	\$1,030,909										
Cooling Generating Systems	\$556,769										
Distribution Systems	\$1,910,329										
Terminal & Package Units	\$4,713,850										
Controls & Instrumentation	\$517,422										
Systems Testing & Balancing	\$141,652										
Fire Protection	\$716,127										
Sprinklers	\$716,127										
Electrical	\$3,320,943										
Electrical Service/Distribution	\$316,749										
Lighting and Branch Wiring	\$2,494,642										
Communications and Security	\$495,781										
Other Electrical Systems	\$13,772										
Equipment & Furnishings	\$595,940</										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\Walker Mill Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$14,580,587 \$363,468	\$7,596,486 \$189,367	\$22,177,073 \$552,835	Necessary- 2-5 Yrs	Deferred Maintenance	Exterior window applications are from original construction. The windows are fixed and operable depending on the location of the installation. The fixed windows are in fair condition, however, the operable windows are in poor condition. Several of the windows no longer function properly. Universal upgrades are recommended with-in the next five years.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$231,533	\$120,629	\$352,162	Necessary- 2-5 Yrs	Deferred Maintenance	The exterior door system is in poor condition. Several of the doors have been broken into with tools and the damage remains after the corrective repairs. Doors are rusted and in some cases the hinges are broken. Universal upgrades are recommended.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$344,066	\$179,258	\$523,324	Recommended -3-10 Yrs	Deferred Maintenance	The fitting systems are from original construction with few exceptions. Life cycle issues warrant universal replacement within the next ten years.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$305,490	\$159,160	\$464,650	Recommended -3-10 Yrs	Deferred Maintenance	This school appears to be on a consistent painted finish renewal program. The painted finishes are in fair condition and expected to have an accelerated rate for renewal. This project provides a budgetary consideration for renewal within the next ten years.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$455,500	\$237,316	\$692,816	Recommended -3-10 Yrs	Deferred Maintenance	The tile finish in the restrooms is in fair condition and replacement is warranted.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$292,645	\$152,468	\$445,113	Recommended -3-10 Yrs	Deferred Maintenance	Tile floor finish is mainly in the classrooms and is in fair condition. Considering the high traffic use of the classrooms upgrades are recommended within the next ten years.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$22,850	\$11,905	\$34,755	Necessary- 2-5 Yrs	Deferred Maintenance	The carpet installation is beyond the expected life cycle for this type of application. There are sections of stains and cuts that may cause a tripping hazard. Universal replacement is recommended.

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C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$728,229	\$379,407	\$1,107,637	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical tile ceiling system is in fair condition considering the age of the installation, however, universal replacement is recommended based on the current life cycle of the system.
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$81,489	\$42,456	\$123,945	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$958,469	\$499,362	\$1,457,831	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$68,554	\$35,717	\$104,271	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$73,728	\$38,412	\$112,141	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$103,478	\$53,912	\$157,391	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$3,099,178	\$1,614,672	\$4,713,850	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$677,784	\$353,125	\$1,030,909	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$366,055	\$190,715	\$556,769	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,255,969	\$654,360	\$1,910,329	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$340,185	\$177,237	\$517,422	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$93,131	\$48,521	\$141,652	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$470,827	\$245,301	\$716,127	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$208,250	\$108,498	\$316,749	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,640,133	\$854,509	\$2,494,642	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$325,957	\$169,824	\$495,781	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$9,054	\$4,717	\$13,772	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$227,652	\$118,607	\$346,259	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$9,054	\$4,717	\$13,772	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Report Date: 08 Sep 2012

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E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$164,156	\$85,525	\$249,681	Necessary- 2-5 Yrs Does Not Meet Current Code/Standards	Deferred Maintenance ADA / Accessibility
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	129,348	S.F.	\$198,239	\$103,282	\$301,521		
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$235,413	\$122,650	\$358,064	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$272,294	\$141,865	\$414,159	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$953,212	\$496,623	\$1,449,836	Necessary- 2-5 Yrs	Deferred Maintenance

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\William Wirt Middle

Address: 6200 Tuckerman Street, Riverdale, MD 20737

Attributes:

School Area	1
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built 1964, 106,318 S.F.
School Board District	2
School Grade	6th-8th

General Information:

Function:	Middle School
Gross Area:	106,318 S.F.

Year Built:
Last Renovation:

Facility Description:

William Wirt Middle School is a partial three-story, 106,318 square foot facility located on an 18.5-acre site near MD Route 295 (Baltimore-Washington Parkway) in Riverdale, MD. The building was constructed in 1964 and has had no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls with a partial slab-on-grade and partial suspended slab over a crawl space. The building does not have a basement.

B. SHELL

The superstructure is concrete frame. First floor construction is suspended concrete pan joist slab on concrete beams, columns and spread footings. Second and third floor construction is concrete pan joists and slab. Roof construction over the first floor level is steel joists, metal deck, and cementitious fiber (Tectum) deck. The gymnasium roof structure is steel frame and Tectum decking. The single-story portion of the exterior enclosure is comprised of walls of brick veneer over CMU. The two-story portion is exposed aggregate pre-cast panels. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel in hollow metal frames. Roofing is typically low-slope, built-up roofing with gravel ballast, which was replaced in 2003. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types are typically painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Doors have bored lockset hardware. The accesses to exit (corridor) doors are not fire labeled. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions. Toilet configurations and accessories do not comply with ADA requirements. Interior graphics and signage do not comply with ADA requirements. Stair construction includes concrete risers and treads with vinyl composition (VCT) tile finishes and aluminum tread nosings. The interior wall finishes are typically paint on CMU. Toilet walls are glazed CMU wainscot and painted CMU. Floor finishes in common areas are typically terrazzo on the first floor and vinyl asbestos tile (VAT) on the second and third floors. Floor finishes in assignable spaces is typically VCT on the first floor and VAT on the second and third floors. Floor finishes in toilets are 1x1 ceramic tiles. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 70,500 square feet of 9x9 VAT and 200 square feet of 12x12 VAT. Ceiling finishes in common areas are typically 2x4 suspended acoustical panels. Ceiling finishes in assignable areas are typically 2x4 suspended acoustical panels. Acoustical ceilings, including the grid system, were replaced on the first floor in 2005. The balance of the acoustical panels was replaced in 2006. Toilets and kitchen have painted drywall ceilings.

D. SERVICES

Conveying

The building includes one hydraulic elevator. The unit is not ADA rated.

Plumbing

Fixtures were replaced in 2007. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is a combination of roof drains and scuppers. Domestic hot water is provided by a gas hot water heater with two 200 gallon storage tanks and circulators that were installed in 2002.

HVAC

Heating is provided by two gas-fired steam boilers, which were installed in 2002, with all new ancillary equipment that supplies steam to systems and hydronic heating water via heat exchanger through a 2-pipe system serving ductwork, 10 major air handlers, fan coil units, and fin tube radiators. Cooling is supplied by individual window units and roof top package units and some small DX units. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer which was installed in 2005. Power distribution from branch panels wiring is copper. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted and pendent-mounted fluorescent with some incandescent. Emergency battery powered lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces, interior corridors, etc., and does not comply with ADA requirements. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are separate. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, gymnasium, audio-visual equipment, food service equipment and grease trap interceptor. The building also includes fixed casework and window treatments.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available in a parking lot on the site. There is sufficient parking capacity for the occupants where 10 out of 153 are handicap spaces and paths to building entrances appear to comply with ADA requirements. Landscaping is sparse. There are some low lying shrubs near the main entry. Drainage is handled primarily by surface discharge, plus a small amount of sub-surface discharge. Concrete sidewalks immediately adjacent to the facility are in good condition. There is site lighting for vehicular and pedestrian night traffic. The school has a 15,000 gallon fuel oil tank of dual wall construction with level and leak detection systems.

Current Repair Cost: \$9,855,959.31**Replacement Cost:** \$28,605,572.76**FCI:** 34.45%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Middle Schools\William Wirt Middle_Building

Attributes:

None

General Information:

Function: Middle School

Year Built: 1964

Gross Area: 106,318 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,855,959.31

Replacement Cost: \$28,605,572.76

FCI: 34.45%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Middle Schools\William Wirt Middle_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.06	S.F.	106,318	101	\$28,896,817	46	1978	1977	2008		\$9,855,962	\$28,605,576	34
Substructure	\$14.37	S.F.	106,318	100	\$1,528,156	100	1964					\$1,528,156	
Foundations	\$14.37	S.F.	106,318	100	\$1,528,156	100	1964					\$1,528,156	
Standard Foundations	\$4.11	S.F.	106,318	0	\$436,616	100	1964					\$436,616	
Slab on Grade	\$10.27	S.F.	106,318	0	\$1,091,540	100	1964					\$1,091,540	
Shell	\$88.63	S.F.	106,318	100	\$9,422,823	68	1975	1994	2020		\$826,336	\$9,422,823	9
Superstructure	\$41.69	S.F.	106,318	100	\$4,432,463	100	1964					\$4,432,463	
Floor Construction	\$20.69	S.F.	106,318	0	\$2,199,252	100	1964					\$2,199,252	
Roof Construction	\$21.01	S.F.	106,318	0	\$2,233,211	100	1964					\$2,233,211	
Exterior Enclosure	\$18.74	S.F.	106,318	100	\$1,992,263	71	1964	1994			\$826,336	\$1,992,263	41
Exterior Walls	\$10.97	S.F.	106,318	0	\$1,165,927	100	1964					\$1,165,927	
Exterior Windows	\$4.72	S.F.	106,318	100	\$501,300	30	1964	1994			\$501,300	\$501,300	100
Exterior Doors	\$3.06	S.F.	106,318	100	\$325,036	30	1964	1994			\$325,036	\$325,036	100
Roofing	\$28.20	S.F.	106,318	100	\$2,998,097	20	2003	2023	2020			\$2,998,097	
Roof Coverings	\$28.12	S.F.	106,318	100	\$2,990,012	20	2003	2023	2020	8		\$2,990,012	
Roof Openings	\$0.08	S.F.	106,318	100	\$8,085	20	2003	2023	2020	8		\$8,085	
Interiors	\$59.24	S.F.	106,318	105	\$6,589,917	34	1986	1977	2011		\$3,171,477	\$6,298,676	50
Interior Construction	\$22.78	S.F.	106,318	100	\$2,422,412	60	1985	2004			\$326,654	\$2,422,412	13
Partitions	\$15.23	S.F.	106,318	100	\$1,618,714	76	1985	2026				\$1,618,714	
Concrete Block Partitions - Regular Weight	\$10.74	S.F.	106,318	0	\$1,141,670	100	1964					\$1,141,670	
Toilet Partitions	\$4.49	S.F.	106,318	100	\$477,044	20	2006	2026				\$477,044	
Interior Doors	\$3.07	S.F.	106,318	100	\$326,654	40	1964	2004			\$326,654	\$326,654	100
Fittings	\$4.49	S.F.	106,318	100	\$477,044	20	2007	2027				\$477,044	
Stairs	\$1.57	S.F.	106,318	100	\$166,561	50	1964					\$166,561	
Stair Construction	\$1.57	S.F.	106,318	100	\$166,561	50	1964					\$166,561	
Interior Finishes	\$34.89	S.F.	106,318	108	\$4,000,944	18	1993	1977	2011		\$2,844,823	\$3,709,703	77
Wall Finishes	\$7.45	S.F.	106,318	100	\$792,133	16	1999	2009			\$606,205	\$792,133	77
Glazed CMU	\$14.57	S.F.	12,760	100	\$185,928	50	1964					\$185,928	
Paint Walls	\$6.48	S.F.	93,558	100	\$606,205	5	2004	2009			\$606,205	\$606,205	100
Floor Finishes	\$19.92	S.F.	106,318	114	\$2,409,152	21	1980	1977	2011		\$1,847,965	\$2,117,911	87
Carpet	\$7.68	S.F.	4,168	100	\$32,015	5	2004	2009	2011		\$32,015	\$32,015	100
Ceramic Tile	\$19.67	S.F.	5,316	100	\$104,547	50	1964	2014				\$104,547	
Concrete FI Finish	\$3.70	S.F.	5,316	100	\$19,648	10	2004	2014				\$19,648	
Terrazo	\$36.91	S.F.	5,954	100	\$219,790	75	1964	2039				\$219,790	
VAT (Resilient Flooring)	\$23.06	S.F.	42,102	130	\$1,262,044	13	1964	1977			\$1,262,044	\$970,803	130
VCT	\$9.00	S.F.	24,122	100	\$217,202	12	2007	2019				\$217,202	
Wood	\$28.64	S.F.	19,340	100	\$553,906	15	1980	1995			\$553,906	\$553,906	100
Ceiling Finishes	\$7.52	S.F.	106,318	100	\$799,659	13	2001	2008			\$390,653	\$799,659	49
Paint Ceilings	\$1.75	S.F.	26,579	100	\$46,491	10	2004	2014				\$46,491	
Acoustical Ceilings 1st FI	\$9.45	S.F.	38,380	100	\$362,515	13	2005	2018				\$362,515	
Acoustical Ceilings Bal	\$9.45	S.F.	41,359	100	\$390,653	13	1995	2008			\$390,653	\$390,653	100
Services	\$95.94	S.F.	106,318	100	\$10,200,648	28	1977	1979	2008		\$5,279,823	\$10,200,648	52
Conveying	\$2.60	S.F.	106,318	100	\$276,524	30	1964	1994			\$276,524	\$276,524	100
Elevators and Lifts	\$2.60	S.F.	106,318	100	\$276,524	30	1964	1994			\$276,524	\$276,524	100
Plumbing	\$15.71	S.F.	106,318	100	\$1,670,461	30	1984	1994			\$240,948	\$1,670,461	14
Plumbing Fixtures	\$12.47	S.F.	106,318	100	\$1,326,019	30	2007	2037				\$1,326,019	
Domestic Water Distribution	\$0.88	S.F.	106,318	100	\$93,792	30	1964	1994			\$93,792	\$93,792	100
Sanitary Waste	\$1.38	S.F.	106,318	100	\$147,156	30	1964	1994			\$147,156	\$147,156	100
Rain Water Drainage	\$0.97	S.F.	106,318	100	\$103,494	30	2003	2033				\$103,494	
HVAC	\$43.24	S.F.	106,318	100	\$4,597,407	26	1970	1979			\$3,661,108	\$4,597,407	80
Heat Generating Systems	\$8.81	S.F.	106,318	100	\$936,299	30	2002	2032				\$936,299	
Cooling Generating Systems	\$11.10	S.F.	106,318	100	\$1,180,481	30	1964	1994			\$1,180,481	\$1,180,481	100
Distribution Systems	\$10.36	S.F.	106,318	100	\$1,101,243	30	1964	1994			\$1,101,243	\$1,101,243	100
Terminal & Package Units	\$10.30	S.F.	106,318	100	\$1,094,775	15	1964	1979			\$1,094,775	\$1,094,775	100
Controls & Instrumentation	\$1.49	S.F.	106,318	100	\$158,475	20	1964	1984			\$158,475	\$158,475	100
Systems Testing & Balancing	\$1.19	S.F.	106,318	100	\$126,134	30	1964	1994			\$126,134	\$126,134	100
Fire Protection	\$6.11	S.F.	106,318	100	\$650,073	30	1964	1994	2008		\$650,073	\$650,073	100
Sprinklers, 1st Floor	\$6.11	S.F.	59,537	100	\$364,034	30	1964	1994	2008		\$364,034	\$364,034	100
Sprinklers, 2nd & 3rd Floors	\$6.11	S.F.	46,781	100	\$286,039	30	1964	1994	2008		\$286,039	\$286,039	100
Electrical	\$28.28	S.F.	106,318	100	\$3,006,183	30	1991	1994			\$451,170	\$3,006,183	15
Electrical Service/Distribution	\$2.71	S.F.	106,318	100	\$287,843	30	2005	2035				\$287,843	
Lighting and Branch Wiring	\$21.32	S.F.	106,318	100	\$2,267,170	30	2005	2035				\$2,267,170	
Communications and Security	\$4.24	S.F.	106,318	100	\$451,170	30	1964	1994			\$451,170	\$451,170	100
Equipment & Furnishings	\$5.56	S.F.	106,318	100	\$591,402	22	1995	2010	2020		\$315,334	\$591,402	53
Equipment	\$5.56	S.F.	106,318	100	\$591,402	22	1995	2010	2020		\$315,334	\$591,402	53
Institutional Equipment	\$2.97	S.F.	106,318	100	\$315,334	15	1995	2010			\$315,334	\$315,334	100
Other Equipment	\$2.60	S.F.	106,318	100	\$276,068	30	1995	2025	2020			\$276,068	

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Food Service Equipment	\$276,067.54	SYSTEM	1	100	\$276,068	30	1995	2025	2020	8		\$276,068	
Special Construction			0			0	0				\$247,836		
Special Construction			0			0	0				\$247,836		
ADA Compliance			0	0		0	0				\$247,836		
Building Sitework	\$5.30	S.F.	106,318	100	\$563,871	30	1964	1994	2014		\$15,156	\$563,871	3
Site Improvements	\$4.14	S.F.	106,318	100	\$440,680	30	1964	1994	2014			\$440,680	
Parking Lots	\$2,437.78	Each	153	100	\$372,981	30	1964	1994	2014	2		\$372,981	
Pedestrian Paving	\$36.79	L.F.	1,840	100	\$67,699	30	1964	1994	2014	2		\$67,699	
Site Mechanical Utilities	\$1.16	S.F.	106,318	100	\$123,191	30	1964	1994			\$15,156	\$123,191	12
Fuel Distribution	\$1.16	S.F.	106,318	100	\$123,191	30	1964	1994			\$15,156	\$123,191	12
NG Supply	\$0.11	S.F.	106,318	100	\$11,320	30	1964	1994			\$11,320	\$11,320	100
Propane Tank	\$3,835.96	Each	1	100	\$3,836	30	1964	1994			\$3,836	\$3,836	100
Underground Tank	\$108,035.11	Each	1	100	\$108,035	30	2008	2038				\$108,035	

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Facility Executive Summary

Facility: \Middle Schools\William Wirt Middle_Building (continued)

[illegible]

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[illegible]

Prince George County Public Schools

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Facility: \Middle Schools\William Wirt Middle_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,479,921 \$329,586	\$3,376,039 \$171,714	\$9,855,959 \$501,300	Necess ary- 2-5 Yrs	Capital Renewal	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$213,699	\$111,337	\$325,036	Necess ary- 2-5 Yrs	Capital Renewal	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$214,762	\$111,891	\$326,654	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$829,746	\$432,298	\$1,262,044	Necess ary- 2-5 Yrs	Environm ental	
D1010		Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$181,804	\$94,720	\$276,524	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$61,664	\$32,127	\$93,792	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$96,749	\$50,406	\$147,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$719,773	\$375,002	\$1,094,775	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030		Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$776,121	\$404,359	\$1,180,481	Necess ary- 2-5 Yrs	Deferred Maintena nce	Remove/replace window cooling units with central cooling plant.
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$724,026	\$377,217	\$1,101,243	Necess ary- 2-5 Yrs	Deferred Maintena nce	New steam system to AHUs. AHU should be replaced.
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$104,192	\$54,284	\$158,475	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$82,928	\$43,206	\$126,134	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers, 1st Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$239,339	\$124,695	\$364,034	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$296,627	\$154,543	\$451,170	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$7,442	\$3,877	\$11,320	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$364,172	\$189,734	\$553,906	Necess ary- 2-5 Yrs	Capital Renewal	
C3030210		Acoustical Ceilings Bal	System	Beyond Useful Life	Renew System	1	Ea.	\$256,839	\$133,813	\$390,653	Necess ary- 2-5 Yrs	Capital Renewal	

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D4010	Sprinklers, 2nd & 3rd Floors	System	Beyond Useful Life	Renew System	1	Ea.	\$188,060	\$97,979	\$286,039	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	106,318	S.F.	\$162,943	\$84,893	\$247,836	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3010230	Paint Walls	System	Beyond Useful Life	Renew System	1	Ea.	\$398,557	\$207,648	\$606,205	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$21,048	\$10,966	\$32,015	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$207,320	\$108,014	\$315,334	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$2,522	\$1,314	\$3,836	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary

Facility: \High Schools\Annex Bldg. at Suitland High
Address: 5200 Silver Hill Road, Suitland, MD 20028

Attributes:

School Area	HSC
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1956, 70,993 S.F.
School Board District	7
School Grade	9th-12th

General Information:

Function:	High School	Year Built:
Gross Area:	70,993 S.F.	Last Renovation:

Facility Description:

The Annex Building at Suitland High School is a two-story, 70,993 square foot facility located on a 24.5-acre site close to Route 458 and Route 4 (Pennsylvania Avenue) in Forestville, MD. The original building was constructed in 1956, with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

The facility is not in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade for the first floor and metal pan with lightweight fill for the second floor. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel framed. Roofing is typically low-slope with built-up roof. The roof was replaced in 2010.

C. INTERIORS

Interior partition wall types are typically painted CMU. Interior doors are generally solid core wood doors with hollow metal. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes concrete risers and treads with metal and terrazzo finishes. Interior wall finishes are typically glazed blocks and ceramic tiles. Floor finishes in common areas is typically terrazzo, ceramic tile, vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile, carpet, wood, and ceramic tiles.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

The plumbing fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system, except in janitors closets.

HVAC

Heating is provided by two steam gas fired boilers that supply ceiling mounted fan coil units, fin tube radiators, and terminal units throughout the building. The boilers had tube repairs done in 2003 and should be replaced. Cooling is provided by individual window units and split systems for the recent science lab renovation. Distribution is a 2-pipe system to fan coil units. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled. The original distribution system and the boilers should be scheduled for upgrades or replacement.

Electrical

A pad mounted transformer provides power to the buildings main panel. Minor renovations were done when the window units were added in 1998, but most of the electrical distribution system is original and inadequate. Lighting has not been upgraded and light levels are generally inadequate. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a propane fired 5 Kw emergency generator.

Communication and Security

The system consists of visual/audible annunciators, manual pull stations, and heat/smoke detectors. The system was installed in 1994, but does not comply with ADA or life safety requirements and should be replaced. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and is inadequate.

Facility Executive Summary

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 50 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system.

Current Repair Cost: \$13,713,809.51**Replacement Cost:** \$19,252,749.74**FCI:** 71.23%

Prince George County Public Schools

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eCOMET Facility Report

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Facility Executive Summary

Facility: \High Schools\Annex Bldg. at Suitland High_Original Building

Attributes:

None

General Information:

Function: High School
Gross Area: 70,993 S.F.

Year Built: 1956
Last Renovation:

Facility Description:

Current Repair Cost: \$13,713,809.51

Replacement Cost: \$19,252,749.74

FCI: 71.23%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Annex Bldg. at Suitland High_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$271.19	S.F.	70,993	101	\$19,374,121	43	1959	1961			\$13,713,810	\$19,252,751	71
Substructure	\$15.36	S.F.	70,993	100	\$1,090,601	100	1956					\$1,090,601	
Foundations	\$15.36	S.F.	70,993	100	\$1,090,601	100	1956					\$1,090,601	
Standard Foundations	\$5.16	S.F.	70,993	0	\$366,053	100	1956					\$366,053	
Slab on Grade	\$10.21	S.F.	70,993	0	\$724,548	100	1956					\$724,548	
Shell	\$53.30	S.F.	70,993	100	\$3,783,632	69	1971	1986			\$547,460	\$3,783,632	14
Superstructure	\$20.69	S.F.	70,993	100	\$1,468,533	100	1956					\$1,468,533	
Floor Construction	\$10.28	S.F.	70,993	0	\$729,947	100	1956					\$729,947	
Roof Construction	\$10.40	S.F.	70,993	0	\$738,586	100	1956					\$738,586	
Exterior Enclosure	\$18.59	S.F.	70,993	100	\$1,319,520	71	1956	1986			\$547,460	\$1,319,520	41
Exterior Walls	\$10.88	S.F.	70,993	0	\$772,060	100	1956					\$772,060	
Exterior Windows	\$4.68	S.F.	70,993	100	\$332,579	30	1956	1986			\$332,579	\$332,579	100
Exterior Doors	\$3.03	S.F.	70,993	100	\$214,881	30	1956	1986			\$214,881	\$214,881	100
Roofing	\$14.02	S.F.	70,993	100	\$995,579	20	2010	2030				\$995,579	
Roof Coverings	\$13.95	S.F.	70,993	100	\$990,180	20	2010	2030				\$990,180	
Roof Openings	\$0.08	S.F.	70,993	100	\$5,399	20	2010	2030				\$5,399	
Interiors	\$71.37	S.F.	70,993	102	\$5,187,789	47	1956	1961			\$3,688,760	\$5,066,419	73
Interior Construction	\$17.93	S.F.	70,993	100	\$1,273,088	70	1956	1976			\$534,502	\$1,273,088	42
Partitions	\$10.40	S.F.	70,993	100	\$738,586	100	1956					\$738,586	
Concrete Block Partitions - Regular Weight	\$10.40	S.F.	70,993	0	\$738,586	100	1956					\$738,586	
Interior Doors	\$3.07	S.F.	70,993	100	\$218,120	40	1956	1996			\$218,120	\$218,120	100
Fittings	\$4.46	S.F.	70,993	100	\$316,382	20	1956	1976			\$316,382	\$316,382	100
Stairs	\$1.55	S.F.	70,993	100	\$110,140	100	1956	2056				\$110,140	
Stair Construction	\$1.55	S.F.	70,993	100	\$110,140	100	1956	2056				\$110,140	
Interior Finishes	\$51.88	S.F.	70,993	103	\$3,804,561	38	1956	1961			\$3,154,258	\$3,683,191	86
Wall Finishes	\$9.07	S.F.	70,993	100	\$643,663	20	1956	1961			\$643,663	\$643,663	100
Paint	\$6.43	S.F.	49,696	100	\$319,736	5	1956	1961			\$319,736	\$319,736	100
Tile	\$15.21	S.F.	21,297	100	\$323,927	35	1956	1991			\$323,927	\$323,927	100
Floor Finishes	\$16.33	S.F.	70,993	100	\$1,159,590	49	1956	1961			\$509,287	\$1,159,590	44
Carpet	\$7.64	S.F.	3,550	100	\$27,106	5	1956	1961			\$27,106	\$27,106	100
Concrete	\$3.67	S.F.	3,550	100	\$13,013	10	1956	1966			\$13,013	\$13,013	100
Terrazo	\$36.64	S.F.	17,748	100	\$650,303	75	1956	2031				\$650,303	
VCT	\$8.94	S.F.	39,046	100	\$349,207	12	1956	1968			\$349,207	\$349,207	100
Wood Flooring	\$16.90	S.F.	7,099	100	\$119,961	30	1956	1986			\$119,961	\$119,961	100
Ceiling Finishes	\$26.48	S.F.	70,993	106	\$2,001,308	38	1956	1969			\$2,001,308	\$1,879,938	106
Plaster Ceilings	\$17.10	S.F.	70,993	110	\$1,335,069	50	1956	2006			\$1,335,069	\$1,213,699	110
Acoustical Ceilings	\$9.38	S.F.	70,993	100	\$666,239	13	1956	1969			\$666,239	\$666,239	100
Services	\$120.07	S.F.	70,993	100	\$8,523,971	24	1956	1966			\$8,523,971	\$8,523,971	100
Plumbing	\$15.53	S.F.	70,993	100	\$1,102,480	30	1956	1986			\$1,102,480	\$1,102,480	100
Plumbing Fixtures	\$12.37	S.F.	70,993	100	\$877,880	30	1956	1986			\$877,880	\$877,880	100
Domestic Water Distribution	\$0.88	S.F.	70,993	100	\$62,629	30	1956	1986			\$62,629	\$62,629	100
Sanitary Waste	\$1.34	S.F.	70,993	100	\$95,023	30	1956	1986			\$95,023	\$95,023	100
Rain Water Drainage	\$0.94	S.F.	70,993	100	\$66,948	30	1956	1986			\$66,948	\$66,948	100
HVAC	\$75.30	S.F.	70,993	100	\$5,346,108	21	1957	1966			\$5,346,108	\$5,346,108	100
Heat Generating Systems	\$8.76	S.F.	70,993	100	\$621,967	30	1956	1986			\$621,967	\$621,967	100
Cooling Generating Systems	\$7.35	S.F.	70,993	100	\$521,545	30	1956	1986			\$521,545	\$521,545	100
Distribution Systems	\$16.21	S.F.	70,993	100	\$1,151,071	30	1956	1986			\$1,151,071	\$1,151,071	100
Terminal & Package Units	\$40.32	S.F.	70,993	100	\$2,862,559	15	1963	1978			\$2,862,559	\$2,862,559	100
Controls & Instrumentation	\$1.48	S.F.	70,993	100	\$104,741	20	1956	1976			\$104,741	\$104,741	100
Systems Testing & Balancing	\$1.19	S.F.	70,993	100	\$84,225	10	1956	1966			\$84,225	\$84,225	100
Fire Protection	\$1.03	S.F.	70,993	100	\$73,427	30	1956	1986			\$73,427	\$73,427	100
Sprinklers	\$1.03	S.F.	70,993	100	\$73,427	30	1956	1986			\$73,427	\$73,427	100
Electrical	\$28.20	S.F.	70,993	100	\$2,001,956	27	1956	1966			\$2,001,956	\$2,001,956	100
Electrical Service/Distribution	\$2.71	S.F.	70,993	100	\$192,205	30	1956	1986			\$192,205	\$192,205	100
Lighting and Branch Wiring	\$21.19	S.F.	70,993	100	\$1,504,166	30	1956	1986			\$1,504,166	\$1,504,166	100
Communications and Security	\$4.21	S.F.	70,993	100	\$299,106	10	1956	1966			\$299,106	\$299,106	100
Other Electrical Systems	\$0.09	S.F.	70,993	100	\$6,479	15	1956	1971			\$6,479	\$6,479	100
Equipment & Furnishings	\$6.80	S.F.	70,993	100	\$482,421	18	1956	1971			\$482,421	\$482,421	100
Equipment	\$6.80	S.F.	70,993	100	\$482,421	18	1956	1971			\$482,421	\$482,421	100
Institutional Equipment	\$2.94	S.F.	70,993	100	\$208,402	15	1956	1971			\$208,402	\$208,402	100
Other Equipment	\$3.86	S.F.	70,993	100	\$274,019	20	1956	1976			\$274,019	\$274,019	100
Food Service Equipment	\$274,019.39	SYSTE M	1	100	\$274,019	20	1956	1976			\$274,019	\$274,019	100
Special Construction			0			0	0				\$165,491		
Special Construction			0			0	0				\$165,491		
ADA Compliance			0	0		0	0				\$165,491		
Building Sitework	\$4.31	S.F.	70,993	100	\$305,707	30	1956	1986			\$305,707	\$305,707	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$2.58	S.F.	70,993	100	\$183,202	30	1956	1986			\$183,202	\$183,202	100
Parking Lots	\$2,419.68	Each	50	100	\$120,984	30	1956	1986			\$120,984	\$120,984	100
Pedestrian Paving	\$36.53	L.F.	1,703	100	\$62,218	30	1956	1986			\$62,218	\$62,218	100
Site Mechanical Utilities	\$1.73	S.F.	70,993	100	\$122,505	30	1956	1986			\$122,505	\$122,505	100
Fuel Distribution	\$1.73	S.F.	70,993	100	\$122,505	30	1956	1986			\$122,505	\$122,505	100
NG Supply	\$0.11	S.F.	70,993	100	\$7,559	30	1956	1986			\$7,559	\$7,559	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1956	1986			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1956	1986			\$108,035	\$108,035	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \High Schools\Annex Bldg. at Suitland High_Original Building (continued)

[illegible]

13300 Old Marlboro Pike
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Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Annex Bldg. at Suitland High_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$9,016,311 \$218,658	\$4,697,498 \$113,921	\$13,713,809 \$332,579	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$141,276	\$73,605	\$214,881	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$143,406	\$74,714	\$218,120	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$208,009	\$108,373	\$316,382	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$210,214	\$109,522	\$319,736	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$212,970	\$110,957	\$323,927	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$229,590	\$119,617	\$349,207	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$17,821	\$9,285	\$27,106	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$8,556	\$4,457	\$13,013	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$877,757	\$457,312	\$1,335,069	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$438,027	\$228,212	\$666,239	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$577,173	\$300,707	\$877,880	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$41,176	\$21,453	\$62,629	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$44,016	\$22,932	\$66,948	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$62,474	\$32,549	\$95,023	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,882,024	\$980,535	\$2,862,559	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$408,920	\$213,047	\$621,967	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$342,896	\$178,649	\$521,545	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$756,785	\$394,285	\$1,151,071	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$68,863	\$35,878	\$104,741	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$55,375	\$28,850	\$84,225	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$48,275	\$25,151	\$73,427	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$126,368	\$65,837	\$192,205	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$988,932	\$515,234	\$1,504,166	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$196,651	\$102,455	\$299,106	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,260	\$2,219	\$6,479	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$137,016	\$71,386	\$208,402	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$79,543	\$41,442	\$120,984	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$40,906	\$21,312	\$62,218	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$4,970	\$2,589	\$7,559	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$180,157	\$93,862	\$274,019	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Wood Flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$78,870	\$41,091	\$119,961	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	70,993	S.F.	\$108,804	\$56,687	\$165,491	Does Not Meet Current Code/St andards	ADA / Accessibility

Facility Executive Summary

Facility: \High Schools\Belair Annex (Part of Bowie HS)**Address:** 3021 Belair Drive, Bowie, MD 20715**Attributes:**

School Area	HSC
Congressional	5
County Council	7
Historical Building	No
Legislative	23A
Original Building	Built in 1963, 102,351 S.F.
School Board District	5
School Grade	9th

General Information:

Function:	High School
Gross Area:	102,351 S.F.

Year Built:
Last Renovation:

Facility Description:

Belair Annex High School is a two-story, 102,351 square foot facility located on a 29.5-acre site close to Route 450 in Bowie, MD. The original building was constructed in 1963 and no additions were constructed or major renovations performed since that time. The building is a part of Bowie High School.

ACCESSIBILITY ISSUES

The facility is not in compliance with ADA requirements. Although the main entrance is handicapped accessible and two restrooms are in compliance with ADA requirements, there is no conveyance equipment in the facility. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building has a lower floor comprised of cast in place concrete on one side. The building has an unexcavated cross base of CMU construction.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade for the first floor and metal pan with lightweight fill on the second floor. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU and pre-cast architectural panels over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof and was in poor condition with reported leaks in 2007.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Toilet configurations and accessories are inadequate and do not comply with ADA requirements. Interior graphics is inadequate and do not comply with ADA requirements. Stair construction includes concrete risers and treads with steel and tile finishes. The interior wall finishes are typically tiles. Floor finishes in common areas is typically terrazzo, ceramic tile, vinyl composition tile and VAT. Floor finishes in assignable spaces is typically vinyl tile, VAT and wood. Ceiling finishes in common areas are suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster or suspended acoustical panels and exposed deck.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

The plumbing fixtures are original with the exception of low flow toilets, which were recently installed. Domestic water distribution is original copper and galvanized piping. Rusty water and previous line failure indicate the domestic water system needs to be replaced. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drainage system is a combination of roof drains and gutters with downspouts. Drains cause flooding at the front of the building and water seepage through the crawl space has resulted in floor damage. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam, oil fired boilers that supply ceiling mounted fan coil units, air handlers, fin tube radiators and terminal units throughout the building. Cooling for the office area is provided a roof mounted cooling only DX unit. Classrooms are cooled by individual window units. Distribution is a 2-pipe system to fan coil units, air handlers, fin tube radiators and terminal units. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled. The entire HVAC system should be scheduled for upgrades or replacement.

Electrical

A pole mounted transformer provides service to a main disconnect. Minor additions were made in 1998 to accommodate the window air conditioning, but most of the distribution system is original and is inadequate. Lighting has been upgraded to electronic ballast and T-8 lamps. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of visual/audible annunciators, manual pull stations, and heat/smoke detectors. The system was replaced in 2003, is adequate, and complies with most ADA or life safety requirements. Telephone and data systems are separate, not located in dedicated closets and do not have independent cooling systems. The security system consists of motion sensors and a CCTV system and is adequate.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 93 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The Underground Fuel Tank was replaced in 2008.

Current Repair Cost: \$18,273,547.34**Replacement Cost:** \$26,422,346.12**FCI:** 69.16%

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Belair Annex (Part of Bowie HS)_Building

Address: , , 20715

Attributes:

None

General Information:

Function: High School
Gross Area: 102,351 S.F.

Year Built: 1963
Last Renovation:

Facility Description:

Current Repair Cost: \$18,273,547.34

Replacement Cost: \$26,422,346.12

FCI: 69.16%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Belair Annex (Part of Bowie HS)_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.15	S.F.	102,351	101	\$26,792,643	41	1967	1968	2008		\$18,273,549	\$26,422,346	69
Substructure	\$15.26	S.F.	102,351	100	\$1,561,429	100	1963					\$1,561,429	
Foundations	\$15.26	S.F.	102,351	100	\$1,561,429	100	1963					\$1,561,429	
Standard Foundations	\$5.13	S.F.	102,351	0	\$524,628	100	1963					\$524,628	
Slab on Grade	\$10.13	S.F.	102,351	0	\$1,036,801	100	1963					\$1,036,801	
Shell	\$52.98	S.F.	102,351	100	\$5,422,156	69	1963	1983			\$2,209,027	\$5,422,156	41
Superstructure	\$20.58	S.F.	102,351	100	\$2,106,274	100	1963					\$2,106,274	
Floor Construction	\$20.43	S.F.	51,175	0	\$1,045,353	100	1963					\$1,045,353	
Roof Construction	\$20.73	S.F.	51,175	0	\$1,060,921	100	1963					\$1,060,921	
Exterior Enclosure	\$18.45	S.F.	102,351	100	\$1,888,348	71	1963	1993			\$781,493	\$1,888,348	41
Exterior Walls	\$10.81	S.F.	102,351	0	\$1,106,855	100	1963					\$1,106,855	
Exterior Windows	\$4.65	S.F.	102,351	100	\$476,368	30	1963	1993			\$476,368	\$476,368	100
Exterior Doors	\$2.98	S.F.	102,351	100	\$305,125	30	1963	1993			\$305,125	\$305,125	100
Roofing	\$13.95	S.F.	102,351	100	\$1,427,534	20	1963	1983			\$1,427,534	\$1,427,534	100
Roof Coverings	\$27.74	S.F.	51,175	100	\$1,419,750	20	1963	1983			\$1,419,750	\$1,419,750	100
Roof Openings	\$0.08	S.F.	102,351	100	\$7,784	20	1963	1983			\$7,784	\$7,784	100
Interiors	\$60.68	S.F.	102,351	106	\$6,581,109	39	1963	1968			\$4,275,232	\$6,210,812	69
Interior Construction	\$17.78	S.F.	102,351	100	\$1,819,851	70	1963	1983			\$761,255	\$1,819,851	42
Partitions	\$10.34	S.F.	102,351	100	\$1,058,596	100	1963					\$1,058,596	
Concrete Block Partitions - Regular Weight	\$10.34	S.F.	102,351	0	\$1,058,596	100	1963					\$1,058,596	
Interior Doors	\$3.03	S.F.	102,351	100	\$309,795	40	1963	2003			\$309,795	\$309,795	100
Fittings	\$4.41	S.F.	102,351	100	\$451,460	20	1963	1983			\$451,460	\$451,460	100
Stairs	\$1.55	S.F.	102,351	100	\$158,789	50	1963	2013				\$158,789	
Stair Construction	\$1.55	S.F.	102,351	100	\$158,789	50	1963	2013				\$158,789	
Interior Finishes	\$41.35	S.F.	102,351	109	\$4,602,469	27	1963	1968			\$3,513,977	\$4,232,172	83
Wall Finishes	\$8.14	S.F.	102,351	100	\$833,487	16	1963	1968			\$833,487	\$833,487	100
Paint	\$6.40	S.F.	81,881	100	\$524,318	5	1963	1968			\$524,318	\$524,318	100
Tile	\$15.10	S.F.	20,470	100	\$309,169	35	1963	1998			\$309,169	\$309,169	100
Floor Finishes	\$22.89	S.F.	102,351	116	\$2,712,953	32	1963	1968			\$1,868,021	\$2,342,656	80
Carpet	\$7.59	S.F.	10,235	100	\$77,682	5	1963	1968			\$77,682	\$77,682	100
Ceramic Tile	\$19.39	S.F.	5,118	100	\$99,252	50	1963	2013				\$99,252	
Concrete	\$2.36	S.F.	2,047	100	\$4,826	10	1963	1973			\$4,826	\$4,826	100
Terrazo	\$36.43	S.F.	20,470	100	\$745,680	75	1963	2038				\$745,680	
VAT (Resilient Flooring)	\$22.75	S.F.	54,246	130	\$1,604,619	13	1963	1976			\$1,604,619	\$1,234,322	130
Wood (Gym Flooring)	\$17.67	S.F.	10,235	100	\$180,894	30	1963	1993			\$180,894	\$180,894	100
Ceiling Finishes	\$10.32	S.F.	102,351	100	\$1,056,029	22	1963	1976			\$812,469	\$1,056,029	77
Plaster Ceilings	\$15.86	S.F.	15,353	100	\$243,560	50	1963	2013				\$243,560	
Acoustical Ceilings	\$9.34	S.F.	86,998	100	\$812,469	13	1963	1976			\$812,469	\$812,469	100
Services	\$119.54	S.F.	102,351	100	\$12,234,567	23	1972	1978			\$10,665,354	\$12,234,567	87
Plumbing	\$15.44	S.F.	102,351	100	\$1,580,110	30	1972	1993			\$1,421,321	\$1,580,110	90
Low Flow Toilets	\$1.55	S.F.	102,351	100	\$158,789	30	2007	2037				\$158,789	
Plumbing Fixtures	\$10.72	S.F.	102,351	100	\$1,097,515	30	1963	1993			\$1,097,515	\$1,097,515	100
Domestic Water Distribution	\$0.87	S.F.	102,351	100	\$88,735	30	1963	1993			\$88,735	\$88,735	100
Sanitary Waste	\$1.35	S.F.	102,351	100	\$138,552	30	1963	1993			\$138,552	\$138,552	100
Rain Water Drainage	\$0.94	S.F.	102,351	100	\$96,519	30	1963	1993			\$96,519	\$96,519	100
HVAC	\$70.12	S.F.	102,351	100	\$7,176,657	21	1963	1978			\$7,176,657	\$7,176,657	100
Heat Generating Systems	\$8.72	S.F.	102,351	100	\$892,023	30	1963	1993			\$892,023	\$892,023	100
Distribution Systems	\$16.12	S.F.	102,351	100	\$1,650,164	30	1963	1993			\$1,650,164	\$1,650,164	100
Terminal & Package Units	\$39.77	S.F.	102,351	100	\$4,070,924	15	1963	1978			\$4,070,924	\$4,070,924	100
Controls & Instrumentation	\$4.33	S.F.	102,351	100	\$443,676	20	1963	1983			\$443,676	\$443,676	100
Systems Testing & Balancing	\$1.17	S.F.	102,351	100	\$119,870	30	1963	1993			\$119,870	\$119,870	100
Fire Protection	\$6.04	S.F.	102,351	100	\$618,033	30	1963	1993			\$618,033	\$618,033	100
Sprinklers	\$6.04	S.F.	102,351	100	\$618,033	30	1963	1993			\$618,033	\$618,033	100
Electrical	\$27.94	S.F.	102,351	100	\$2,859,767	25	1984	1993			\$1,449,343	\$2,859,767	51
Electrical Service/Distribution	\$2.68	S.F.	102,351	100	\$273,990	30	1963	1993			\$273,990	\$273,990	100
Branch Wiring	\$11.48	S.F.	102,351	100	\$1,175,353	30	1963	1993			\$1,175,353	\$1,175,353	100
Lighting	\$9.60	S.F.	102,351	100	\$982,315	20	2007	2027				\$982,315	
Communications and Security	\$4.18	S.F.	102,351	100	\$428,109	20	2003	2023				\$428,109	
Equipment & Furnishings	\$5.58	S.F.	102,351	100	\$571,326	17	1963	1978			\$571,326	\$571,326	100
Equipment	\$5.58	S.F.	102,351	100	\$571,326	17	1963	1978			\$571,326	\$571,326	100
Institutional Equipment	\$2.92	S.F.	102,351	100	\$298,898	15	1963	1978			\$298,898	\$298,898	100
Other Equipment	\$2.66	S.F.	102,351	100	\$272,428	20	1963	1983			\$272,428	\$272,428	100
Food Service Equipment	\$272,428.41	SYSTEM	1	100	\$272,428	20	1963	1983			\$272,428	\$272,428	100
Special Construction			0			0	0				\$238,589		
Special Construction			0			0	0				\$238,589		
ADA Compliance			0	0		0	0				\$238,589		

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$4.12	S.F.	102,351	100	\$422,056	30	1963	1993	2008		\$314,021	\$422,056	74
Site Improvements	\$2.96	S.F.	102,351	100	\$303,124	30	1963	1993	2008		\$303,124	\$303,124	100
Parking Lots	\$2,405.64	Each	93	100	\$223,725	30	1963	1993	2008		\$223,725	\$223,725	100
Pedestrian Paving	\$36.32	L.F.	2,186	100	\$79,399	30	1963	1993	2008		\$79,399	\$79,399	100
Site Mechanical Utilities	\$1.16	S.F.	102,351	100	\$118,932	30	1963	1993			\$10,897	\$118,932	9
Fuel Distribution	\$1.16	S.F.	102,351	100	\$118,932	30	1963	1993			\$10,897	\$118,932	9
NG Supply	\$0.11	S.F.	102,351	100	\$10,897	30	1963	1993			\$10,897	\$10,897	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2008	2038				\$108,035	

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Facility Executive Summary

Facility: \High Schools\Belair Annex (Part of Bowie HS)_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$18,273,547	\$516,650				\$697,882					\$815,522
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$2,209,027										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$781,493										
Exterior Walls											
Exterior Windows	\$476,368										
Exterior Doors	\$305,125										
Roofing	\$1,427,534										
Roof Coverings	\$1,419,750										
Roof Openings	\$7,784										
Interiors	\$4,275,231	\$516,650				\$697,882					\$815,522
Interior Construction	\$761,255										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$309,795										
Fittings	\$451,460										
Stairs		\$163,553									
Stair Construction		\$163,553									
Interior Finishes	\$3,513,976	\$353,097				\$697,882					\$815,522
Wall Finishes	\$833,487					\$607,828					\$704,639
Paint	\$524,318					\$607,828					\$704,639
Tile	\$309,169										
Floor Finishes	\$1,868,020	\$102,230				\$90,054					\$110,883
Carpet	\$77,682					\$90,054					\$104,397
Ceramic Tile		\$102,230									
Concrete	\$4,826										\$6,486
Terrazo											
VAT (Resilient Flooring)	\$1,604,619										
Wood (Gym Flooring)	\$180,894										
Ceiling Finishes	\$812,469	\$250,867									
Plaster Ceilings		\$250,867									
Acoustical Ceilings	\$812,469										
Services	\$10,665,354										
Plumbing	\$1,421,321										
Low Flow Toilets											
Plumbing Fixtures	\$1,097,515										
Domestic Water Distribution	\$88,735										
Sanitary Waste	\$138,552										
Rain Water Drainage	\$96,519										
HVAC	\$7,176,658										
Heat Generating Systems	\$892,023										
Distribution Systems	\$1,650,164										
Terminal & Package Units	\$4,070,924										
Controls & Instrumentation	\$443,676										
Systems Testing & Balancing	\$119,870										
Fire Protection	\$618,033										
Sprinklers	\$618,033										
Electrical	\$1,449,342										
Electrical Service/Distribution	\$273,990										
Branch Wiring	\$1,175,353										
Lighting											
Communications and Security											
Equipment & Furnishings	\$571,326										
Equipment	\$571,326										

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Upper Marlboro, MD 20772

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Belair Annex (Part of Bowie HS)_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$12,014,167 \$313,194	\$6,259,381 \$163,174	\$18,273,547 \$476,368	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$200,608	\$104,517	\$305,125	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$933,432	\$486,318	\$1,419,750	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020		Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$5,118	\$2,666	\$7,784	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$203,678	\$106,116	\$309,795	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$296,818	\$154,642	\$451,460	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$344,719	\$179,599	\$524,318	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$203,267	\$105,902	\$309,169	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$51,073	\$26,609	\$77,682	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$3,173	\$1,653	\$4,826	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$1,054,976	\$549,643	\$1,604,619	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$534,168	\$278,301	\$812,469	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$721,575	\$375,940	\$1,097,515	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$58,340	\$30,395	\$88,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$63,458	\$33,061	\$96,519	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$91,092	\$47,459	\$138,552	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,676,479	\$1,394,445	\$4,070,924	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$586,471	\$305,552	\$892,023	Necessary- 2-5 Yrs	Deferred Maintenance	Boilers are original and have had numerous leak and tube repairs. They should be scheduled for replacement.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,084,921	\$565,244	\$1,650,164	Necessary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$291,700	\$151,976	\$443,676	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$78,810	\$41,060	\$119,870	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$406,333	\$211,700	\$618,033	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$180,138	\$93,852	\$273,990	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$772,750	\$402,603	\$1,175,353	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$196,514	\$102,384	\$298,898	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$7,165	\$3,733	\$10,897	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$179,111	\$93,317	\$272,428	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$147,091	\$76,634	\$223,725	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$52,202	\$27,197	\$79,399	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	Wood (Gym Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$118,931	\$61,963	\$180,894	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	102,351	S.F.	\$156,863	\$81,726	\$238,589	Does Not Meet Current Code/Standards	ADA / Accessibility	

Facility Executive Summary

Facility: \High Schools\Bladensburg Inst Center (Annapolis Rd Academy)**Address:** 5150 Annapolis Road, Bladensburg, MD 20710**Attributes:**

School Area	HSC
Congressional	4
County Council	5
Historical Building	No
Legislative	47
Original Building	Built in 1939, 26,658 S.F.
School Addition 1	Built in 1953, 880 S.F.
School Addition 2	Built in 1967, 27,719 S.F.
School Addition 3	Built in 1995, 320 S.F.
School Board District	4
School Grade	6th-8th

General Information:

Function:	High School
Gross Area:	55,577 S.F.

Year Built:**Last Renovation:****Facility Description:**

Bladensburg Institutional Center is a two-story, 55,577 square foot facility located on a 4.4-acre site close to MD Route 295 (Baltimore-Washington Parkway) in Bladensburg, MD. The original building was constructed in 1939 and additions were constructed in 1953, 1967, and 1995, with major renovations performed in 1995 and 2002 (second floor, 18,000 S.F. and ADA Upgrade, 1,230 S.F.).

ACCESSIBILITY ISSUES

The facility was constructed prior to any consideration to the physically challenged and is not generally in compliance with ADA requirements. This school is currently being used to support special needs students that may have behavioral issues. According to the building support staff, students that are physically challenged are redirected to a suitable school that could better serve their needs. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings. The building does not have a basement.

B. SHELL

The superstructure is steel frame, concrete frame, and load bearing CMU walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel door applications. Roofing is typically flat with built-up roof and is good condition. Entrances do not comply with ADA requirements. Considering the age of the current applications and the current condition, universal upgrades are warranted. Any projects recommended are expected to be completed as part of a universal upgrade effort.

C. INTERIORS

The age of interior finishes is mixed considering the recent second floor renovation. The second floor finishes were upgraded as part of an effort to enhance the painted surfaces, floor surfaces, and ceiling finishes. The first floor interior finishes remain as the original applications. Interior construction partition wall types typically include painted CMU and drywall. Interior doors are generally solid core wood doors. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet. Toilet configurations and accessories are inadequate and do not comply with ADA requirements. Interior graphics and/or signage are inadequate and do not comply with ADA requirements. Stair construction includes steel risers and treads with concrete finishes. The interior wall finishes are typically painted drywall and prefinished CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile, wood and carpet. Ceiling finishes in common areas are suspended acoustical panels. Ceiling finishes in assignable areas are suspended acoustical panels.

D. SERVICES**Conveying**

The building includes an elevator that was added in 1995.

Plumbing

Fixtures appear to be original. Domestic water distribution is copper and galvanized steel piping. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by gas water heaters.

HVAC

Heating is provided by two gas boilers that are showing some signs of deterioration. Cooling is supplied by window units for the classrooms and a roof mounted package unit for the administration area. The heating distribution system is a 2-pipe system using air handlers, fan coil units, and fin tube radiators. Fresh air is supplied by fan coil units in heating season. Controls are mostly manual and are not centrally controlled. The entire cooling system should be upgraded or replaced. The system balancing should be checked and adjusted as required.

Facility Executive Summary

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panels is typically copper, 3-wire grounded. Lighting and branch wiring is typically 3-wire grounded serving fluorescent fixtures. Illumination is generally adequate, but the system should be upgraded to energy efficient fixtures, lamps and electronic ballasts. Battery pack emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors and does not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that includes motion detectors and a limited CCTV system that is centrally monitored.

Other Electrical Systems

The building does have an emergency generator and the fuel tank was replaced in 2005.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where one out of 77 is handicap parking space with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has a 10,000 gallon fuel oil tank that was installed in 1995.

Current Repair Cost: \$7,881,290.12**Replacement Cost:** \$14,394,701.49**FCI:** 54.75%

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Facility Executive Summary

Facility: \High Schools\Bladensburg Inst Center (Annapolis Rd Academy)_Original Building

Attributes:

None

General Information:

Function: High School

Year Built: 1939

Gross Area: 55,577 S.F.

Last Renovation: 2006

Facility Description:

Current Repair Cost: \$7,881,290.12

Replacement Cost: \$14,394,701.49

FCI: 54.75%

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Upper Marlboro, MD 20772

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Bladensburg Inst Center (Annapolis Rd Academy)_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.00	S.F.	55,577	101	\$14,563,534	39	1972	1944	2008		\$7,881,290	\$14,394,703	55
Substructure	\$14.56	S.F.	55,577	100	\$808,977	100	1939					\$808,977	
Foundations	\$14.56	S.F.	55,577	100	\$808,977	100	1939					\$808,977	
Standard Foundations	\$4.81	S.F.	55,577	0	\$267,123	100	1939					\$267,123	
Slab on Grade	\$9.75	S.F.	55,577	0	\$541,854	100	1939					\$541,854	
Shell	\$58.47	S.F.	55,577	100	\$3,249,406	75	1950	1969			\$409,983	\$3,249,406	13
Superstructure	\$28.63	S.F.	55,577	100	\$1,591,049	100	1939					\$1,591,049	
Floor Construction	\$19.65	S.F.	55,577	0	\$1,092,161	100	1939					\$1,092,161	
Roof Construction	\$19.96	S.F.	25,000	0	\$498,888	100	1939					\$498,888	
Exterior Enclosure	\$17.81	S.F.	55,577	100	\$989,877	71	1939	1969			\$409,983	\$989,877	41
Exterior Walls	\$10.43	S.F.	55,577	0	\$579,894	100	1939					\$579,894	
Exterior Windows	\$4.49	S.F.	55,577	100	\$249,371	30	1939	1969			\$249,371	\$249,371	100
Exterior Doors	\$2.89	S.F.	55,577	100	\$160,612	30	1939	1969			\$160,612	\$160,612	100
Roofing	\$12.03	S.F.	55,577	100	\$668,480	20	2002	2022				\$668,480	
Roof Coverings	\$26.69	S.F.	25,000	100	\$667,339	20	2002	2022				\$667,339	
Roof Openings	\$0.05	S.F.	25,000	100	\$1,141	20	2002	2022				\$1,141	
Interiors	\$43.83	S.F.	55,577	107	\$2,604,537	22	1958	1944	2008		\$1,442,526	\$2,435,706	59
Interior Construction	\$8.74	S.F.	55,577	100	\$485,623	32	1944	1959			\$399,839	\$485,623	82
Partitions	\$1.54	S.F.	55,577	100	\$85,784	50	1995	2045				\$85,784	
Drywall Partitions/Metal Stud Framing	\$8.58	S.F.	10,000	100	\$85,784	50	1995	2045				\$85,784	
Interior Doors	\$2.94	S.F.	55,577	100	\$163,148	40	1939	1979			\$163,148	\$163,148	100
Fittings	\$4.26	S.F.	55,577	100	\$236,691	20	1939	1959			\$236,691	\$236,691	100
Stairs	\$1.67	S.F.	55,577	100	\$92,986	100	1939	2039				\$92,986	
Stair Construction	\$1.67	S.F.	55,577	100	\$92,986	100	1939	2039				\$92,986	
Interior Finishes	\$33.41	S.F.	55,577	109	\$2,025,928	16	1974	1944	2008		\$1,042,687	\$1,857,097	56
Wall Finishes	\$8.84	S.F.	55,577	100	\$491,568	18	1949	1944			\$280,757	\$491,568	57
Paint	\$6.16	S.F.	45,577	100	\$280,757	5	1939	1944			\$280,757	\$280,757	100
Tile	\$21.08	S.F.	10,000	100	\$210,811	35	1995	2030				\$210,811	
Floor Finishes	\$15.49	S.F.	55,577	120	\$1,029,722	15	1970	1949	2008		\$738,902	\$860,891	86
Carpet	\$7.30	S.F.	1,000	100	\$7,301	5	1990	1995	2008		\$7,301	\$7,301	100
Ceramic Tile	\$18.68	S.F.	4,000	100	\$74,712	50	1960	2010	2017	5		\$74,712	
Concrete	\$3.51	S.F.	577	100	\$2,027	10	1939	1949	2017	5		\$2,027	
VAT (Resilient Flooring)	\$22.51	S.F.	25,000	130	\$731,601	13	1939	1952	2008		\$731,601	\$562,770	130
VCT	\$8.56	S.F.	25,000	100	\$214,081	12	2002	2014				\$214,081	
Ceiling Finishes	\$9.08	S.F.	55,577	100	\$504,638	15	2004	1989			\$23,028	\$504,638	5
Plaster Ceilings	\$11.51	S.F.	2,000	100	\$23,028	50	1939	1989			\$23,028	\$23,028	100
Acoustical Ceilings	\$8.99	S.F.	53,577	100	\$481,610	13	2006	2019				\$481,610	
Services	\$128.14	S.F.	55,577	100	\$7,121,874	23	1989	1997	2012		\$5,519,602	\$7,121,874	78
Conveying	\$2.21	S.F.	55,577	100	\$122,572	30	1995	2025				\$122,572	
Elevators and Lifts	\$2.21	S.F.	55,577	100	\$122,572	30	1995	2025				\$122,572	
Plumbing	\$14.86	S.F.	55,577	100	\$825,884	30	1981	1997	2012		\$626,288	\$825,884	76
Plumbing Fixtures, 1st Fl	\$11.83	S.F.	44,903	100	\$531,354	30	1967	1997			\$531,354	\$531,354	100
Plumbing Fixtures, 2nd Fl	\$11.83	S.F.	10,674	100	\$126,309	30	2005	2035				\$126,309	
Domestic Water Distribution, 1st Floor	\$0.82	S.F.	44,903	100	\$36,881	30	1967	1997	2012		\$36,881	\$36,881	100
Domestic Water Distribution, 2nd Floor	\$0.82	S.F.	10,674	100	\$8,767	30	2005	2035				\$8,767	
Sanitary Waste, 1st Fl	\$1.29	S.F.	44,903	100	\$58,053	30	1967	1997			\$58,053	\$58,053	100
Sanitary Waste, 2nd Fl	\$1.29	S.F.	10,674	100	\$13,800	30	2005	2035				\$13,800	
Rain Water Drainage	\$0.91	S.F.	55,577	100	\$50,720	30	2002	2032				\$50,720	
HVAC	\$76.52	S.F.	55,577	100	\$4,252,837	19	1991	1997			\$3,752,818	\$4,252,837	88
Heat Generating Systems	\$5.51	S.F.	55,577	100	\$306,008	30	1995	2025				\$306,008	
Boilers	\$5.51	S.F.	55,577	100	\$306,008	30	1995	2025				\$306,008	
Distribution Systems, 1st Fl	\$15.51	S.F.	44,903	100	\$696,634	30	1967	1997			\$696,634	\$696,634	100
Distribution Systems, 2nd Fl	\$15.51	S.F.	10,674	100	\$165,599	30	2005	2035				\$165,599	
Terminal & Package Units	\$52.84	S.F.	55,577	100	\$2,936,663	15	1990	2005			\$2,936,663	\$2,936,663	100
Controls & Instrumentation, 1st Floor	\$1.41	S.F.	44,903	100	\$63,517	15	1995	2010			\$63,517	\$63,517	100
Controls & Instrumentation, 2nd Floor	\$1.41	S.F.	10,674	100	\$15,099	15	2005	2020				\$15,099	
Systems Testing & Balancing, 1st Floor	\$1.25	S.F.	44,903	100	\$56,004	10	1995	2005			\$56,004	\$56,004	100
Systems Testing & Balancing, 2nd Fl	\$1.25	S.F.	10,674	100	\$13,313	10	2005	2015				\$13,313	
Fire Protection	\$5.81	S.F.	55,577	100	\$322,915	30	1995	2025				\$322,915	
Sprinklers	\$5.81	S.F.	55,577	100	\$322,915	30	1995	2025				\$322,915	
Electrical	\$28.75	S.F.	55,577	100	\$1,597,666	28	1991	1997			\$1,140,496	\$1,597,666	71

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$4.33	S.F.	55,577	100	\$240,918	30	1995	2025				\$240,918	
Main Service	\$2.59	S.F.	55,577	100	\$143,705	30	1995	2025				\$143,705	
Main Panel	\$1.75	S.F.	55,577	100	\$97,213	30	1995	2025				\$97,213	
Lighting and Branch Wiring, 1st Floor	\$20.26	S.F.	44,903	100	\$909,722	30	1967	1997			\$909,722	\$909,722	100
Lighting and Branch Wiring, 2nd Floor	\$20.26	S.F.	10,674	100	\$216,252	30	2005	2035				\$216,252	
Communications and Security	\$4.03	S.F.	55,577	100	\$224,011	15	1995	2010			\$224,011	\$224,011	100
Other Electrical Systems	\$0.12	S.F.	55,577	100	\$6,763	15	1995	2010			\$6,763	\$6,763	100
Equipment & Furnishings	\$6.83	S.F.	55,577	100	\$379,624	24	1939	1954			\$379,624	\$379,624	100
Equipment	\$6.83	S.F.	55,577	100	\$379,624	24	1939	1954			\$379,624	\$379,624	100
Institutional Equipment	\$2.81	S.F.	55,577	100	\$156,385	15	1939	1954			\$156,385	\$156,385	100
Other Equipment	\$4.02	S.F.	55,577	100	\$223,239	30	1939	1969			\$223,239	\$223,239	100
Food Service Equipment, EACH	\$223,239.50	SYSTEM	1	100	\$223,239	30	1939	1969			\$223,239	\$223,239	100
Special Construction			0			0	0				\$129,555		
Special Construction			0			0	0				\$129,555		
ADA Compliance			0	0		0	0				\$129,555		
Building Sitework	\$7.18	S.F.	55,577	100	\$399,116	30	1995	2020				\$399,116	
Site Improvements	\$4.97	S.F.	55,577	100	\$276,145	30	2002	2020				\$276,145	
Parking Lots	\$2,315.30	Each	77	100	\$178,278	30	1990	2020				\$178,278	
Pedestrian Paving	\$34.95	L.F.	2,800	100	\$97,867	30	2002	2032				\$97,867	
Site Mechanical Utilities	\$2.21	S.F.	55,577	100	\$122,971	30	1995	2025				\$122,971	
Fuel Distribution	\$2.21	S.F.	55,577	100	\$122,971	30	1995	2025				\$122,971	
Natural Gas	\$0.15	S.F.	55,577	100	\$8,453	30	1995	2025				\$8,453	
Underground Tank	\$114,517.73	SYSTEM	1	100	\$114,518	30	1995	2025				\$114,518	

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Facility Executive Summary

Facility: \High Schools\Bladensburg Inst Center (Annapolis Rd Academy)_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,881,290		\$227,118	\$14,547		\$422,899		\$592,319	\$244,964		\$1,360,770
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$409,983										\$898,381
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$409,983										
Exterior Walls											
Exterior Windows	\$249,371										
Exterior Doors	\$160,612										
Roofing											\$898,381
Roof Coverings											\$896,847
Roof Openings											\$1,533
Interiors	\$1,442,526		\$227,118			\$422,899		\$592,319			\$387,125
Interior Construction	\$399,839										
Partitions											
Drywall Partitions/Metal Stud											
Framing											
Interior Doors	\$163,148										
Fittings	\$236,691										
Stairs											
Stair Construction											
Interior Finishes	\$1,042,686		\$227,118			\$422,899		\$592,319			\$387,125
Wall Finishes	\$280,757					\$325,474					\$377,313
Paint	\$280,757					\$325,474					\$377,313
Tile											
Floor Finishes	\$738,902		\$227,118			\$97,425					\$9,812
Carpet	\$7,301					\$8,464					\$9,812
Ceramic Tile						\$86,611					
Concrete						\$2,350					
VAT (Resilient Flooring)	\$731,601										
VCT			\$227,118								
Ceiling Finishes	\$23,028							\$592,319			
Plaster Ceilings	\$23,028										
Acoustical Ceilings								\$592,319			
Services	\$5,519,602			\$14,547					\$19,127		\$75,265
Conveying											
Elevators and Lifts											
Plumbing	\$626,288										
Plumbing Fixtures, 1st Fl	\$531,354										
Plumbing Fixtures, 2nd Fl											
Domestic Water Distribution, 1st Floor	\$36,881										
Domestic Water Distribution, 2nd Floor											
Sanitary Waste, 1st Fl	\$58,053										
Sanitary Waste, 2nd Fl											
Rain Water Drainage											
HVAC	\$3,752,818			\$14,547					\$19,127		\$75,265
Heat Generating Systems											
Boilers											
Distribution Systems, 1st Fl	\$696,634										
Distribution Systems, 2nd Fl											
Terminal & Package Units	\$2,936,663										
Controls & Instrumentation, 1st Floor	\$63,517										
Controls & Instrumentation, 2nd Floor									\$19,127		
Systems Testing & Balancing, 1st Floor	\$56,004										\$75,265
Systems Testing & Balancing, 2nd Fl				\$14,547							
Fire Protection				</							

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Facility Executive Summary

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Bladensburg Inst Center (Annapolis Rd Academy)_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D5020		Lighting and Branch Wiring, 1st Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$5,181,650 \$598,108	\$2,699,640 \$311,614	\$7,881,290 \$909,722	Necess ary- 2-5 Yrs	Capital Renewal	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$102,817	\$53,568	\$156,385	Necess ary- 2-5 Yrs	Capital Renewal	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$163,952	\$85,419	\$249,371	Necess ary- 2-5 Yrs	Building Integrity	Exterior window applications appear to be original to the buildings construction and beyond the expected life cycle. Replacement is recommended.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$105,596	\$55,016	\$160,612	Necess ary- 2-5 Yrs	Building Integrity	Exterior door systems are beyond the expected life cycle and require upgrades. Damage and weathering are some of the issues for correction.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$107,264	\$55,884	\$163,148	Necess ary- 2-5 Yrs	Capital Renewal	Interior door systems are aging at a faster rate considering the traffic and use factors for this building. Considering the recent upgrades on the second floor only the first floor interior doors are recommended for replacement.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$155,616	\$81,076	\$236,691	Necess ary- 2-5 Yrs	Capital Renewal	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$184,587	\$96,170	\$280,757	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$4,800	\$2,501	\$7,301	Necess ary- 2-5 Yrs	Capital Renewal	Carpet is beyond the expected life cyle for this type of application. Upgrade is recommended.
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$481,000	\$250,601	\$731,601	Necess ary- 2-5 Yrs	Building Integrity	Tile applications are damaged and will require upgrade. The 9x9 floor tile contains asbestos and will required special removal applications. This application is mainly on the first floor.
C3030105		Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$15,140	\$7,888	\$23,028	Necess ary- 2-5 Yrs	Deferred Maintenance	Minor damage to the small section of ceilings near the elevator room. Repairs recommended.
D2010		Plumbing Fixtures, 1st Fl	System	Beyond Useful Life	Renew System	1	Ea.	\$349,345	\$182,009	\$531,354	Necess ary- 2-5 Yrs	Capital Renewal	
D2030		Sanitary Waste, 1st Fl	System	Beyond Useful Life	Renew System	1	Ea.	\$38,168	\$19,885	\$58,053	Necess ary- 2-5 Yrs	Capital Renewal	
D3040		Distribution Systems, 1st Fl	System	Beyond Useful Life	Renew System	1	Ea.	\$458,011	\$238,624	\$696,634	Necess ary- 2-5 Yrs	Renovation / Renewal	

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D3070	Systems Testing & Balancing, 1st Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$36,820	\$19,183	\$56,004	Necessary- 2-5 Yrs	Environmental
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$146,772	\$76,468	\$223,239	Necessary- 2-5 Yrs	Capital Renewal
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,930,745	\$1,005,918	\$2,936,663	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	55,577	S.F.	\$85,177	\$44,377	\$129,555	Does Not Meet Current Code/Standards	ADA / Accessibility
D2020	Domestic Water Distribution, 1st Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$24,248	\$12,633	\$36,881	Necessary- 2-5 Yrs	Deferred Maintenance
D3060	Controls & Instrumentation, 1st Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$41,760	\$21,757	\$63,517	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$147,279	\$76,732	\$224,011	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,446	\$2,316	\$6,763	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary

Facility: \High Schools\Bowie High**Address:** 15200 Annapolis Road, Bowie, MD 20715**Attributes:**

School Area	HSC
Congressional	5
County Council	4
Historical Building	No
Legislative	23A
Original Building	Built in 1965, 142,274 S.F.
School Addition 1	Built in 1968, 128,882 S.F.
School Addition 2	Built in 1998, 9,150 S.F. (Relocatables)
School Board District	5
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	280,306 S.F.

Year Built:**Last Renovation:****Facility Description:**

Bowie High School is a two-story, 271,156 square foot facility located at 15200 Annapolis Road on a 29.5-acre site in Bowie, MD. The original building was constructed in 1965 and additions were constructed in 1968 and 1998 (Six CR Modular - State Owned and Three State Owned Modular), with no major renovation performed, with exception of the Science Renovation projects in 2002 and 2010. The facility has 12 temporary buildings on the site.

ACCESSIBILITY ISSUES

Paths to the main entrance and cafeteria have curb cuts and the doors are wide enough for wheel chair access but lack push button wall switches and automatic door openers. The facility is two/three stories and has only one elevator. All programs in the facility are handicap accessible via elevator. Installation of a wheel chair lift was completed in 2012.

A. SUBSTRUCTURE

The building typically rests on the concrete footings and foundation walls. Several structural cracks were observed in 2007 in the boiler room that indicates possible settlement or damage to the foundation. It is recommended that the facility be further investigated by a structural engineer for building integrity. The building does not have a basement, but has crawl spaces with several steam leaks from pipes. It was previously reported that water collects in the pit of the elevator and the school often has to use external pumps to remove it.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill and is resting on open web steel joist roof framing. The exterior enclosure is brick veneer over CMU with Tecfab fireproof wall panels (an ultra-thin, prefabricated tablet of lightweight reinforced concrete with glass embedded into the panel). Exterior windows are typically aluminum sash with operable single-pane glazing. Fire exit windows are available in all the classrooms. Some of the classrooms also have an exterior door for emergency egress. The exterior doors in the original building are hollow metal steel which are rusting and damage to weather-stripping failure, and some are difficult to operate. The facility has a low-slope built up roof with gravel ballast. The built-up roof was replaced in 2006. The roof slope is adequate.

C. INTERIORS

Interior partition wall types typically include painted CMU with glazed block wainscot in the corridors, drywall, and metal folding partitions in science labs. The interior walls were repainted in 2008. Interior doors, including fire doors with no fire ratings, are generally solid core wood doors with metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards. All the old toilet accessories are original and need to be replaced. The mirrors in the restrooms need to be replaced. Stair construction includes concrete risers and treads with ceramic tile finishes. There is also a metal ladder for roof access through the roof hatch.

Interior wall finishes are typically painted CMU, drywalls, and folding metal partitions in two classrooms. The building was repainted in 2008. Floor finishes throughout the building are typically vinyl composition tiles (VCT), vinyl asbestos tiles (VAT), terrazzo, carpet, and ceramic tiles. There is VAT floor finish in multi-purpose room and several classrooms on ground, first, and second floors. There is carpet in the offices, teachers lounge, library, and classroom. There is ceramic tile in the restrooms. The wood parquet flooring in the gymnasium is uneven across the floor and in one corner. The overall ceiling finishes are typically suspended acoustical ceiling tiles. There are plastered ceilings in the boiler room.

D. SERVICES

Conveying

Conveying equipment includes one hydraulic 3500# capacity elevator.

Plumbing

Facility Executive Summary

The plumbing fixtures are original, rusted and stained. Domestic water distribution is copper and the sanitary waste system is cast iron. Rain water system is combination with roof drains, scuppers, and downspouts. Domestic hot water is provided by two gas water heaters and a 1000 gallon storage tank with steam converters.

HVAC

Heating is provided by three oil fired brick-set steam boilers, with a steam to hot water converter. All heating system equipment is aged. Cooling is supplied primarily by window units that are inadequate and some roof-top units. The heating distribution system is 2-pipe system using air handlers, fin tube radiators, and unit ventilators installed throughout the entire building, with many steam and condensate leaks in the crawl spaces and chases. There may be asbestos containing materials in the crawl spaces and boiler room that may require further study. Fresh air is supplied by unit ventilators and air handling units. There is a roof-top HVAC unit serving the administrative area and a new air handler installed in (2005) in the multi-purpose room. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system. The system balancing should be checked and adjusted as required.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to an originally installed (1964) main panel with a sub-panel added in 2005 for the window air conditioning equipment that does not appear to be able to be deactivated through the main incoming service bus. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted and pendant-mounted fluorescent, and some incandescent fixtures. Emergency power and battery powered lighting are present and exit signs are present at exit doors and near stairways.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces, interior corridors, etc. It is an original Ellenco System and does not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building has an emergency generator and the fuel tank was replaced in 2004.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Overall there are 22 reserved handicap spaces out of total about 531 parking spaces. Individually, the public library has 132 parking spaces with six handicap spaces, the auditorium has 196 parking spaces with eight handicap spaces, and the school has 203 parking spaces with eight handicap parking spaces. There is sufficient parking capacity for the occupants, but is insufficient parking capacity for special occasions, especially when a function in the auditorium coincides with a game in gymnasium. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The facility has a 19,073 gallon fuel oil storage tank that was installed in 1999. The natural gas service to the facility is small, serving only hot water heaters.

Current Repair Cost: \$33,597,627.93**Replacement Cost:** \$74,365,161.76**FCI:** 45.18%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \High Schools\Bowie High_Building

Attributes:

None

General Information:

Function: High School
Gross Area: 271,156 S.F.

Year Built: 1965
Last Renovation: 1998

Facility Description:

Current Repair Cost: \$33,336,172.91

Replacement Cost: \$72,126,405.66

FCI: 46.22%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \High Schools\Bowie High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$266.00	S.F.	271,156	102	\$73,225,393	44	1969	1970	2015		\$33,336,173	\$72,126,404	46
Substructure	\$17.57	S.F.	271,156	100	\$4,763,546	100	1965					\$4,763,546	
Foundations	\$16.02	S.F.	271,156	100	\$4,342,869	100	1965					\$4,342,869	
Standard Foundations	\$5.89	S.F.	271,156	0	\$1,596,097	100	1965					\$1,596,097	
Slab on Grade	\$10.13	S.F.	271,156	0	\$2,746,772	100	1965					\$2,746,772	
Basement Construction	\$1.55	S.F.	271,156	100	\$420,677	100	1965					\$420,677	
Basement Excavation	\$0.14	S.F.	271,156	0	\$37,119	100	1965					\$37,119	
Basement Walls	\$1.41	S.F.	271,156	0	\$383,558	100	1965					\$383,558	
Shell	\$59.94	S.F.	271,156	100	\$16,253,798	73	1977	1995			\$2,058,017	\$16,253,798	13
Superstructure	\$28.53	S.F.	271,156	100	\$7,737,154	100	1965					\$7,737,154	
Floor Construction	\$18.42	S.F.	271,156	0	\$4,994,506	100	1965					\$4,994,506	
Roof Construction	\$10.11	S.F.	271,156	0	\$2,742,648	100	1965					\$2,742,648	
Exterior Enclosure	\$17.72	S.F.	271,156	100	\$4,804,789	70	1965	1995			\$2,058,017	\$4,804,789	43
Exterior Walls	\$10.13	S.F.	271,156	0	\$2,746,772	100	1965					\$2,746,772	
Exterior Windows	\$4.68	S.F.	271,156	100	\$1,270,279	30	1965	1995			\$1,270,279	\$1,270,279	100
Exterior Doors	\$2.91	S.F.	271,156	100	\$787,738	30	1965	1995			\$787,738	\$787,738	100
Roofing	\$13.69	S.F.	271,156	100	\$3,711,855	20	2006	2026				\$3,711,855	
Roof Coverings	\$13.55	S.F.	271,156	100	\$3,674,736	20	2006	2026				\$3,674,736	
Roof Openings	\$0.14	S.F.	271,156	100	\$37,119	20	2006	2026				\$37,119	
Interiors	\$60.41	S.F.	271,156	107	\$17,478,524	38	1965	1970	2015		\$9,505,687	\$16,379,535	58
Interior Construction	\$17.46	S.F.	271,156	100	\$4,734,676	70	1965	1985			\$2,000,277	\$4,734,676	42
Partitions	\$10.08	S.F.	271,156	100	\$2,734,399	100	1965					\$2,734,399	
Concrete Block Partitions - Regular Weight	\$10.08	S.F.	271,156	0	\$2,734,399	100	1965					\$2,734,399	
Interior Doors	\$2.97	S.F.	271,156	100	\$804,235	40	1965	2005			\$804,235	\$804,235	100
Fittings	\$4.41	S.F.	271,156	100	\$1,196,042	20	1965	1985			\$1,196,042	\$1,196,042	100
Stairs	\$1.00	S.F.	271,156	100	\$272,203	50	1965	2015				\$272,203	
Stair Construction	\$1.00	S.F.	271,156	100	\$272,203	50	1965	2015				\$272,203	
Interior Finishes	\$41.94	S.F.	271,156	110	\$12,471,645	26	1965	1970	2015		\$7,505,410	\$11,372,656	66
Wall Finishes	\$6.49	S.F.	271,156	100	\$1,761,069	5	1965	1970				\$1,761,069	
Paint	\$6.49	S.F.	271,156	100	\$1,761,069	5	1965	1970				\$1,761,069	
Floor Finishes	\$25.97	S.F.	271,156	116	\$8,141,148	35	1966	1970	2015		\$4,935,982	\$7,042,159	70
Carpet	\$8.68	S.F.	20,000	100	\$173,698	5	1965	1970			\$173,698	\$173,698	100
Ceramic Tile	\$22.22	S.F.	25,000	100	\$555,545	50	1965	2015				\$555,545	
Terrazzo	\$32.41	S.F.	80,000	100	\$2,593,001	75	1965	2040				\$2,593,001	
VAT (Resilient Flooring)	\$26.05	S.F.	140,600	130	\$4,762,284	13	1965	1978			\$4,762,284	\$3,663,295	130
VCT	\$10.19	S.F.	5,556	100	\$56,620	12	1998	2010	2015	3		\$56,620	
Ceiling Finishes	\$9.48	S.F.	271,156	100	\$2,569,428	13	1965	1978			\$2,569,428	\$2,569,428	100
Acoustical Ceilings	\$9.48	S.F.	271,156	100	\$2,569,428	13	1965	1978			\$2,569,428	\$2,569,428	100
Services	\$116.75	S.F.	271,156	100	\$31,657,995	27	1969	1980			\$19,536,728	\$31,657,995	62
Conveying	\$1.49	S.F.	271,156	100	\$404,180	30	1965	1995			\$404,180	\$404,180	100
Elevators and Lifts	\$1.49	S.F.	271,156	100	\$404,180	30	1965	1995			\$404,180	\$404,180	100
Plumbing	\$16.41	S.F.	271,156	100	\$4,450,101	30	1965	1995			\$4,450,101	\$4,450,101	100
Plumbing Fixtures	\$13.31	S.F.	271,156	100	\$3,608,747	30	1965	1995			\$3,608,747	\$3,608,747	100
Domestic Water Distribution	\$0.85	S.F.	271,156	100	\$230,960	30	1965	1995			\$230,960	\$230,960	100
Sanitary Waste	\$1.32	S.F.	271,156	100	\$358,813	30	1965	1995			\$358,813	\$358,813	100
Rain Water Drainage	\$0.93	S.F.	271,156	100	\$251,581	30	1965	1995			\$251,581	\$251,581	100
HVAC	\$65.59	S.F.	271,156	100	\$17,783,908	24	1968	1995			\$7,258,738	\$17,783,908	41
Heat Generating Systems	\$8.50	S.F.	271,156	100	\$2,305,474	30	1965	1995			\$2,305,474	\$2,305,474	100
Boilers	\$8.50	S.F.	271,156	100	\$2,305,474	30	1965	1995			\$2,305,474	\$2,305,474	100
Distribution Systems	\$15.68	S.F.	271,156	100	\$4,252,136	30	1965	1995			\$4,252,136	\$4,252,136	100
Terminal & Package Units	\$38.82	S.F.	271,156	100	\$10,525,170	20	1980	2000				\$10,525,170	
Controls & Instrumentation	\$1.44	S.F.	271,156	100	\$391,807	30	1965	1995			\$391,807	\$391,807	100
Systems Testing & Balancing	\$1.14	S.F.	271,156	100	\$309,321	30	1965	1995			\$309,321	\$309,321	100
Fire Protection	\$5.89	S.F.	271,156	100	\$1,596,097	30	2012	2042				\$1,596,097	
Sprinklers	\$5.89	S.F.	271,156	100	\$1,596,097	30	2012	2042				\$1,596,097	
Electrical	\$27.38	S.F.	271,156	100	\$7,423,709	30	1965	1980			\$7,423,709	\$7,423,709	100
Electrical Service/Distribution	\$2.62	S.F.	271,156	100	\$709,377	30	1965	1995			\$709,377	\$709,377	100
Lighting and Branch Wiring	\$20.55	S.F.	271,156	100	\$5,571,906	30	1965	1995			\$5,571,906	\$5,571,906	100
Communications and Security	\$4.09	S.F.	271,156	100	\$1,109,432	30	1965	1995			\$1,109,432	\$1,109,432	100
Other Electrical Systems	\$0.12	S.F.	271,156	100	\$32,994	15	1965	1980			\$32,994	\$32,994	100
Equipment & Furnishings	\$5.77	S.F.	271,156	100	\$1,563,748	17	1965	1980			\$1,563,748	\$1,563,748	100
Equipment	\$5.77	S.F.	271,156	100	\$1,563,748	17	1965	1980			\$1,563,748	\$1,563,748	100
Institutional Equipment	\$3.10	S.F.	271,156	100	\$841,354	15	1965	1980			\$841,354	\$841,354	100
Other Equipment	\$2.66	S.F.	271,156	100	\$722,394	20	1965	1985			\$722,394	\$722,394	100
Food Service Equipment	\$722,394.39	SYSTEM	1	100	\$722,394	20	1965	1985			\$722,394	\$722,394	100
Special Construction			0			0	0				\$632,088		

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$632,088		
ADA Compliance			0	0		0	0				\$632,088		
Building Sitework	\$5.56	S.F.	271,156	100	\$1,507,782	30	1966	1995			\$39,905	\$1,507,782	3
Site Improvements	\$5.01	S.F.	271,156	100	\$1,359,842	30	2007	2037				\$1,359,842	
Parking Lots	\$2,348.23	Ea.	531	100	\$1,246,908	30	2007	2037				\$1,246,908	
Pedestrian Paving	\$37.64	L.F.	3,000	100	\$112,934	30	2007	2037				\$112,934	
Site Mechanical Utilities	\$0.55	S.F.	271,156	100	\$147,940	30	1965	1995			\$39,905	\$147,940	27
Fuel Distribution	\$0.55	S.F.	271,156	100	\$147,940	30	1965	1995			\$39,905	\$147,940	27
NG Supply	\$0.12	S.F.	271,156	100	\$32,994	30	1965	1995			\$32,994	\$32,994	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1965	1995			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1999	2029				\$108,035	

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Facility Executive Summary

Facility: \High Schools\Bowie High\ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$33,336,173			\$966,372		\$2,242,925					\$2,600,165
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$2,058,017										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$2,058,017										
Exterior Walls											
Exterior Windows	\$1,270,279										
Exterior Doors	\$787,738										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$9,505,687			\$966,372		\$2,242,925					\$2,600,165
Interior Construction	\$2,000,277										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$804,235										
Fittings	\$1,196,042										
Stairs				\$297,443							
Stair Construction				\$297,443							
Interior Finishes	\$7,505,410			\$668,929		\$2,242,925					\$2,600,165
Wall Finishes						\$2,041,561					\$2,366,729
Paint						\$2,041,561					\$2,366,729
Floor Finishes	\$4,935,982			\$668,929		\$201,364					\$233,436
Carpet	\$173,698					\$201,364					\$233,436
Ceramic Tile				\$607,059							
Terrazzo											
VAT (Resilient Flooring)	\$4,762,284										
VCT				\$61,870							
Ceiling Finishes	\$2,569,428										
Acoustical Ceilings	\$2,569,428										
Services	\$19,536,727										
Conveying	\$404,180										
Elevators and Lifts	\$404,180										
Plumbing	\$4,450,101										
Plumbing Fixtures	\$3,608,747										
Domestic Water Distribution	\$230,960										
Sanitary Waste	\$358,813										
Rain Water Drainage	\$251,581										
HVAC	\$7,258,738										
Heat Generating Systems	\$2,305,474										
Boilers	\$2,305,474										
Distribution Systems	\$4,252,136										
Terminal & Package Units											
Controls & Instrumentation	\$391,807										
Systems Testing & Balancing	\$309,321										
Fire Protection											
Sprinklers											
Electrical	\$7,423,709										
Electrical Service/Distribution	\$709,377										
Lighting and Branch Wiring	\$5,571,906										
Communications and Security	\$1,109,432										
Other Electrical Systems	\$32,994										
Equipment & Furnishings	\$1,563,748										
Equipment	\$1,563,748										

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Upper Marlboro, MD 20772

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \High Schools\Bowie High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$21,917,273 \$835,160	\$11,418,899 \$435,119	\$33,336,173 \$1,270,279	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in fair condition, beyond useful life, and leak.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$517,908	\$269,830	\$787,738	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors in the original building are beyond useful life and in fair to poor condition due to rust and damaged weather-stripping. They are also difficult to operate.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$528,754	\$275,481	\$804,235	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in fair to poor condition, with chipped corners, worn finishes, and damaged hardware.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$786,352	\$409,690	\$1,196,042	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are old, beyond useful life, and in fair condition. All old toilet accessories are beyond useful life and need to be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$114,200	\$59,498	\$173,698	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices, teacher's lounge, library, and classroom 250 is old, beyond useful life, and in poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$3,131,021	\$1,631,262	\$4,762,284	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tile floor finish in multi-purpose room and several classrooms on ground, first, and second floor are in fair to poor condition (beyond useful life, worn, and cracked).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,689,302	\$880,126	\$2,569,428	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling tiles in the corridors are in fair condition and some are stained due to leaks from supply pipes. The ceiling tiles in the classrooms are in fair to poor condition (warped, stained, and are beyond useful life). The plaster ceiling in the boiler room is in fair condition.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$2,372,615	\$1,236,132	\$3,608,747	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$151,847	\$79,112	\$230,960	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$235,906	\$122,907	\$358,813	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,515,762	\$789,712	\$2,305,474	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,795,618	\$1,456,517	\$4,252,136	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$257,598	\$134,209	\$391,807	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$203,367	\$105,954	\$309,321	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$466,388	\$242,988	\$709,377	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$3,663,318	\$1,908,588	\$5,571,906	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$729,410	\$380,022	\$1,109,432	Necess ary- 2-5 Yrs	Deferred Maintena nce	Security and fire alarm system needs to be replaced.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$21,692	\$11,302	\$32,994	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$21,692	\$11,302	\$32,994	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$165,405	\$86,176	\$251,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$265,733	\$138,447	\$404,180	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$553,158	\$288,195	\$841,354	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$474,947	\$247,447	\$722,394	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	271,156	S.F.	\$415,574	\$216,514	\$632,088	Does Not Meet Current Code/St andards	ADA / Accessibility	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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eCOMET Facility Report

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Facility Executive Summary

Facility: \High Schools\Bowie High\1998 Addition

Attributes:

None

General Information:

Function:

High School

Year Built:

1998

Gross Area:

9,150 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$261,455.02

Replacement Cost: \$2,238,756.10

FCI: 11.68%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \High Schools\Bowie High\1998 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$244.67	S.F.	9,150	101	\$2,250,986	38	1998	2003			\$261,455	\$2,238,758	12
Substructure	\$15.62	S.F.	9,150	100	\$142,929	100	1998					\$142,929	
Foundations	\$15.62	S.F.	9,150	100	\$142,929	100	1998					\$142,929	
Standard Foundations	\$5.49	S.F.	9,150	0	\$50,241	100	1998					\$50,241	
Slab on Grade	\$10.13	S.F.	9,150	0	\$92,688	100	1998					\$92,688	
Shell	\$60.61	S.F.	9,150	100	\$554,598	61	1998	2018				\$554,598	
Superstructure	\$19.44	S.F.	9,150	100	\$177,861	100	1998					\$177,861	
Roof Construction	\$19.44	S.F.	9,150	0	\$177,861	100	1998					\$177,861	
Exterior Enclosure	\$18.24	S.F.	9,150	100	\$166,867	71	1998	2028				\$166,867	
Exterior Walls	\$10.69	S.F.	9,150	0	\$97,838	100	1998					\$97,838	
Exterior Windows	\$4.68	S.F.	9,150	100	\$42,865	30	1998	2028				\$42,865	
Exterior Doors	\$2.86	S.F.	9,150	100	\$26,164	30	1998	2028				\$26,164	
Roofing	\$22.94	S.F.	9,150	100	\$209,870	20	1998	2018				\$209,870	
Roof Coverings	\$22.82	S.F.	9,150	100	\$208,757	20	1998	2018				\$208,757	
Roof Openings	\$0.12	S.F.	9,150	100	\$1,113	20	1998	2018				\$1,113	
Interiors	\$46.18	S.F.	9,150	103	\$434,797	24	1998	2003			\$240,126	\$422,569	57
Interior Construction	\$18.65	S.F.	9,150	107	\$182,852	42	1998	2018				\$170,624	
Partitions	\$11.36	S.F.	9,150	110	\$114,357	50	1998	2048				\$103,961	
Drywall Partitions/Metal Stud Framing	\$11.36	S.F.	9,150	110	\$114,357	50	1998	2048				\$103,961	
Interior Doors	\$2.86	S.F.	9,150	107	\$27,996	40	1998	2038				\$26,164	
Fittings	\$4.43	S.F.	9,150	100	\$40,499	20	1998	2018				\$40,499	
Interior Finishes	\$27.53	S.F.	9,150	100	\$251,945	11	1998	2003			\$240,126	\$251,945	95
Wall Finishes	\$7.59	S.F.	9,150	100	\$69,408	8	1998	2003			\$62,189	\$69,408	90
Paint	\$7.03	S.F.	8,850	100	\$62,189	5	1998	2003			\$62,189	\$62,189	100
Tile	\$24.06	S.F.	300	100	\$7,219	35	1998	2033				\$7,219	
Floor Finishes	\$9.68	S.F.	9,150	100	\$88,596	12	1998	2008			\$83,996	\$88,596	95
Ceramic Tile	\$15.33	S.F.	300	100	\$4,600	50	1998	2048				\$4,600	
VCT	\$9.49	S.F.	8,850	100	\$83,996	10	1998	2008			\$83,996	\$83,996	100
Ceiling Finishes	\$10.27	S.F.	9,150	100	\$93,941	13	1998	2011			\$93,941	\$93,941	100
Acoustical Ceilings	\$10.27	S.F.	9,150	100	\$93,941	13	1998	2011			\$93,941	\$93,941	100
Services	\$118.96	S.F.	9,150	100	\$1,088,462	24	1998	2013				\$1,088,462	
Plumbing	\$16.97	S.F.	9,150	100	\$155,316	30	1998	2028				\$155,316	
Plumbing Fixtures	\$13.52	S.F.	9,150	100	\$123,723	30	1998	2028				\$123,723	
Domestic Water Distribution	\$0.94	S.F.	9,150	100	\$8,629	30	1998	2028				\$8,629	
Sanitary Waste	\$1.48	S.F.	9,150	100	\$13,500	30	1998	2028				\$13,500	
Rain Water Drainage	\$1.03	S.F.	9,150	100	\$9,464	30	1998	2028				\$9,464	
HVAC	\$64.32	S.F.	9,150	100	\$588,557	20	1998	2013				\$588,557	
Distribution Systems	\$17.72	S.F.	9,150	100	\$162,135	30	1998	2028				\$162,135	
Terminal & Package Units	\$43.68		9,150	100	\$399,701	15	1998	2013				\$399,701	
Controls & Instrumentation	\$1.63	S.F.	9,150	100	\$14,891	30	1998	2028				\$14,891	
Systems Testing & Balancing	\$1.29	S.F.	9,150	100	\$11,830	30	1998	2028				\$11,830	
Fire Protection	\$6.63	S.F.	9,150	100	\$60,679	30	1998	2028				\$60,679	
Sprinklers	\$6.63	S.F.	9,150	100	\$60,679	30	1998	2028				\$60,679	
Electrical	\$31.03	S.F.	9,150	100	\$283,910	30	1998	2013				\$283,910	
Electrical Service/Distribution	\$2.94	S.F.	9,150	100	\$26,860	30	1998	2028				\$26,860	
Lighting and Branch Wiring	\$23.13	S.F.	9,150	100	\$211,680	30	1998	2028				\$211,680	
Communications and Security	\$4.14	S.F.	9,150	100	\$37,855	30	1998	2028				\$37,855	
Other Electrical Systems	\$0.82	S.F.	9,150	100	\$7,515	15	1998	2013				\$7,515	
Equipment & Furnishings	\$3.19	S.F.	9,150	100	\$29,226	15	1998	2013				\$29,226	
Equipment	\$3.19	S.F.	9,150	100	\$29,226	15	1998	2013				\$29,226	
Institutional Equipment	\$3.19	S.F.	9,150	100	\$29,226	15	1998	2013				\$29,226	
Special Construction			0			0	0				\$21,329		
Special Construction			0			0	0				\$21,329		
ADA Compliance			0	0		0	0				\$21,329		
Building Sitework	\$0.11	S.F.	9,150	100	\$974	30	1998	2028				\$974	
Site Mechanical Utilities	\$0.11	S.F.	9,150	100	\$974	30	1998	2028				\$974	
Fuel Distribution	\$0.11	S.F.	9,150	100	\$974	30	1998	2028				\$974	
NG Supply	\$0.11	S.F.	9,150	100	\$974	30	1998	2028				\$974	

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Facility Executive Summary

Facility: \High Schools\Bowie High\1998 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary**Facility:** \High Schools\Bowie High\1998 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$171,897 \$40,887	\$89,558 \$21,302	\$261,455 \$62,189	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$55,224	\$28,772	\$83,996	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Failing	ADA Compliance	9,150	S.F.	\$14,023	\$7,306	\$21,329	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$61,763	\$32,178	\$93,941	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \High Schools\Central High**Address:** 200 Cabin Branch Road, Capitol Heights, MD 20743**Attributes:**

School Area	HSC
Congressional	4
County Council	7
Historical Building	No
Legislative	25
Original Building	Built in 1961, 87,792 S.F.
School Addition 1	Built in 1963, 6,198 S.F.
School Addition 2	Built in 1982, 74,376 S.F.
School Board District	6
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	168,366 S.F.

Year Built:
Last Renovation:**Facility Description:**

Central High School is a two-story, 168,366 square foot facility located on a 60.5-acre site close to MD Route 214 (Central Ave.) in Capitol Heights, MD. The original building was constructed in 1961, additions were constructed in 1962, with a major renovation performed in 1982. A Science Renovation (2,220 S.F.) was performed in 1996, FY04 ASP - Two Boiler Replacement was performed in 2005, FY06 CF - Roof Replacement was performed in 2006, science renovation in 2009, Administrative Area, Lobby Area, Kitchen and HVAC renovations in 2012.

ACCESSIBILITY ISSUES

This facility was designed and constructed without consideration for handicap accessibility. The signage, drinking fountains, stairs, door hardware, elevator, restrooms, and locker-rooms are not handicap accessible. Efforts have been made to make the facility handicap accessible with installation of handicap parking spaces, curb cuts, and an access ramp to the main entrance. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings that are not showing signs of settlement or damage. The building does not have a basement; however, the mechanical room is located in a sub-floor construction of cast in place concrete that does not show signs of settlement or indications of water infiltration.

B. SHELL

The superstructure is steel frame and load bearing masonry walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer with pre-fabricated panels near the window installations. Exterior windows are original aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof and a rolled asphalt application over the gym and cafeteria. Both roof applications were installed in 2006. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU, drywall, and tile. Interior doors are generally solid core wood doors with hollow metal frames. Recently, the interior door system was partially upgraded with the removal and replacement of 50 interior doors. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes steel risers and treads with rubber finishes. Interior wall finishes are typically painted CMU and tile. Floor finishes in common areas are typically terrazzo, vinyl composition tile and carpet. Floor finishes in assignable spaces are typically vinyl tile. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 19,325 square feet of vinyl asbestos tiles and 15,200 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

Conveying equipment includes one hydraulic elevator.

Plumbing

The plumbing fixtures are original. Domestic water distribution is copper and galvanized steel piping and the sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas water heater with storage tanks and circulating pumps, which were installed in 2003.

HVAC

Facility Executive Summary

Heating is provided by two gas/oil fired steam boilers, which were installed in 2004, with a steam to hot water heat exchanger. Cooling is supplied by rooftop package units; air cooled chillers, and DX units throughout the complex. The heating/cooling distribution system is a ductwork and 2-pipe system using air handlers, fan coil units, fin tube radiators, and unit ventilators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and digital and are not completely centrally controlled by an energy management system.

Fire Protection

The building has a partial fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from pad mounted transformers that delivers power to a main panel with utility company curtailment devices. There was a reported problem with the local utility transformers or distribution in 2007. Power distribution from branch panels wiring is typically copper, 3-wire grounded and is inadequate. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted and pendent-mounted fluorescent and some incandescent. Illumination is generally inadequate throughout the facility. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors and does not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and some include dedicated closets or cabinets that are inadequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building has a 135kW emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 250 are handicap parking spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has a 20,000 gallon fuel oil tank that was installed in 1995.

Current Repair Cost: \$15,684,310.25

Replacement Cost: \$44,666,570.35

FCI: 35.11%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Central High_Building

Attributes:

None

General Information:

Function: High School
Gross Area: 168,366 S.F.

Year Built: 1961
Last Renovation: 2006

Facility Description:

Current Repair Cost: \$15,684,310.25

Replacement Cost: \$44,666,570.35

FCI: 35.11%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Central High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$265.29	S.F.	168,366	101	\$45,053,696	45	1978	1971	2011		\$15,684,310	\$44,666,571	35
Substructure	\$14.43	S.F.	168,366	100	\$2,430,244	100	1961					\$2,430,244	
Foundations	\$14.43	S.F.	168,366	100	\$2,430,244	100	1961					\$2,430,244	
Standard Foundations	\$4.85	S.F.	168,366	0	\$816,910	100	1961					\$816,910	
Slab on Grade	\$9.58	S.F.	168,366	0	\$1,613,334	100	1961					\$1,613,334	
Shell	\$64.99	S.F.	168,366	100	\$10,942,658	66	1973	1991			\$1,213,842	\$10,942,658	11
Superstructure	\$25.89	S.F.	168,366	100	\$4,359,201	100	1961					\$4,359,201	
Floor Construction	\$17.84	S.F.	168,366	0	\$3,003,873	100	1961					\$3,003,873	
Roof Construction	\$9.80	S.F.	138,366	0	\$1,355,328	100	1961					\$1,355,328	
Exterior Enclosure	\$17.43	S.F.	168,366	100	\$2,934,731	71	1961	1991			\$1,213,842	\$2,934,731	41
Exterior Walls	\$10.22	S.F.	168,366	0	\$1,720,889	100	1961	2061				\$1,720,889	
Exterior Windows	\$4.40	S.F.	168,366	100	\$740,085	30	1961	1991			\$740,085	\$740,085	100
Exterior Doors	\$2.81	S.F.	168,366	100	\$473,757	30	1961	1991			\$473,757	\$473,757	100
Roofing	\$21.67	S.F.	168,366	100	\$3,648,726	20	2006	2026				\$3,648,726	
Roof Coverings	\$26.22	S.F.	138,366	100	\$3,628,239	20	2006	2026				\$3,628,239	
Roof Openings	\$0.12	S.F.	168,366	100	\$20,487	20	2006	2026				\$20,487	
Interiors	\$54.53	S.F.	168,366	104	\$9,568,137	41	1978	1971			\$4,854,558	\$9,181,012	53
Interior Construction	\$16.65	S.F.	168,366	100	\$2,802,662	67	1970	2001			\$1,183,111	\$2,802,662	42
Partitions	\$9.62	S.F.	168,366	100	\$1,619,551	95	1966	2056				\$1,619,551	
Concrete Block Partitions - Regular Weight	\$9.78	S.F.	148,366	0	\$1,451,024	100	1961					\$1,451,024	
Drywall Partitions/Metal Stud Framing	\$8.43	S.F.	20,000	100	\$168,527	50	2006	2056				\$168,527	
Interior Doors	\$2.86	S.F.	168,366	100	\$481,439	40	1961	2001			\$481,439	\$481,439	100
Fittings	\$4.17	S.F.	168,366	100	\$701,672	20	1982	2002			\$701,672	\$701,672	100
Stairs	\$0.02	S.F.	168,366	100	\$3,833	50	1961	2011			\$3,833	\$3,833	100
Stair Construction	\$0.96	S.F.	4,000	100	\$3,833	50	1961	2011			\$3,833	\$3,833	100
Interior Finishes	\$37.86	S.F.	168,366	106	\$6,761,642	31	1987	1971			\$3,667,614	\$6,374,517	58
Wall Finishes	\$9.39	S.F.	168,366	100	\$1,581,774	24	1988	1996			\$1,581,774	\$1,581,774	100
Paint	\$6.05	S.F.	100,000	100	\$605,358	5	2006	2011			\$605,358	\$605,358	100
Tile	\$14.28	S.F.	68,366	100	\$976,416	35	1961	1996			\$976,416	\$976,416	100
Floor Finishes	\$19.63	S.F.	168,366	112	\$3,692,016	41	1966	1971			\$2,085,840	\$3,304,891	63
Carpet	\$7.16	S.F.	5,000	100	\$35,820	5	2006	2011			\$35,820	\$35,820	100
Ceramic Tile	\$18.34	S.F.	5,000	100	\$91,716	50	1961	2011			\$91,716	\$91,716	100
Concrete	\$3.45	S.F.	8,366	100	\$28,885	10	1961	1971			\$28,885	\$28,885	100
Tile & Covering	\$26.77	S.F.	60,000	100	\$1,606,176	75	1961	2036				\$1,606,176	
VAT (Resilient Flooring)	\$21.51	S.F.	60,000	130	\$1,677,541	13	1961	1974			\$1,677,541	\$1,290,416	130
VCT	\$8.40	S.F.	30,000	100	\$251,878	12	1982	1994			\$251,878	\$251,878	100
Ceiling Finishes	\$8.84	S.F.	168,366	100	\$1,487,852	13	2006	2019				\$1,487,852	
Acoustical Ceilings	\$8.84	S.F.	168,366	100	\$1,487,852	13	2006	2019				\$1,487,852	
Services	\$120.68	S.F.	168,366	100	\$20,317,760	30	1982	1976			\$7,551,938	\$20,317,760	37
Conveying	\$1.44	S.F.	168,366	100	\$243,280	30	1961	1991			\$243,280	\$243,280	100
Elevators and Lifts	\$1.44	S.F.	168,366	100	\$243,280	30	1961	1991			\$243,280	\$243,280	100
Plumbing	\$14.63	S.F.	168,366	100	\$2,463,535	30	1972	1991			\$2,312,445	\$2,463,535	94
Plumbing Fixtures	\$11.64	S.F.	168,366	100	\$1,959,048	30	1961	1991			\$1,959,048	\$1,959,048	100
Domestic Water Distribution	\$0.82	S.F.	168,366	100	\$138,286	30	1961	1991			\$138,286	\$138,286	100
Sanitary Waste	\$1.28	S.F.	168,366	100	\$215,111	30	1961	1991			\$215,111	\$215,111	100
Rain Water Drainage	\$0.90	S.F.	168,366	100	\$151,090	30	2005	2035				\$151,090	
HVAC	\$72.38	S.F.	168,366	100	\$12,187,071	30	2004	2034				\$12,187,071	
Heat Generating Systems	\$8.23	S.F.	168,366	100	\$1,385,418	30	2004	2034				\$1,385,418	
Boilers	\$8.23	S.F.	168,366	100	\$1,385,418	30	2004	2034				\$1,385,418	
Cooling Generating Systems	\$46.42	S.F.	168,366	100	\$7,815,705	30	2005	2035				\$7,815,705	
Chilled Water, Air Cooled Condenser Systems	\$5.38	S.F.	168,366	100	\$906,540	30	2005	2035				\$906,540	
Terminal package	\$41.04	S.F.	168,366	100	\$6,909,165	30	2005	2035				\$6,909,165	
Distribution Systems	\$15.24	S.F.	168,366	100	\$2,565,969	30	2004	2034				\$2,565,969	
Controls & Instrumentation	\$1.38	S.F.	168,366	100	\$233,037	30	2004	2034				\$233,037	
Systems Testing & Balancing	\$1.11	S.F.	168,366	100	\$186,942	30	2004	2034				\$186,942	
Fire Protection	\$5.70	S.F.	168,366	100	\$960,318	30	1961	1991			\$960,318	\$960,318	100
Sprinklers	\$5.70	S.F.	168,366	100	\$960,318	30	1961	1991			\$960,318	\$960,318	100
Electrical	\$26.51	S.F.	168,366	100	\$4,463,556	30	1968	1976			\$4,035,895	\$4,463,556	90
Electrical Service/Distribution	\$2.54	S.F.	168,366	100	\$427,661	30	1989	2019				\$427,661	
Lighting and Branch Wiring	\$19.91	S.F.	168,366	100	\$3,352,149	30	1961	1991			\$3,352,149	\$3,352,149	100
Communications and Security	\$3.95	S.F.	168,366	100	\$665,820	30	1961	1991			\$665,820	\$665,820	100
Other Electrical Systems	\$0.11	S.F.	168,366	100	\$17,926	15	1961	1976			\$17,926	\$17,926	100
Equipment & Furnishings	\$6.05	S.F.	168,366	100	\$1,018,549	23	1961	1976			\$1,018,549	\$1,018,549	100
Equipment	\$6.05	S.F.	168,366	100	\$1,018,549	23	1961	1976			\$1,018,549	\$1,018,549	100
Institutional Equipment	\$2.77	S.F.	168,366	100	\$466,074	15	1961	1976			\$466,074	\$466,074	100

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$3.28	S.F.	168,366	100	\$552,475	30	1961	1991			\$552,475	\$552,475	100
Food Service Equipment	\$552,475.19	SYSTEM	1	100	\$552,475	30	1961	1991			\$552,475	\$552,475	100
Special Construction			0			0	0				\$392,475		
Special Construction			0			0	0				\$392,475		
ADA Compliance			0	0		0	0				\$392,475		
Building Sitework	\$4.61	S.F.	168,366	100	\$776,348	30	2004	1991	2011		\$652,948	\$776,348	84
Site Improvements	\$3.84	S.F.	168,366	100	\$646,037	30	1961	1991	2011		\$646,037	\$646,037	100
Parking Lots	\$2,275.05	Each	250	100	\$568,763	30	1961	1991	2011		\$568,763	\$568,763	100
Pedestrian Paving	\$34.34	L.F.	2,250	100	\$77,274	30	1961	1991	2011		\$77,274	\$77,274	100
Site Mechanical Utilities	\$0.77	S.F.	168,366	100	\$130,311	30	2005	1991			\$6,911	\$130,311	5
Fuel Distribution	\$0.77	S.F.	168,366	100	\$130,311	30	2005	1991			\$6,911	\$130,311	5
Natural Gas	\$0.09	S.F.	168,366	100	\$15,365	30	2005	2035				\$15,365	
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1961	1991			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1995	2025				\$108,035	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \High Schools\Central High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$15,684,310					\$743,301		\$2,355,840			\$900,508
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,213,841										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,213,841										
Exterior Walls											
Exterior Windows	\$740,085										
Exterior Doors	\$473,757										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$4,854,558					\$743,301		\$1,829,870			\$900,508
Interior Construction	\$1,183,111										
Partitions											
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											
Interior Doors	\$481,439										
Fittings	\$701,672										
Stairs	\$3,833										
Stair Construction	\$3,833										
Interior Finishes	\$3,667,614					\$743,301		\$1,829,870			\$900,508
Wall Finishes	\$1,581,774					\$701,776					\$813,551
Paint	\$605,358					\$701,776					\$813,551
Tile	\$976,416										
Floor Finishes	\$2,085,840					\$41,525					\$86,958
Carpet	\$35,820					\$41,525					\$48,138
Ceramic Tile	\$91,716										
Concrete	\$28,885										\$38,819
Tile & Covering											
VAT (Resilient Flooring)	\$1,677,541										
VCT	\$251,878										
Ceiling Finishes								\$1,829,870			
Acoustical Ceilings								\$1,829,870			
Services	\$7,551,937							\$525,970			
Conveying	\$243,280										
Elevators and Lifts	\$243,280										
Plumbing	\$2,312,445										
Plumbing Fixtures	\$1,959,048										
Domestic Water Distribution	\$138,286										
Sanitary Waste	\$215,111										
Rain Water Drainage											
HVAC											
Heat Generating Systems											
Boilers											
Cooling Generating Systems											
Chilled Water, Air Cooled Condenser Systems											
Terminal package											
Distribution Systems											
Controls & Instrumentation											
Systems Testing & Balancing											
Fire Protection	\$960,318										
Sprinklers	\$960,318										
Electrical	\$4,035,895							\$525,970			
Electrical Service/Distribution								\$525,970			
Lighting and Branch Wiring	\$3,352,149										
Communications and Security	\$665,820										
Other Electrical Systems	\$17,926					</					

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Report Date: 08 Sep 2012

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Central High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$10,311,841 \$486,578	\$5,372,469 \$253,507	\$15,684,310 \$740,085	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original installation and beyond the expected life cycle for this application. Universal upgrades are recommended.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$311,477	\$162,280	\$473,757	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are a mixture of recently replaced metal doors and original doors. The original doors are in fair condition; however, they are expected to expire within the next two to five years. It is recommended that the exterior doors be upgraded as required based on usage and application.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$316,528	\$164,911	\$481,439	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors have received some upgrades within the past year. Fifty new door applications were installed in 2007. The remaining doors are original applications and are recommended for removal and replacement.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$461,323	\$240,349	\$701,672	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings are mostly original applications and will require upgrade within the next two to five years.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$165,600	\$86,278	\$251,878	Necess ary- 2-5 Yrs	Deferred Maintena nce	There is 9x9 vinyl asbestos floor tile applications in a majority of the classrooms. Removal and replacement is recommended.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$1,102,920	\$574,621	\$1,677,541	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$159,948	\$83,333	\$243,280	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,288,000	\$671,048	\$1,959,048	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$90,918	\$47,368	\$138,286	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$141,427	\$73,684	\$215,111	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$631,373	\$328,945	\$960,318	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,203,911	\$1,148,238	\$3,352,149	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$437,752	\$228,069	\$665,820	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$11,786	\$6,140	\$17,926	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$363,232	\$189,244	\$552,475	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$18,991	\$9,894	\$28,885	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$306,426	\$159,648	\$466,074	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$641,957	\$334,459	\$976,416	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	168,366	S.F.	\$258,038	\$134,438	\$392,475	Does Not Meet Current Code/Standards	ADA / Accessibility
C2010	Stair Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$2,520	\$1,313	\$3,833	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$398,000	\$207,358	\$605,358	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$23,550	\$12,270	\$35,820	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$60,300	\$31,416	\$91,716	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$373,940	\$194,823	\$568,763	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$50,805	\$26,469	\$77,274	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Crossland High

Address: 6901 Temple Hills Road, Temple Hills, MD 20748

Attributes:

School Area	HSC
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1963, 136,717 S.F.
School Addition 1	Built in 1965, 52,045 S.F.
School Addition 2	Built in 1966, 104,114 S.F.
School Addition 3	Built in 1975, 20,400 S.F.
School Addition 4	Built in 2012, 21,865 S.F. (Auditorium)
School Board District	8
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	335,141 S.F.

Year Built:

Last Renovation:

Facility Description:

Crossland High School is a two-story, 335,141 square foot facility located on a 36 acre site close to MD Route 5 in Temple Hills, MD. The original building was constructed in 1963 with additions constructed in 1965, 1966, 1975, with science renovation performed in 2000 and 2012, and a new Auditorium constructed in 2012.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. There is no change of color and texture between the curb cut and the adjoining areas. Most Interior doors have door knobs instead of levered locks.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade for the first floor and metal pan with lightweight fill for the second floor. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal with metal frames. Roofing is typically low-slope (except for the MPR, which is pitched) with built-up roof and standing seam metal.

C. INTERIORS

Interior partition wall types are typically painted CMU. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes concrete risers and treads with steel and terrazzo finishes. The interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas are typically terrazzo. Floor finishes in assignable spaces is typically vinyl tile, resilient tiles, carpet, and wood. During the 2008 Assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 60,645 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, suspended acoustical tile, suspended acoustical panels, and exposed deck. Some metal pan ceiling finishes were replaced in 2011 in the 200 wing (200-233) and the hallways.

D. SERVICES

Conveying

The building has a 3500# hydraulic elevator and a wheel chair lift that meets most ADA concerns.

Plumbing

Fixtures are original and in fair condition except for the new low flow toilets, which were installed in 2009. Domestic water distribution is original and consists of copper and galvanized piping. Sanitary waste system is cast iron. Domestic hot water is provided by a gas fired water heater. Rain water drain system is combination of internal with roof drains and over flow scuppers. The building has a sprinkler system that provides coverage in the vocational addition only.

HVAC

Two separate boiler rooms serve the buildings. Heating is provided by three new steam, oil fired boilers that supply heated water to air handlers, fan coils and fin tube radiators. Cooling is provided by a combination of a centrifugal chiller that has been converted to R-123, roof mounted air cooled multi-zone and single zone air handlers, split systems and window units. Fresh air is supplied by air handlers and infiltration. Controls are low voltage electrical thermostats, pneumatics. The system is not centrally monitored or controlled. Air balance should be checked and adjusted as required.

Electrical

Facility Executive Summary

A pad mounted transformer provides service to the main building. Lighting in the building was upgraded in 2007. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a 150 KW emergency generator.

Communication and Security

The system consists of audible manual pull stations and heat/smoke detectors. Network infrastructure was updated in 2012. The security system consists of motion sensors and a limited CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where six out of 574 are handicap parking spaces with strip paths to building entrance. A new parking area was established with the Auditorium addition that includes 77 parking spaces with 4 handicap spaces. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. An in-ground fuel storage system was installed in 1993, including double walled construction with leak detection and level indication.

Current Repair Cost: \$44,514,307.60**Replacement Cost:** \$89,087,796.69**FCI:** 49.97%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Crossland High_Building

Attributes:

None

General Information:

Function:	High School	Year Built:	1963
Gross Area:	313,276 S.F.	Last Renovation:	1967

Facility Description:

Current Repair Cost: \$44,514,307.60	Replacement Cost: \$80,904,736.45	FCI: 55.02%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Crossland High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.25	S.F.	313,276	101	\$81,977,433	43	1972	1968	2007		\$44,514,310	\$80,904,739	55
Substructure	\$14.07	S.F.	313,276	100	\$4,407,559	100	1963					\$4,407,559	
Foundations	\$14.07	S.F.	313,276	100	\$4,407,559	100	1963					\$4,407,559	
Standard Foundations	\$4.72	S.F.	313,276	0	\$1,477,128	100	1963					\$1,477,128	
Slab on Grade	\$9.35	S.F.	313,276	0	\$2,930,431	100	1963					\$2,930,431	
Shell	\$65.36	S.F.	313,276	100	\$20,474,784	64	1963	1983			\$9,476,479	\$20,474,784	46
Superstructure	\$25.13	S.F.	313,276	100	\$7,872,512	100	1963					\$7,872,512	
Floor Construction	\$18.83	S.F.	100,000	0	\$1,882,998	100	1963					\$1,882,998	
Roof Construction	\$19.12	S.F.	313,276	0	\$5,989,514	100	1963					\$5,989,514	
Exterior Enclosure	\$17.02	S.F.	313,276	100	\$5,331,955	71	1963	1993			\$2,206,162	\$5,331,955	41
Exterior Walls	\$9.98	S.F.	313,276	0	\$3,125,793	100	1963					\$3,125,793	
Exterior Windows	\$4.30	S.F.	313,276	100	\$1,348,475	30	1963	1993			\$1,348,475	\$1,348,475	100
Exterior Doors	\$2.74	S.F.	313,276	100	\$857,687	30	1963	1993			\$857,687	\$857,687	100
Roofing	\$23.21	S.F.	313,276	100	\$7,270,317	20	1963	1983			\$7,270,317	\$7,270,317	100
Roof Coverings	\$25.58	S.F.	281,948	100	\$7,213,138	20	1963	1983			\$7,213,138	\$7,213,138	100
Roof Openings	\$0.18	S.F.	313,276	100	\$57,179	20	1963	1983			\$57,179	\$57,179	100
Interiors	\$55.65	S.F.	313,276	106	\$18,505,959	43	1963	1968			\$11,385,355	\$17,433,265	65
Interior Construction	\$16.40	S.F.	313,276	100	\$5,136,593	70	1963	1983			\$2,148,983	\$5,136,593	42
Partitions	\$9.54	S.F.	313,276	100	\$2,987,610	100	1963					\$2,987,610	
Concrete Block Partitions - Regular Weight	\$9.54	S.F.	313,276	0	\$2,987,610	100	1963					\$2,987,610	
Interior Doors	\$2.78	S.F.	313,276	100	\$871,982	40	1963	2003			\$871,982	\$871,982	100
Fittings	\$4.08	S.F.	313,276	100	\$1,277,001	20	1963	1983			\$1,277,001	\$1,277,001	100
Stairs	\$1.54	S.F.	313,276	100	\$481,258	50	1963	2013				\$481,258	
Stair Construction	\$1.54	S.F.	313,276	100	\$481,258	50	1963	2013				\$481,258	
Interior Finishes	\$37.72	S.F.	313,276	109	\$12,888,108	31	1963	1968			\$9,236,372	\$11,815,414	78
Wall Finishes	\$8.72	S.F.	313,276	100	\$2,731,021	22	1963	1968			\$2,731,021	\$2,731,021	100
Paint	\$5.90	S.F.	203,629	100	\$1,201,712	5	1963	1968			\$1,201,712	\$1,201,712	100
Tile	\$13.95	S.F.	109,647	100	\$1,529,309	35	1963	1998			\$1,529,309	\$1,529,309	100
Floor Finishes	\$20.04	S.F.	313,276	117	\$7,349,590	41	1963	1968			\$3,943,251	\$6,276,896	63
Carpet	\$7.00	S.F.	15,664	100	\$109,595	5	1963	1968			\$109,595	\$109,595	100
Ceramic Tile	\$17.89	S.F.	15,664	100	\$280,181	50	1963	2013				\$280,181	
Concrete	\$3.36	S.F.	9,398	100	\$31,591	10	1963	1973			\$31,591	\$31,591	100
Terrazo	\$33.60	S.F.	84,585	110	\$3,126,158	75	1963	2038				\$2,841,962	
VAT (Resilient Flooring)	\$20.97	S.F.	125,310	130	\$3,416,824	13	1963	1976			\$3,416,824	\$2,628,326	130
VCT	\$8.20	S.F.	46,991	100	\$385,241	12	1963	1975			\$385,241	\$385,241	100
Ceiling Finishes	\$8.96	S.F.	313,276	100	\$2,807,497	16	1963	1976			\$2,562,100	\$2,807,497	91
Plaster Ceilings	\$15.67	S.F.	15,664	100	\$245,397	50	1963	2013				\$245,397	
Acoustical Ceilings	\$8.61	S.F.	297,612	100	\$2,562,100	13	1963	1976			\$2,562,100	\$2,562,100	100
Services	\$113.76	S.F.	313,276	100	\$35,636,897	26	1979	1993			\$20,616,734	\$35,636,897	58
Conveying	\$1.49	S.F.	313,276	100	\$466,963	30	1972	1993			\$466,963	\$466,963	100
Chair Lift	\$0.40	S.F.	313,276	100	\$123,888	30	1980	2010			\$123,888	\$123,888	100
Elevator	\$1.10	S.F.	313,276	100	\$343,075	30	1963	1993			\$343,075	\$343,075	100
Plumbing	\$14.25	S.F.	313,276	100	\$4,464,737	30	1972	1993			\$4,016,834	\$4,464,737	90
Low Flow Toilets	\$1.43	S.F.	313,276	100	\$447,903	30	2007	2037				\$447,903	
Plumbing Fixtures	\$9.89	S.F.	313,276	100	\$3,097,203	30	1963	1993			\$3,097,203	\$3,097,203	100
Domestic Water Distribution	\$0.81	S.F.	313,276	100	\$252,541	30	1963	1993			\$252,541	\$252,541	100
Sanitary Waste	\$1.25	S.F.	313,276	100	\$390,724	30	1963	1993			\$390,724	\$390,724	100
Rain Water Drainage	\$0.88	S.F.	313,276	100	\$276,366	30	1963	1993			\$276,366	\$276,366	100
HVAC	\$65.80	S.F.	313,276	100	\$20,613,080	25	1985	1993			\$9,457,273	\$20,613,080	46
Heat Generating Systems	\$8.03	S.F.	313,276	100	\$2,515,882	30	2007	2037			\$228,683	\$2,515,882	9
Boilers	\$8.03	S.F.	313,276	100	\$2,515,882	30	2007	2037			\$228,683	\$2,515,882	9
Cooling Generating Systems	\$12.14	S.F.	313,276	100	\$3,802,413	30	1980	2010			\$3,802,413	\$3,802,413	100
Chilled Water, Cooling Tower Systems	\$12.14	S.F.	313,276	100	\$3,802,413	30	1980	2010			\$3,802,413	\$3,802,413	100
Distribution Systems	\$14.88	S.F.	313,276	100	\$4,660,100	30	1963	1993			\$4,660,100	\$4,660,100	100
Terminal & Package Units	\$28.32	S.F.	313,276	100	\$8,872,296	20	1995	2015			\$3,688	\$8,872,296	
Controls & Instrumentation	\$1.35	S.F.	313,276	100	\$424,079	10	2000	2010			\$424,079	\$424,079	100
Systems Testing & Balancing	\$1.08	S.F.	313,276	100	\$338,310	30	1963	1993			\$338,310	\$338,310	100
Fire Protection	\$6.07	S.F.	313,276	100	\$1,901,206	30	1963	1993			\$1,901,206	\$1,901,206	100
Sprinklers	\$6.07	S.F.	313,276	100	\$1,901,206	30	1963	1993			\$1,901,206	\$1,901,206	100
Electrical	\$26.15	S.F.	313,276	100	\$8,190,911	23	1987	1993			\$4,774,458	\$8,190,911	58
Electrical Service/Distribution	\$2.46	S.F.	313,276	100	\$771,918	30	1963	1993			\$771,918	\$771,918	100
Main Panel	\$2.46	S.F.	313,276	100	\$771,918	30	1963	1993			\$771,918	\$771,918	100
Branch Wiring	\$8.91	S.F.	313,276	100	\$2,792,248	30	1963	1993			\$2,792,248	\$2,792,248	100
Lighting	\$9.92	S.F.	313,276	100	\$3,106,733	20	2007	2027				\$3,106,733	
Communications and Security	\$3.86	S.F.	313,276	100	\$1,210,292	10	1995	2005			\$1,210,292	\$1,210,292	100
Other Electrical Systems	\$0.99	S.F.	313,276	100	\$309,720	15	2006	2021				\$309,720	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment & Furnishings	\$4.41	S.F.	313,276	100	\$1,382,122	21	1963	1978			\$843,392	\$1,382,122	61
Equipment	\$4.41	S.F.	313,276	100	\$1,382,122	21	1963	1978			\$843,392	\$1,382,122	61
Institutional Equipment	\$2.69	S.F.	313,276	100	\$843,392	15	1963	1978			\$843,392	\$843,392	100
Other Equipment	\$1.72	S.F.	313,276	100	\$538,730	30	2012	2042				\$538,730	
Food Service Equipment, EACH	\$538,730.14	S.F.	1	100	\$538,730	30	2012	2042				\$538,730	
Special Construction			0			0	0				\$730,273		
Special Construction			0			0	0				\$730,273		
ADA Compliance			0	0		0	0				\$730,273		
Building Sitework	\$5.01	S.F.	313,276	100	\$1,570,112	30	1963	1993	2007		\$1,462,077	\$1,570,112	93
Site Improvements	\$4.58	S.F.	313,276	100	\$1,433,487	30	1963	1993			\$1,433,487	\$1,433,487	100
Parking Lots	\$2,218.45	Each	574	100	\$1,273,393	30	1963	1993			\$1,273,393	\$1,273,393	100
Pedestrian Paving	\$33.49	L.F.	4,780	100	\$160,094	30	1963	1993			\$160,094	\$160,094	100
Site Mechanical Utilities	\$0.44	S.F.	313,276	100	\$136,625	30	1963	1993	2007		\$28,590	\$136,625	21
Fuel Distribution	\$0.44	S.F.	313,276	100	\$136,625	30	1963	1993	2007		\$28,590	\$136,625	21
NG Supply	\$0.09	S.F.	313,276	100	\$28,590	30	1963	1993	2007		\$28,590	\$28,590	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1993	2023				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Crossland High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$44,514,308	\$1,037,041		\$9,694,997		\$1,520,164				\$404,115	\$4,001,199
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$9,476,478										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$2,206,162										
Exterior Walls											
Exterior Windows	\$1,348,475										
Exterior Doors	\$857,687										
Roofing	\$7,270,317										
Roof Coverings	\$7,213,138										
Roof Openings	\$57,179										
Interiors	\$11,385,354	\$1,037,041				\$1,520,164					\$1,804,742
Interior Construction	\$2,148,983										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$871,982										
Fittings	\$1,277,001										
Stairs		\$495,695									
Stair Construction		\$495,695									
Interior Finishes	\$9,236,372	\$541,346				\$1,520,164					\$1,804,742
Wall Finishes	\$2,731,022					\$1,393,114					\$1,615,001
Paint	\$1,201,712					\$1,393,114					\$1,615,001
Tile	\$1,529,309										
Floor Finishes	\$3,943,250	\$288,587				\$127,050					\$189,741
Carpet	\$109,595					\$127,050					\$147,286
Ceramic Tile		\$288,587									
Concrete	\$31,591										\$42,455
Terrazo											
VAT (Resilient Flooring)	\$3,416,824										
VCT	\$385,241										
Ceiling Finishes	\$2,562,100	\$252,759									
Plaster Ceilings		\$252,759									
Acoustical Ceilings	\$2,562,100										
Services	\$20,616,733			\$9,694,997						\$404,115	\$2,196,457
Conveying	\$466,963										
Chair Lift	\$123,888										
Elevator	\$343,075										
Plumbing	\$4,016,834										
Low Flow Toilets											
Plumbing Fixtures	\$3,097,203										
Domestic Water Distribution	\$252,541										
Sanitary Waste	\$390,724										
Rain Water Drainage	\$276,366										
HVAC	\$9,457,272			\$9,694,997							\$569,926
Heat Generating Systems	\$228,683										
Boilers	\$228,683										
Cooling Generating Systems	\$3,802,413										
Chilled Water, Cooling Tower	\$3,802,413										
Systems											
Distribution Systems	\$4,660,100										
Terminal & Package Units	\$3,688			\$9,694,997</							

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Crossland High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$29,266,474 \$886,571	\$15,247,833 \$461,904	\$44,514,308 \$1,348,475	Necess ary- 2-5 Yrs	Appearan ce	Windows are old and some do not operate properly.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$563,897	\$293,790	\$857,687	Necess ary- 2-5 Yrs	Deferred Maintena nce	Damage has been observed on exterior doors throughout the building. Some doors are rusted and some do not seal properly when closed.
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$4,742,365	\$2,470,772	\$7,213,138	Necess ary- 2-5 Yrs	Deferred Maintena nce	The roof is not well pitched. Water pools have been observed throughout the roof. Roof leaks have been reported.
B3020		Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$37,593	\$19,586	\$57,179	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$573,295	\$298,687	\$871,982	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$839,580	\$437,421	\$1,277,001	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$790,081	\$411,632	\$1,201,712	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some of the paint on the walls is in poor condition.
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$1,005,463	\$523,846	\$1,529,309	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$253,281	\$131,960	\$385,241	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$72,054	\$37,540	\$109,595	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is in fair condition.
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$20,770	\$10,821	\$31,591	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$2,246,432	\$1,170,391	\$3,416,824	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT (Resilient Flooring) is old and is damaged in several places, especially in the multi-purpose room.
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,684,484	\$877,616	\$2,562,100	Necess ary- 2-5 Yrs	Appearan ce	Some damage has been observed due to pipe leakages.
D1010		Elevator	System	Beyond Useful Life	Renew System	1	Ea.	\$225,559	\$117,516	\$343,075	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$2,036,294	\$1,060,909	\$3,097,203	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$166,036	\$86,505	\$252,541	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$181,700	\$94,666	\$276,366	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$256,886	\$133,838	\$390,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,063,839	\$1,596,260	\$4,660,100	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$222,426	\$115,884	\$338,310	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,249,971	\$651,235	\$1,901,206	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$507,507	\$264,411	\$771,918	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,835,797	\$956,450	\$2,792,248	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$795,721	\$414,571	\$1,210,292	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$554,499	\$288,894	\$843,392	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$837,208	\$436,185	\$1,273,393	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking lot surfaces are worn out and cracked. Re-surfacing is necessary.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$105,256	\$54,838	\$160,094	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is cracked and overgrown in some places.
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$18,797	\$9,793	\$28,590	Necess ary- 2-5 Yrs	Deferred Maintena nce	This deficiency is added for the addition of gas service to the new boilers. Boilers have dual fuel capability but gas supply is not run to the boilers. Server room lacks independant cooling.
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necess ary- 2-5 Yrs	Functiona l Adequacy	
D3020106	Boilers	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades- Refrigerant Equip in Blr Room	1	SYST EM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/St andards	Complian ce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	313,276	S.F.	\$480,127	\$250,146	\$730,273	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D1010	Chair Lift	System	Beyond Useful Life	Renew System	1	Ea.	\$81,452	\$42,436	\$123,888	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Chilled Water, Cooling Tower Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,499,942	\$1,302,470	\$3,802,413	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$278,816	\$145,263	\$424,079	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Crossland High\Auditorium

Address: , , 20748

Attributes:

None

General Information:

Function:

High School

Year Built:

2012

Gross Area:

21,865 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$8,183,060.23

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Crossland High\Auditorium (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$374.25	S.F.	21,865	102	\$8,357,710	36	2012	2017			0	\$8,183,059	
Substructure	\$21.17	S.F.	21,865	100	\$462,933	100	2012	2112				\$462,933	
Foundations	\$15.92	S.F.	21,865	100	\$348,198	100	2012	2112				\$348,198	
Standard Foundations	\$2.68	S.F.	21,865	100	\$58,532	100	2012	2112				\$58,532	
Slab on Grade	\$13.25	S.F.	21,865	100	\$289,666	100	2012	2112				\$289,666	
Basement Construction	\$5.25	S.F.	21,865	100	\$114,735	100	2012	2112				\$114,735	
Basement Excavation	\$0.30	S.F.	21,865	100	\$6,651	100	2012	2112				\$6,651	
Basement Walls	\$4.94	S.F.	21,865	100	\$108,084	100	2012	2112				\$108,084	
Shell	\$93.28	S.F.	21,865	104	\$2,117,701	47	2012	2032				\$2,039,631	
Superstructure	\$22.78	S.F.	21,865	100	\$498,185	75	2012	2087				\$498,185	
Floor Construction	\$5.69	S.F.	21,865	100	\$124,380	75	2012	2087				\$124,380	
Roof Construction	\$17.10	S.F.	21,865	100	\$373,805	75	2012	2087				\$373,805	
Exterior Enclosure	\$56.02	S.F.	21,865	101	\$1,241,388	44	2012	2042				\$1,224,843	
Exterior Walls	\$40.88	S.F.	21,865	100	\$893,939	50	2012	2062				\$893,939	
Exterior Windows	\$10.95	S.F.	21,865	105	\$251,420	30	2012	2042				\$239,448	
Exterior Doors	\$4.18	S.F.	21,865	105	\$96,029	30	2012	2042				\$91,456	
Roofing	\$14.48	S.F.	21,865	119	\$378,128	20	2012	2032				\$316,603	
Roof Coverings	\$14.07	S.F.	21,865	120	\$369,149	20	2012	2032				\$307,624	
Roof Openings	\$0.41	S.F.	21,865	100	\$8,979	20	2012	2032				\$8,979	
Interiors	\$71.34	S.F.	21,865	105	\$1,635,921	39	2012	2017				\$1,559,792	
Interior Construction	\$13.10	S.F.	21,865	103	\$294,442	75	2012	2032				\$286,340	
Partitions	\$7.80	S.F.	21,865	100	\$170,607	100	2012	2112				\$170,607	
Interior Doors	\$5.29	S.F.	21,865	107	\$123,835	40	2012	2052				\$115,733	
Fittings		S.F.	21,865	100		20	2012	2032					
Stairs	\$4.18	S.F.	21,865	125	\$114,320	50	2012	2062				\$91,456	
Stair Construction	\$4.18	S.F.	21,865	125	\$114,320	50	2012	2062				\$91,456	
Interior Finishes	\$54.06	S.F.	21,865	104	\$1,227,159	30	2012	2017				\$1,181,996	
Wall Finishes	\$7.21	S.F.	21,865	102	\$160,887	6	2012	2017				\$157,608	
Paint	\$6.34	S.F.	19,678	100	\$124,809	5	2012	2017				\$124,809	
Tile	\$15.00	S.F.	2,187	110	\$36,078	10	2012	2022				\$32,799	
Floor Finishes	\$9.83	S.F.	21,865	102	\$219,990	19	2012	2017				\$214,921	
Ceramic Tile	\$46.38	S.F.	1,093	110	\$55,757	50	2012	2062				\$50,688	
Concrete	\$3.19	S.F.	10,933	100	\$34,921	10	2012	2022				\$34,921	
Terrazzo	\$36.17	S.F.	0	110		75	2012	2087					
VCT	\$8.81	S.F.	6,560	100	\$57,771	12	2012	2024				\$57,771	
Wood Flooring	\$21.81	S.F.	3,280	100	\$71,541	5	2012	2017				\$71,541	
Ceiling Finishes	\$37.02	S.F.	21,865	105	\$846,282	37	2012	2025				\$809,467	
Plaster Ceilings	\$16.84	S.F.	21,865	110	\$404,966	50	2012	2062				\$368,151	
Drywall Ceilings	\$10.89	S.F.	21,865	100	\$238,118	35	2012	2047				\$238,118	
Acoustical Ceilings	\$9.29	S.F.	21,865	100	\$203,198	13	2012	2025				\$203,198	
Services	\$142.06	S.F.	21,865	101	\$3,126,623	21	2012	2022				\$3,106,171	
Conveying	\$2.43	S.F.	21,865	100	\$53,211	30	2012	2042				\$53,211	
Elevators and Lifts	\$2.43	S.F.	21,865	100	\$53,211	30	2012	2042				\$53,211	
Plumbing	\$15.30	S.F.	21,865	101	\$339,285	30	2012	2042				\$334,563	
Plumbing Fixtures	\$11.41	S.F.	21,865	100	\$249,425	30	2012	2042				\$249,425	
Domestic Water Distribution	\$0.78	S.F.	21,865	110	\$18,657	30	2012	2042				\$16,961	
Sanitary Waste	\$1.38	S.F.	21,865	110	\$33,290	30	2012	2042				\$30,264	
Rain Water Drainage	\$1.73	S.F.	21,865	100	\$37,913	30	2012	2042				\$37,913	
HVAC	\$74.54	S.F.	21,865	100	\$1,629,908	18	2012	2022				\$1,629,908	
Heat Generating Systems	\$6.21	S.F.	21,865	100	\$135,687	25	2012	2037				\$135,687	
Cooling Generating Systems	\$38.56	S.F.	21,865	100	\$843,056	15	2012	2027				\$843,056	
Distribution Systems	\$16.67	S.F.	21,865	100	\$364,493	25	2012	2037				\$364,493	
Terminal & Package Units	\$6.18	S.F.	21,865	100	\$135,022	15	2012	2027				\$135,022	
Controls & Instrumentation	\$4.06	S.F.	21,865	100	\$88,795	10	2012	2022				\$88,795	
Systems Testing & Balancing	\$1.20	S.F.	21,865	100	\$26,273	10	2012	2022				\$26,273	
Other HVAC Systems/Equip	\$1.67	S.F.	21,865	100	\$36,582	15	2012	2027				\$36,582	
Fire Protection	\$8.62	S.F.	21,865	108	\$204,295	15	2012	2027				\$188,565	
Sprinklers	\$7.19	S.F.	21,865	110	\$173,034	15	2012	2027				\$157,304	
Standpipes	\$1.43	S.F.	21,865	100	\$31,261	15	2012	2027				\$31,261	
Electrical	\$41.16	S.F.	21,865	100	\$899,924	25	2012	2022				\$899,924	
Electrical Service/Distribution	\$5.25	S.F.	21,865	100	\$114,735	30	2012	2042				\$114,735	
Lighting and Branch Wiring	\$26.53	S.F.	21,865	100	\$579,996	30	2012	2042				\$579,996	
Communications and Security	\$7.15	S.F.	21,865	100	\$156,306	10	2012	2022				\$156,306	
Other Electrical Systems	\$2.24	S.F.	21,865	100	\$48,887	10	2012	2022				\$48,887	
Equipment & Furnishings	\$40.20	S.F.	21,865	100	\$878,974	19	2012	2022				\$878,974	
Equipment	\$40.20	S.F.	21,865	100	\$878,974	19	2012	2022				\$878,974	
Seating	\$30.77	S.F.	21,865	100	\$672,782	20	2012	2032				\$672,782	
Sound System	\$3.80	S.F.	21,865	100	\$83,142	10	2012	2022				\$83,142	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Lighting System	\$4.85	S.F.	21,865	100	\$106,089	20	2012	2032				\$106,089	
Other Equipment	\$0.78	S.F.	21,865	100	\$16,961	20	2012	2032				\$16,961	
Building Sitework	\$6.20	S.F.	21,865	100	\$135,558	30	2012	2042				\$135,558	
Site Improvements	\$6.20	S.F.	21,865	100	\$135,558	30	2012	2042				\$135,558	
Parking Lots	\$4,262.12	Each	25	100	\$106,553	30	2012	2042				\$106,553	
Pedestrian Paving	\$58.01	L.F.	500	100	\$29,005	30	2012	2042				\$29,005	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Crossland High\Auditorium (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Facility Executive Summary**Facility:** \High Schools\Duval High**Address:** 9880 Good Luck Road, Lanham, MD 20706**Attributes:**

School Area	HSC
Congressional	5
County Council	4
Historical Building	No
Legislative	22/23A
Original Building	Built in 1960, 121,967 S.F.
School Addition 1	Built in 1961, 39,288 S.F.
School Addition 2	Built in 1967, 53,096 S.F.
School Addition 3	Built in 2007, 66,921 S.F.
School Board District	1
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	281,281 S.F.

Year Built:**Last Renovation:****Facility Description:**

Duval High School is a one-story, 281,281 square foot facility located on a 33.6-acre site approximately one mile from I-495 (Capital Beltway) and I-295 (Baltimore-Washington Parkway) in Lanham, MD. The original building was constructed in 1960 and additions were constructed in 1961, 1967, 2007, with science renovations performed in 1999 (7,077 S.F.) and 2010 (7,750 S.F.), and a major renovation performed in 2005 (21,580 S.F.). The two-story classroom building and media center additions were complete in 2008.

This school is part of the Special Education Inclusion Initiative. A 14,000 S.F. building addition and 7,500 S.F. renovation of adjoining space are currently being programmed for a 2014 construction completion that will incorporate the special education program requirements. A parking lot extension will also be included to support the additional staff.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements, with exception of the 2007 addition. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is primarily steel tube columns with some wide flanged and junior beams as well. Floor construction is slab on grade. Roof construction is steel joists, bulb tees, and cementitious fiber decking. The exterior enclosure is comprised primarily of walls of brick veneer, plus some exposed aggregate concrete panels over CMU. Exterior windows are steel sash with fixed and operable single-pane glazing. In two classroom wings, the windows have been replaced with bronze colored aluminum sash windows with thermal insulating glass. Exterior doors are primarily satin finish aluminum frame systems, plus hollow metal doors and frames at the exits. Roofing is typically low-slope with built-up, gravel ballast roofing and it was replaced in 2000.

C. INTERIORS

Interior partition wall types are primarily painted CMU. The corridors are brick on CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, and shelving, handrails and metal toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas is typically terrazzo with aluminum divider strips. Floor finishes in assignable spaces is typically vinyl asbestos tile. In some classrooms vinyl tile has been replaced. The stage floor finishes have been replaced in the multi-purpose room in 2009 and the gym flooring was replaced in 2011. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically painted cementitious fiber decking. Some plastered ceiling finishes have been repaired in 2009.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The plumbing fixtures were replaced in 2005, with exception of a few lavatories. Domestic water distribution is copper piping and the sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas-fired water heater system with a storage tank, which was installed in 2004 and a gas-fired domestic water in Boiler Room No. 2.

HVAC

Facility Executive Summary

Heating is provided by two gas-fired boilers. The boilers and ancillary equipment was installed in 2004. There is an additional boiler room with two gas-fired steam boilers, which were installed in 2006. Cooling is generally supplied by window units. There is a large air-cooled roof top unit serving the east wing and is approximately twelve years old. There are separate DX HVAC systems serving the administrative areas. The heating/cooling distribution system is a 2-pipe system using air handlers, fan coil units, fin tube radiators, and unit ventilators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms and ventilation is adequate. Controls and instrumentation are pneumatic, are not centrally controlled by an energy management system. The system balancing should be checked and adjusted as required.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel, which was replaced in 2005. Power distribution is from sub-panels with copper wiring. Lighting and branch wiring is typically serving recessed, surface-mounted, pendant-mounted fluorescents and some incandescent fixtures. Illumination was addressed in 2008. Emergency power and lighting is present and is battery powered. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors, etc., which was installed and upgraded in 2002, and appears to comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

D. SERVICES**Conveying**

The building does not include conveying equipment.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment installed in 2012 and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 11 out of 239 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has two fuel oil tanks of dual wall construction installed in 1995 and 2007, with level and leak detection systems.

Current Repair Cost: \$24,998,780.81**Replacement Cost:** \$72,962,043.76**FCI:** 34.26%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Duval High_Building

Attributes:

None

General Information:

Function:	High School	Year Built:	1960
Gross Area:	214,360 S.F.	Last Renovation:	2005

Facility Description:

Current Repair Cost: \$24,998,780.81	Replacement Cost: \$55,639,971.05	FCI: 44.93%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Duval High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.65	S.F.	214,360	101	\$55,892,050	42	1975	1973	2008		\$24,802,324	\$55,443,514	45
Substructure	\$14.80	S.F.	214,360	100	\$3,172,384	100	1960					\$3,172,384	
Foundations	\$14.80	S.F.	214,360	100	\$3,172,384	100	1960					\$3,172,384	
Standard Foundations	\$4.97	S.F.	214,360	0	\$1,066,156	100	1960					\$1,066,156	
Slab on Grade	\$9.83	S.F.	214,360	0	\$2,106,228	100	1960					\$2,106,228	
Shell	\$65.37	S.F.	214,360	100	\$14,011,962	59	1975	1990			\$1,397,414	\$14,011,962	10
Superstructure	\$20.11	S.F.	214,360	100	\$4,310,269	100	1960					\$4,310,269	
Roof Construction	\$20.11	S.F.	214,360	0	\$4,310,269	100	1960					\$4,310,269	
Exterior Enclosure	\$18.22	S.F.	214,360	100	\$3,904,674	70	1963	1990			\$1,397,414	\$3,904,674	36
Exterior Walls	\$10.49	S.F.	214,360	0	\$2,249,687	100	1960					\$2,249,687	
Exterior Windows	\$4.52	S.F.	171,488	100	\$774,675	30	1960	1990			\$774,675	\$774,675	100
Exterior Windows	\$1.20	S.F.	214,360	100	\$257,573	30	2000	2030				\$257,573	
Aluminum Windows	\$6.01	S.F.	42,872	100	\$257,573	30	2000	2030				\$257,573	
Exterior Doors	\$2.91	S.F.	214,360	100	\$622,739	30	1960	1990			\$622,739	\$622,739	100
Roofing	\$27.04	S.F.	214,360	100	\$5,797,019	20	2000	2020				\$5,797,019	
Roof Coverings	\$26.92	S.F.	214,360	100	\$5,770,936	20	2000	2020				\$5,770,936	
Roof Openings	\$0.12	S.F.	214,360	100	\$26,083	20	2000	2020				\$26,083	
Interiors	\$46.73	S.F.	214,360	104	\$10,404,216	44	1976	1973	2012		\$6,817,106	\$10,015,998	68
Interior Construction	\$17.49	S.F.	214,360	100	\$3,749,478	70	1967	2000	2012		\$1,548,697	\$3,749,478	41
Partitions	\$10.27	S.F.	214,360	100	\$2,200,781	100	1960					\$2,200,781	
Concrete Block Partitions - Regular Weight	\$10.27	S.F.	214,360	100	\$2,200,781	100	1960					\$2,200,781	
Interior Doors	\$2.94	S.F.	214,360	100	\$629,260	40	1960	2000			\$629,260	\$629,260	100
Fittings	\$4.29	S.F.	214,360	100	\$919,437	20	1980	2000	2012		\$919,437	\$919,437	100
Interior Finishes	\$29.23	S.F.	214,360	106	\$6,654,738	29	1986	1973			\$5,268,409	\$6,266,520	84
Wall Finishes	\$8.74	S.F.	214,360	100	\$1,874,087	44	1993	2010			\$1,245,479	\$1,874,087	66
Glazed CMU	\$14.66	S.F.	21,436	100	\$314,304	50	1960	2010			\$314,304	\$314,304	100
Paint	\$6.21	S.F.	150,052	100	\$931,175	5	2007	2012			\$931,175	\$931,175	100
Brick Veneer	\$14.66	S.F.	42,872	100	\$628,608	100	1960	2060				\$628,608	
Floor Finishes	\$11.43	S.F.	214,360	116	\$2,837,443	32	1965	1973			\$2,079,722	\$2,449,225	85
Carpet	\$7.36	S.F.	21,436	100	\$157,804	5	1990	1995			\$157,804	\$157,804	100
Ceramic Floor Tile	\$18.83	S.F.	10,718	100	\$201,820	50	1960	2010			\$201,820	\$201,820	100
Conc Sealer or Epoxy	\$3.53	S.F.	10,718	100	\$37,821	10	1995	2005			\$37,821	\$37,821	100
Terrazzo	\$35.35	S.F.	21,436	100	\$757,721	75	1960	2035				\$757,721	
VAT	\$8.62	S.F.	150,052	130	\$1,682,277	13	1960	1973			\$1,682,277	\$1,294,059	130
Ceiling Finishes	\$9.07	S.F.	214,360	100	\$1,943,208	11	1999	2009			\$1,943,208	\$1,943,208	100
DW & Tectum Str, Paint	\$9.07	S.F.	171,488	100	\$1,554,566	10	2000	2010			\$1,554,566	\$1,554,566	100
Acoustical Ceilings	\$9.07	S.F.	42,872	100	\$388,642	13	1996	2009			\$388,642	\$388,642	100
Services	\$120.97	S.F.	214,360	100	\$25,990,403	27	1976	1990			\$15,459,261	\$25,930,085	60
Plumbing	\$15.01	S.F.	214,360	100	\$3,218,030	30	1971	1990				\$3,218,030	
Plumbing Fixtures	\$11.94	S.F.	214,360	100	\$2,559,426	30	2005	2035				\$2,559,426	
Domestic Water Distribution	\$0.85	S.F.	214,360	100	\$182,583	30	1960	1990				\$182,583	
Sanitary Waste	\$1.31	S.F.	214,360	100	\$280,396	30	1960	1990				\$280,396	
Rain Water Drainage	\$0.91	S.F.	214,360	100	\$195,625	30	1960	1990				\$195,625	
HVAC	\$74.44	S.F.	214,360	100	\$16,016,792	25	1969	1990			\$14,204,001	\$15,956,474	89
Heat Generating Systems	\$8.46	S.F.	214,360	100	\$1,812,791	30	2006	2036				\$1,812,791	
Boilers	\$8.46	S.F.	214,360	100	\$1,812,791	30	2006	2036				\$1,812,791	
Cooling Generating Systems	\$9.17	S.F.	214,360	103	\$2,026,349	30	1960	1990			\$2,026,349	\$1,966,031	103
Chilled Water, Air Cooled	\$6.36	S.F.	214,360	100	\$1,362,854	30	1960	1990			\$1,362,854	\$1,362,854	100
Condenser Systems													
Chilled Water, Cooling Tower	\$2.81	S.F.	214,360	110	\$663,495	30	1960	1990			\$663,495	\$603,177	110
Systems													
Distribution Systems	\$15.65	S.F.	214,360	100	\$3,354,968	30	1960	1990			\$3,354,968	\$3,354,968	100
Terminal & Package Units	\$38.59	S.F.	214,360	100	\$8,271,674	20	1980	2000			\$8,271,674	\$8,271,674	100
Controls & Instrumentation	\$1.43	S.F.	214,360	100	\$306,479	30	1960	1990			\$306,479	\$306,479	100
Systems Testing & Balancing	\$1.14	S.F.	214,360	100	\$244,531	30	1960	1990			\$244,531	\$244,531	100
Fire Protection	\$5.86	S.F.	214,360	100	\$1,255,260	30	1960	1990			\$1,255,260	\$1,255,260	100
Sprinklers	\$5.86	S.F.	214,360	100	\$1,255,260	30	1960	1990			\$1,255,260	\$1,255,260	100
Electrical	\$25.66	S.F.	214,360	100	\$5,500,321	30	2005	2032				\$5,500,321	
Electrical Service/Distribution	\$1.16	S.F.	214,360	100	\$247,792	30	2005	2035				\$247,792	
Lighting and Branch Wiring	\$20.43	S.F.	214,360	100	\$4,378,738	30	2007	2037				\$4,378,738	
Communications and Security	\$4.08	S.F.	214,360	100	\$873,791	30	2002	2032				\$873,791	
Equipment & Furnishings	\$8.30	S.F.	214,360	100	\$1,779,265	18	2000	2015	2008		\$606,029	\$1,779,265	34
Equipment	\$8.30	S.F.	214,360	100	\$1,779,265	18	2000	2015	2008		\$606,029	\$1,779,265	34
Institutional Equipment	\$2.83	S.F.	214,360	100	\$606,437	15	2000	2015				\$606,437	
Other Equipment	\$7.68	S.F.	0	100		15	0						
Other Equipment	\$5.47	S.F.	214,360	100	\$1,172,828	20	2006	2020	2008		\$606,029	\$1,172,828	52
Food Service Equip. #1	\$606,029.16	SYSTEM	1	100	\$606,029	20	2012	2032	2008		\$606,029	\$606,029	100

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Food Service Equip. #2	\$566,798.63	SYSTEM	1	100	\$566,799	20	2000	2020				\$566,799	
Special Construction			0			0	0				\$499,691		
Special Construction			0			0	0				\$499,691		
ADA Compliance			0	0		0	0				\$499,691		
Building Sitework	\$2.49	S.F.	214,360	100	\$533,820	30	1960	1990			\$22,823	\$533,820	4
Site Improvements	\$1.88	S.F.	214,360	100	\$402,962	30	2000	2025				\$402,962	
Parking Lots			0	0		0	0						
Parking Lots, E. & W.	\$1.72	S.F.	214,360	100	\$368,778	30	1998	2025			\$124297.74	\$368,778	
Parking Lots, S. & N.	\$2,334.04	Each	113	100	\$263,746	30	1995	2025				\$263,746	
Parking Lots, S. & N.	\$2,334.04	Each	45	100	\$105,032	30	2007	2037				\$105,032	
Pedestrian Paving			0	0		0	0						
Pedestrian Paving, E&W	\$0.16	S.F.	214,360	100	\$34,184	30	2000	2025			\$4865.7	\$34,184	
Concrete Sidewalks	\$35.24	L.F.	565	100	\$19,911	30	1995	2025				\$19,911	
Concrete Sidewalks	\$35.24	L.F.	405	100	\$14,273	30	2007	2037				\$14,273	
Site Mechanical Utilities	\$0.61	S.F.	214,360	100	\$130,858	30	1960	1990			\$22,823	\$130,858	17
Fuel Distribution	\$0.61	S.F.	214,360	100	\$130,858	30	1960	1990			\$22,823	\$130,858	17
Natural Gas Supply	\$0.11	S.F.	214,360	100	\$22,823	30	1960	1990			\$22,823	\$22,823	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2007	2037				\$108,035	

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Facility: \High Schools\Duval High_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$24,998,781			\$662,670		\$1,262,425			\$8,061,494		\$3,603,531
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,397,414								\$7,343,490		
Superstructure											
Roof Construction											
Exterior Enclosure	\$1,397,414										
Exterior Walls											
Exterior Windows	\$774,675										
Exterior Windows											
Aluminum Windows											
Exterior Doors	\$622,739										
Roofing									\$7,343,490		
Roof Coverings									\$7,310,449		
Roof Openings									\$33,042		
Interiors	\$6,817,105					\$1,262,425					\$3,603,531
Interior Construction	\$1,548,697										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$629,260										
Fittings	\$919,437										
Interior Finishes	\$5,268,408					\$1,262,425					\$3,603,531
Wall Finishes	\$1,245,479					\$1,079,487					\$1,251,421
Glazed CMU	\$314,304										
Paint	\$931,175					\$1,079,487					\$1,251,421
Brick Veneer											
Floor Finishes	\$2,079,721					\$182,938					\$262,904
Carpet	\$157,804					\$182,938					\$212,076
Ceramic Floor Tile	\$201,820										
Conc Sealer or Epoxy	\$37,821										\$50,828
Terrazzo											
VAT	\$1,682,277										
Ceiling Finishes	\$1,943,208										\$2,089,207
DW & Tectum Str, Paint	\$1,554,566										\$2,089,207
Acoustical Ceilings	\$388,642										
Services	\$15,459,261										
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
HVAC	\$14,204,001										
Heat Generating Systems											
Boilers											
Cooling Generating Systems	\$2,026,348										
Chilled Water, Air Cooled	\$1,362,854										
Condenser Systems											
Chilled Water, Cooling Tower	\$663,495										
Systems											
Distribution Systems	\$3,354,968										
Terminal & Package Units	\$8,271,674										
Controls & Instrumentation	\$306,479										
Systems Testing & Balancing	\$244,531										
Fire Protection	\$1,255,260										
Sprinklers	\$1,255,260										
Electrical											
Electrical Service/Distribution											
Lighting and Branch Wiring											
Communications and Security											
Equipment & Furnishings	\$606,029			\$662,670					\$718,004		
Equipment	\$606,029			\$662,670					\$718,004		
Institutional Equipment				\$662,670							

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

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Facility: \High Schools\Duval High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$16,435,753 \$509,319	\$8,563,028 \$265,355	\$24,998,781 \$774,675	Necess ary- 2-5 Yrs	Building Integrity	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$409,428	\$213,312	\$622,739	Necess ary- 2-5 Yrs	Building Integrity	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$413,715	\$215,545	\$629,260	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410		VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$1,106,033	\$576,243	\$1,682,277	Necess ary- 2-5 Yrs	Environm ental	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$103,750	\$54,054	\$157,804	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410		Conc Sealer or Epoxy	System	Beyond Useful Life	Renew System	1	Ea.	\$24,866	\$12,955	\$37,821	Necess ary- 2-5 Yrs	Capital Renewal	
D3030110		Chilled Water, Air Cooled Condenser Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$896,025	\$466,829	\$1,362,854	Necess ary- 2-5 Yrs	Capital Renewal	
D3030115		Chilled Water, Cooling Tower Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$436,223	\$227,272	\$663,495	Necess ary- 2-5 Yrs	Capital Renewal	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,205,764	\$1,149,203	\$3,354,968	Necess ary- 2-5 Yrs	Capital Renewal	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$201,498	\$104,981	\$306,479	Necess ary- 2-5 Yrs	Environm ental	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$160,770	\$83,761	\$244,531	Necess ary- 2-5 Yrs	Environm ental	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$825,286	\$429,974	\$1,255,260	Necess ary- 2-5 Yrs	Building Integrity	
G3060110		Natural Gas Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$15,005	\$7,818	\$22,823	Necess ary- 2-5 Yrs	Environm ental	
G2020		Parking Lots, E. & W.	System	Beyond Useful Life	Renew System	1	Ea.	\$124,298	\$64,759	\$189,057	Necess ary- 2-5 Yrs	Capital Renewal	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$5,438,313	\$2,833,361	\$8,271,674	Necess ary- 2-5 Yrs	Capital Renewal	
F1040		ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	214,360	S.F.	\$328,528	\$171,163	\$499,691	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

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C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$604,495	\$314,942	\$919,437	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3010230	Glazed CMU	System	Beyond Useful Life	Renew System	1	Ea.	\$206,643	\$107,661	\$314,304	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$612,212	\$318,963	\$931,175	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Ceramic Floor Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$132,689	\$69,131	\$201,820	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3030105	DW & Tectum Str, Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$1,022,068	\$532,498	\$1,554,566	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$255,517	\$133,124	\$388,642	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving, E&W	System	Beyond Useful Life	Renew System	1	Ea.	\$4,866	\$2,535	\$7,401	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equip. #1	System	Beyond Useful Life	Renew System	1	Ea.	\$398,441	\$207,588	\$606,029	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

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Facility Executive Summary

Facility: \High Schools\Duval High\Class Room Building

Address: , , 20706

Attributes:

None

General Information:

Function:

High School

Year Built:

2008

Gross Area:

48,646 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$12,589,228.83

FCI: 0.00%

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Duval High\Class Room Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.79	S.F.	48,646	105	\$13,227,974	47	2008	2008			0	\$12,589,232	
Substructure	\$7.44	S.F.	48,646	100	\$361,814	100	2008					\$361,814	
Foundations	\$5.92	S.F.	48,646	100	\$287,824	100	2008					\$287,824	
Standard Foundations	\$1.69	S.F.	48,646	0	\$82,130	100	2008					\$82,130	
Slab on Grade	\$4.23	S.F.	48,646	0	\$205,694	100	2008					\$205,694	
Basement Construction	\$1.52	S.F.	48,646	100	\$73,990	100	2008					\$73,990	
Basement Excavation	\$0.14	S.F.	48,646	0	\$6,659	100	2008					\$6,659	
Basement Walls	\$1.38	S.F.	48,646	0	\$67,331	100	2008					\$67,331	
Shell	\$54.98	S.F.	48,646	103	\$2,742,127	82	2008	2028				\$2,674,759	
Superstructure	\$32.84	S.F.	48,646	100	\$1,597,456	100	2008					\$1,597,456	
Floor Construction	\$19.04	S.F.	48,646	0	\$926,362	100	2008					\$926,362	
Roof Construction	\$13.80	S.F.	48,646	0	\$671,094	100	2008					\$671,094	
Exterior Enclosure	\$16.82	S.F.	48,646	102	\$835,243	70	2008	2038				\$818,336	
Exterior Walls	\$9.87	S.F.	48,646	0	\$480,199	100	2008					\$480,199	
Exterior Windows	\$6.19	S.F.	48,646	105	\$316,199	30	2008	2038				\$301,142	
Exterior Doors	\$0.76	S.F.	48,646	105	\$38,845	30	2008	2038				\$36,995	
Roofing	\$5.32	S.F.	48,646	119	\$309,428	20	2008	2028				\$258,967	
Roof Coverings	\$5.19	S.F.	48,646	120	\$302,769	20	2008	2028				\$252,308	
Roof Openings	\$0.14	S.F.	48,646	100	\$6,659	20	2008	2028				\$6,659	
Interiors	\$58.45	S.F.	48,646	105	\$2,983,880	45	2008	2013				\$2,843,279	
Interior Construction	\$19.26	S.F.	48,646	104	\$978,044	64	2008	2028				\$936,721	
Partitions	\$14.50	S.F.	48,646	105	\$738,426	75	2008	2058				\$705,131	
Concrete Block Partitions - Regular Weight	\$7.65	S.F.	48,646	100	\$372,173	100	2008					\$372,173	
Drywall Partitions/Metal Stud Framing	\$6.84	S.F.	48,646	110	\$366,253	50	2008	2058				\$332,958	
Interior Doors	\$2.36	S.F.	48,646	107	\$122,713	40	2008	2048				\$114,685	
Fittings	\$2.40	S.F.	48,646	100	\$116,905	20	2008	2028				\$116,905	
Stairs	\$1.02	S.F.	48,646	125	\$61,967	50	2008	2058				\$49,574	
Stair Construction	\$1.02	S.F.	48,646	125	\$61,967	50	2008	2058				\$49,574	
Interior Finishes	\$38.17	S.F.	48,646	105	\$1,943,869	35	2008	2013				\$1,856,984	
Wall Finishes	\$16.55	S.F.	48,646	100	\$805,018	26	2008	2013				\$805,018	
Paint	\$4.91	S.F.	48,646	100	\$238,990	5	2008	2013				\$238,990	
Tile	\$11.64	S.F.	48,646	100	\$566,028	35	2008	2043				\$566,028	
Floor Finishes	\$14.43	S.F.	48,646	107	\$753,878	55	2008	2015				\$701,991	
Carpet		S.F.	0	100		7	2008	2015					
Ceramic Tile	\$14.95	S.F.	7,297	110	\$120,011	50	2008	2058				\$109,101	
Concrete		S.F.	0	100		10	2008	2018					
Tile & Covering	\$28.08	S.F.	14,594	110	\$450,742	75	2008	2083				\$409,765	
VAT (Resilient Flooring)		S.F.	0	130		13	2008	2021					
VCT	\$6.84	S.F.	26,755	100	\$183,125	10	2008	2018				\$183,125	
Ceiling Finishes	\$7.19	S.F.	48,646	110	\$384,973	13	2008	2021				\$349,975	
Plaster Ceilings		S.F.	0	110		50	2008	2058					
Acoustical Ceilings	\$7.19	S.F.	48,646	110	\$384,973	13	2008	2021				\$349,975	
Services	\$106.20	S.F.	48,646	105	\$5,439,640	30	2008	2023				\$5,166,023	
Conveying	\$1.51	S.F.	48,646	110	\$80,576	30	2008	2038				\$73,251	
Elevators and Lifts	\$1.51	S.F.	48,646	110	\$80,576	30	2008	2038				\$73,251	
Plumbing	\$11.22	S.F.	48,646	93	\$506,243	30	2008	2038				\$546,050	
Plumbing Fixtures	\$8.18	S.F.	48,646	90	\$358,262	30	2008	2038				\$398,069	
Domestic Water Distribution	\$1.00	S.F.	48,646	100	\$48,834	30	2008	2038				\$48,834	
Sanitary Waste	\$1.08	S.F.	48,646	100	\$52,533	30	2008	2038				\$52,533	
Rain Water Drainage	\$0.96	S.F.	48,646	100	\$46,614	30	2008	2038				\$46,614	
HVAC	\$63.90	S.F.	48,646	110	\$3,411,521	30	2008	2038				\$3,108,344	
Heat Generating Systems	\$4.84	S.F.	48,646	110	\$258,819	30	2008	2038				\$235,290	
Boilers	\$2.89	S.F.	48,646	110	\$154,640	30	2008	2038				\$140,582	
Piping and Misc Equipments	\$1.95	S.F.	48,646	110	\$104,179	30	2008	2038				\$94,708	
Cooling Generating Systems	\$42.04	S.F.	48,646	110	\$2,249,610	30	2008	2038				\$2,045,100	
Chilled Water, Air Cooled	\$21.02	S.F.	48,646	110	\$1,124,805	30	2008	2038				\$1,022,550	
Condenser Systems													
Chilled Water, Cooling Tower Systems	\$8.41	S.F.	48,646	110	\$450,085	30	2008	2038				\$409,168	
Piping and Misc Equipments	\$12.61	S.F.	48,646	110	\$674,720	30	2008	2038				\$613,382	
Distribution Systems	\$12.93	S.F.	48,646	110	\$691,812	30	2008	2038				\$628,920	
Controls & Instrumentation	\$3.15	S.F.	48,646	105	\$160,818	30	2008	2038				\$153,160	
Systems Testing & Balancing	\$0.94	S.F.	48,646	110	\$50,462	30	2008	2038				\$45,874	
Fire Protection	\$4.21	S.F.	48,646	100	\$204,954	30	2008	2038				\$204,954	
Sprinklers	\$4.21	S.F.	48,646	100	\$204,954	30	2008	2038				\$204,954	
Electrical	\$25.36	S.F.	48,646	100	\$1,236,346	30	2008	2023				\$1,233,424	

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.20	S.F.	48,646	105	\$61,375	30	2008	2038				\$58,453	
Lighting and Branch Wiring	\$17.95	S.F.	48,646	100	\$873,089	30	2008	2038				\$873,089	
Communications and Security	\$5.49	S.F.	48,646	100	\$267,106	30	2008	2038				\$267,106	
Other Electrical Systems	\$0.71	S.F.	48,646	100	\$34,776	15	2008	2023				\$34,776	
Equipment & Furnishings	\$13.20	S.F.	48,646	100	\$642,238	15	2008	2008				\$642,238	
Equipment	\$13.20	S.F.	48,646	100	\$642,238	15	2008	2008				\$642,238	
Institutional Equipment	\$4.97	S.F.	48,646	100	\$241,949	15	2008	2023				\$241,949	
Other Equipment	\$8.23	S.F.	48,646	100	\$400,289	15	2008	2008				\$400,289	
Food Service Equipment			48,646	0		0	2008	2008					
Other Equipment	\$8.23	S.F.	48,646	100	\$400,289	15	2008	2023				\$400,289	
Building Sitework	\$18.52	S.F.	48,646	117	\$1,058,275	48	2008	2038				\$901,119	
Site Improvements	\$16.15	S.F.	48,646	120	\$942,936	50	2008	2058				\$785,780	
Parking Lots	\$9.80	S.F.	48,646	120	\$571,799	50	2008	2058				\$476,499	
Pedestrian Paving	\$6.36	S.F.	48,646	120	\$371,137	50	2008	2058				\$309,281	
Site Mechanical Utilities	\$2.37	S.F.	48,646	100	\$115,339	30	2008	2038				\$115,339	
Fuel Distribution	\$2.37	S.F.	48,646	100	\$115,339	30	2008	2038				\$115,339	
Propane Tank	\$17,789.33	SYSTEM	1	100	\$17,789	30	2008	2038				\$17,789	
Pumps	\$26,684.00	SYSTEM	1	100	\$26,684	30	2008	2038				\$26,684	
Underground Tank	\$70,865.90	SYSTEM	1	100	\$70,866	30	2008	2038				\$70,866	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Duval High\Class Room Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Duval High\Media Center

Address: , , 20706

Attributes:

None

General Information:

Function:

High School

Year Built:

2009

Gross Area:

18,275 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$4,732,843.88

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Duval High\Media Center (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.98	S.F.	18,275	105	\$4,969,359	46	2009	2009			0	\$4,732,844	
Substructure	\$7.80	S.F.	18,275	100	\$142,595	100	2009					\$142,595	
Foundations	\$6.21	S.F.	18,275	100	\$113,409	100	2009					\$113,409	
Standard Foundations	\$1.76	S.F.	18,275	0	\$32,244	100	2009					\$32,244	
Slab on Grade	\$4.44	S.F.	18,275	0	\$81,165	100	2009					\$81,165	
Basement Construction	\$1.60	S.F.	18,275	100	\$29,186	100	2009					\$29,186	
Basement Excavation	\$0.15	S.F.	18,275	0	\$2,780	100	2009					\$2,780	
Basement Walls	\$1.44	S.F.	18,275	0	\$26,406	100	2009					\$26,406	
Shell	\$57.95	S.F.	18,275	103	\$1,085,751	82	2009	2029				\$1,059,039	
Superstructure	\$34.62	S.F.	18,275	100	\$632,643	100	2009					\$632,643	
Floor Construction	\$20.09	S.F.	18,275	0	\$367,189	100	2009					\$367,189	
Roof Construction	\$14.53	S.F.	18,275	0	\$265,454	100	2009					\$265,454	
Exterior Enclosure	\$17.70	S.F.	18,275	102	\$330,248	70	2009	2039				\$323,549	
Exterior Walls	\$10.37	S.F.	18,275	0	\$189,571	100	2009					\$189,571	
Exterior Windows	\$6.53	S.F.	18,275	105	\$125,208	30	2009	2039				\$119,246	
Exterior Doors	\$0.81	S.F.	18,275	105	\$15,469	30	2009	2039				\$14,732	
Roofing	\$5.63	S.F.	18,275	119	\$122,860	20	2009	2029				\$102,847	
Roof Coverings	\$5.48	S.F.	18,275	120	\$120,080	20	2009	2029				\$100,067	
Roof Openings	\$0.15	S.F.	18,275	100	\$2,780	20	2009	2029				\$2,780	
Interiors	\$43.69	S.F.	18,275	105	\$837,910	39	2009	2014				\$798,470	
Interior Construction	\$20.26	S.F.	18,275	104	\$386,602	64	2009	2029				\$370,246	
Partitions	\$15.27	S.F.	18,275	105	\$292,278	75	2009	2059				\$279,074	
Concrete Block Partitions - Regular Weight	\$8.05	S.F.	18,275	100	\$147,042	100	2009					\$147,042	
Drywall Partitions/Metal Stud Framing	\$7.22	S.F.	18,275	110	\$145,236	50	2009	2059				\$132,032	
Interior Doors	\$2.46	S.F.	18,275	107	\$48,182	40	2009	2049				\$45,030	
Fittings	\$2.52	S.F.	18,275	100	\$46,142	20	2009	2029				\$46,142	
Stairs	\$1.06	S.F.	18,275	125	\$24,322	50	2009	2059				\$19,457	
Stair Construction	\$1.06	S.F.	18,275	125	\$24,322	50	2009	2059				\$19,457	
Interior Finishes	\$22.37	S.F.	18,275	104	\$426,986	17	2009	2014				\$408,767	
Wall Finishes	\$6.26	S.F.	18,275	100	\$114,366	14	2009	2014				\$114,366	
Paint	\$5.20	S.F.	15,534	100	\$80,805	5	2009	2014				\$80,805	
Tile	\$12.24	S.F.	2,741	100	\$33,561	35	2009	2044				\$33,561	
Floor Finishes	\$8.50	S.F.	18,275	103	\$159,740	22	2009	2016				\$155,420	
Carpet		S.F.	0	100		7	2009	2016					
Ceramic Tile	\$15.76	S.F.	2,741	110	\$47,511	50	2009	2059				\$43,191	
Concrete		S.F.	0	100		10	2009	2019					
Tile & Covering		S.F.	0	110		75	2009	2084					
VAT (Resilient Flooring)		S.F.	0	130		13	2009	2022					
VCT	\$7.22	S.F.	15,534	100	\$112,229	10	2009	2019				\$112,229	
Ceiling Finishes	\$7.60	S.F.	18,275	110	\$152,880	13	2009	2022				\$138,981	
Plaster Ceilings	\$13.80	S.F.	0	110		50	2009	2059					
Painted	\$7.60	S.F.	18,275	110	\$152,880	13	2009	2022				\$138,981	
Services	\$111.81	S.F.	18,275	105	\$2,151,461	30	2009	2024				\$2,043,305	
Conveying	\$1.60	S.F.	18,275	110	\$32,105	30	2009	2039				\$29,186	
Elevators and Lifts	\$1.60	S.F.	18,275	110	\$32,105	30	2009	2039				\$29,186	
Plumbing	\$11.83	S.F.	18,275	93	\$200,521	30	2009	2039				\$216,254	
Plumbing Fixtures	\$8.61	S.F.	18,275	90	\$141,594	30	2009	2039				\$157,327	
Domestic Water Distribution	\$1.03	S.F.	18,275	100	\$18,901	30	2009	2039				\$18,901	
Sanitary Waste	\$1.16	S.F.	18,275	100	\$21,125	30	2009	2039				\$21,125	
Rain Water Drainage	\$1.03	S.F.	18,275	100	\$18,901	30	2009	2039				\$18,901	
HVAC	\$67.23	S.F.	18,275	110	\$1,348,427	30	2009	2039				\$1,228,597	
Heat Generating Systems	\$5.08	S.F.	18,275	110	\$102,124	30	2009	2039				\$92,840	
Boilers	\$3.06	S.F.	18,275	110	\$61,458	30	2009	2039				\$55,871	
Piping and Misc Equipments	\$2.02	S.F.	18,275	110	\$40,666	30	2009	2039				\$36,969	
Cooling Generating Systems	\$44.25	S.F.	18,275	110	\$889,454	30	2009	2039				\$808,594	
Chilled Water, Air Cooled	\$22.12	S.F.	18,275	110	\$444,574	30	2009	2039				\$404,158	
Condenser Systems													
Chilled Water, Cooling Tower Systems	\$8.87	S.F.	18,275	110	\$178,258	30	2009	2039				\$162,052	
Piping and Misc Equipments	\$13.26	S.F.	18,275	110	\$266,622	30	2009	2039				\$242,384	
Distribution Systems	\$13.61	S.F.	18,275	110	\$273,654	30	2009	2039				\$248,777	
Controls & Instrumentation	\$3.32	S.F.	18,275	105	\$63,626	30	2009	2039				\$60,596	
Systems Testing & Balancing	\$0.97	S.F.	18,275	110	\$19,569	30	2009	2039				\$17,790	
Fire Protection	\$4.43	S.F.	18,275	100	\$80,887	30	2009	2039				\$80,887	
Sprinklers	\$4.43	S.F.	18,275	100	\$80,887	30	2009	2039				\$80,887	
Electrical	\$26.72	S.F.	18,275	100	\$489,521	30	2009	2024				\$488,381	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.25	S.F.	18,275	105	\$23,933	30	2009	2039				\$22,793	
Lighting and Branch Wiring	\$18.91	S.F.	18,275	100	\$345,508	30	2009	2039				\$345,508	
Communications and Security	\$5.80	S.F.	18,275	100	\$105,904	30	2009	2039				\$105,904	
Other Electrical Systems	\$0.78	S.F.	18,275	100	\$14,176	15	2009	2024				\$14,176	
Equipment & Furnishings	\$13.90	S.F.	18,275	100	\$254,058	15	2009	2009				\$254,058	
Equipment	\$13.90	S.F.	18,275	100	\$254,058	15	2009	2009				\$254,058	
Institutional Equipment	\$5.25	S.F.	18,275	100	\$95,897	15	2009	2024				\$95,897	
Other Equipment	\$8.65	S.F.	18,275	100	\$158,161	15	2009	2009				\$158,161	
Food Service Equipment			18,275	0		0	2009	2009					
Other Equipment	\$8.65	S.F.	18,275	100	\$158,161	15	2009	2024				\$158,161	
Building Sitework	\$23.82	S.F.	18,275	114	\$497,584	45	2009	2039				\$435,377	
Site Improvements	\$17.02	S.F.	18,275	120	\$373,248	50	2009	2059				\$311,041	
Parking Lots	\$10.33	S.F.	18,275	120	\$226,484	50	2009	2059				\$188,737	
Pedestrian Paving	\$6.69	S.F.	18,275	120	\$146,764	50	2009	2059				\$122,304	
Site Mechanical Utilities	\$6.80	S.F.	18,275	100	\$124,336	30	2009	2039				\$124,336	
Fuel Distribution	\$6.80	S.F.	18,275	100	\$124,336	30	2009	2039				\$124,336	
Propane Tank	\$18,729.29	SYSTEM	1	100	\$18,729	30	2009	2039				\$18,729	
Pumps	\$28,093.93	SYSTEM	1	100	\$28,094	30	2009	2039				\$28,094	
Underground Tank	\$77,513.34	SYSTEM	1	100	\$77,513	30	2009	2039				\$77,513	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Duval High\Media Center (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Facility: \High Schools\Eleanor Roosevelt High
Address: 7601 Hanover Parkway, Greenbelt, MD 20770

Attributes:

School Area	HSC
Congressional	5
County Council	4
Historical Building	No
Legislative	22
Original Building	Built in 1974, 320,414 S.F.
School Addition 1	Built in 1990, 7,044 S.F.
School Board District	2
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	327,458 S.F.

Year Built:
Last Renovation:

Facility Description:

Eleanor Roosevelt High School is a three-story, 327,458 square foot facility located on a 40-acre site close to I-495 Capital Beltway in Greenbelt, MD. The original building was constructed in 1974 and an addition was constructed in 1990, with Science Renovation (6,256 S.F.) performed in 1995 and FY02 Science CR Renovation (3,094 S.F.) performed in 2005. The school has 22 temporary buildings on the site.

ACCESSIBILITY ISSUES

The main entrance to the original building and 1990 addition is handicap accessible, with curb cuts and ramps, and wide enough doors for wheelchair access, but lack push button wall switches and automatic door openers. Handicap accessible toilet stalls are available in the gang restrooms. Toilet configurations and accessories are adequate. Interior graphics and/or signage for ADA compliance are inadequate or missing in the building. The facility has three levels and one elevator. All programs in the facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls with concrete floors and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over concrete masonry unit (CMU), single pane metal windows with operable frames, and hollow metal steel doors. Most of the exterior doors and door hardware throughout the building are original. Four exterior doors were replaced in 2007. The original building has low-slope built up roof with gravel ballast and the 1990 addition has single-ply rubber membrane roof that were replaced in 2007.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed wainscot and brick veneer in the corridors and gypsum drywalls in the modular. Interior doors are generally solid core wood doors with hollow metal frames. The door hardware is hard to lock and unlock. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. The facility has concrete stairs with concrete risers and treads and steel frame. There is a metal stair to access the roof through the roof hatch.

Interior wall finishes are typically painted CMU walls and laminated gypsum drywalls (1990 addition). Floor finishes throughout the building are typically vinyl composition tiles (VCT), carpet, terrazzo, and ceramic tiles. The VCT floor finish in the corridors and classrooms on the first and second floor of the original building and modular classrooms are worn and cracked on the surface. There are ceramic tiles in the kitchen and restrooms. The ceiling finishes are typically suspended acoustical. The Auditorium was repainted in 2012.

D. SERVICES

Conveying

The building includes one hydraulic elevator.

Plumbing

Sinks, faucets and other plumbing fixtures have not been upgraded. Domestic water distribution is primarily copper piping and the sanitary waste system is cast iron. Rain water system is internal with roof drains and scuppers. Domestic hot water is provided by gas hot water heater.

HVAC

Facility Executive Summary

Heating is provided by three oil/gas-fired boilers that were installed in 2000. Cooling is supplied by an absorption chiller and ceiling units in approximately 15 classrooms that were installed in 1998. The heating/cooling distribution system is a ductwork and 2-pipe system using air handlers and fin-tube radiators. Fresh air is supplied by infiltration and air handling. Ceiling-mounted exhaust fans are installed in restrooms and kitchen. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system. Mechanical systems upgrades are planned for FY- 2013 which include replacement of some piping , valves, hangers, insulation, pumps, storage tanks, AHU's, Fans, terminal units and controls.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from pad-mounted transformers that deliver power to a main panel. Power distribution wiring is typically copper and the system trips with increased current load. Lighting and branch wiring is serving recessed and surface-mounted fluorescent that were installed 2007. Illumination is generally adequate. Emergency power and lighting (with battery back-up) are located in the corridors. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of a main panel in the boiler room with audible and strobe annunciators in common spaces and interior corridors in fair condition, and appears to comply with ADA requirements. The system is activated by pull stations and strobe/horn alarm detection devices. The telephone and data systems are separate and none are installed in dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices, motion detectors, video cameras and is centrally monitored.

Other Electrical Systems: The building has dedicated grounding and no lighting protection. The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment installed in 2012 and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 7 out of 700 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has an underground fuel oil storage tank with level and leak detection systems installed in 2001.

Current Repair Cost: \$42,807,916.90**Replacement Cost:** \$84,841,338.87**FCI:** 50.46%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Eleanor Roosevelt High_Building

Attributes:

None

General Information:

Function: High School
Gross Area: 320,414 S.F.

Year Built: 1974
Last Renovation:

Facility Description:

Current Repair Cost: \$42,309,739.16

Replacement Cost: \$83,016,918.84

FCI: 50.97%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Eleanor Roosevelt High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.09	S.F.	320,414	100	\$83,016,916	44	1978	1979	2010		\$42,309,736	\$83,016,916	51
Substructure	\$13.96	S.F.	320,414	100	\$4,473,870	100	1974					\$4,473,870	
Foundations	\$13.96	S.F.	320,414	100	\$4,473,870	100	1974					\$4,473,870	
Standard Foundations	\$3.99	S.F.	320,414	0	\$1,276,856	100	1974					\$1,276,856	
Slab on Grade	\$9.98	S.F.	320,414	0	\$3,197,014	100	1974					\$3,197,014	
Shell	\$67.96	S.F.	320,414	100	\$21,775,428	60	1985	2004			\$2,422,128	\$21,775,428	11
Superstructure	\$22.30	S.F.	320,414	100	\$7,145,190	100	1974					\$7,145,190	
Floor Construction	\$20.11	S.F.	218,305	0	\$4,389,594	100	1974					\$4,389,594	
Roof Construction	\$20.41	S.F.	135,000	0	\$2,755,596	100	1974					\$2,755,596	
Exterior Enclosure	\$18.21	S.F.	320,414	100	\$5,833,576	71	1974	2004			\$2,422,128	\$5,833,576	42
Exterior Walls	\$10.65	S.F.	320,414	0	\$3,411,448	100	1974					\$3,411,448	
Exterior Windows	\$4.59	S.F.	320,414	100	\$1,471,796	30	1974	2004			\$1,471,796	\$1,471,796	100
Exterior Doors	\$2.97	S.F.	320,414	100	\$950,332	30	1974	2004			\$950,332	\$950,332	100
Roofing	\$27.45	S.F.	320,414	100	\$8,796,662	20	2007	2027				\$8,796,662	
Roof Coverings	\$27.32	S.F.	320,414	100	\$8,752,801	20	2007	2027				\$8,752,801	
Roof Openings	\$0.14	S.F.	320,414	100	\$43,861	20	2007	2027				\$43,861	
Interiors	\$47.90	S.F.	320,414	100	\$15,346,682	42	1974	1979	2010		\$8,447,255	\$15,346,682	55
Interior Construction	\$17.75	S.F.	320,414	100	\$5,687,370	70	1974	1994			\$1,393,820	\$5,687,370	25
Partitions	\$10.42	S.F.	320,414	100	\$3,338,345	100	1974					\$3,338,345	
Concrete Block Partitions - Regular Weight	\$10.42	S.F.	320,414	0	\$3,338,345	100	1974					\$3,338,345	
Interior Doors	\$2.98	S.F.	320,414	100	\$955,205	40	1974	2014				\$955,205	
Fittings	\$4.35	S.F.	320,414	100	\$1,393,820	20	1974	1994			\$1,393,820	\$1,393,820	100
Stairs	\$1.00	S.F.	320,414	100	\$321,651	50	1974	2024				\$321,651	
Stair Construction	\$1.00	S.F.	320,414	100	\$321,651	50	1974	2024				\$321,651	
Interior Finishes	\$29.14	S.F.	320,414	100	\$9,337,661	25	1974	1979	2010		\$7,053,435	\$9,337,661	76
Wall Finishes	\$6.30	S.F.	320,414	100	\$2,017,628	5	1974	1979			\$2,017,628	\$2,017,628	100
Paint	\$6.30	S.F.	320,414	100	\$2,017,628	5	1974	1979			\$2,017,628	\$2,017,628	100
Floor Finishes	\$13.66	S.F.	320,414	100	\$4,376,441	42	1974	1979	2010		\$2,092,215	\$4,376,441	48
Carpet	\$7.47	S.F.	40,000	100	\$298,724	5	1974	1979			\$298,724	\$298,724	100
Ceramic Tile	\$19.10	S.F.	25,700	100	\$490,967	50	1974	2024				\$490,967	
Terrazo	\$35.87	S.F.	50,000	100	\$1,793,259	75	1974	2049				\$1,793,259	
VCT	\$8.76	S.F.	204,714	100	\$1,793,491	12	1974	1986	2010		\$1,793,491	\$1,793,491	100
Ceiling Finishes	\$9.19	S.F.	320,414	100	\$2,943,592	13	1974	1987			\$2,943,592	\$2,943,592	100
Acoustical Ceilings	\$9.19	S.F.	320,414	100	\$2,943,592	13	1974	1987			\$2,943,592	\$2,943,592	100
Services	\$118.73	S.F.	320,414	100	\$38,042,516	30	1979	1989			\$27,998,239	\$38,042,516	74
Conveying	\$1.03	S.F.	320,414	100	\$331,398	30	1974	2004			\$331,398	\$331,398	100
Elevators and Lifts	\$1.03	S.F.	320,414	100	\$331,398	30	1974	2004			\$331,398	\$331,398	100
Plumbing	\$15.24	S.F.	320,414	100	\$4,883,243	30	1974	2004			\$4,883,243	\$4,883,243	100
Plumbing Fixtures	\$12.12	S.F.	320,414	100	\$3,884,177	30	1974	2004			\$3,884,177	\$3,884,177	100
Domestic Water Distribution	\$0.87	S.F.	320,414	100	\$277,789	30	1974	2004			\$277,789	\$277,789	100
Sanitary Waste	\$1.32	S.F.	320,414	100	\$423,994	30	1974	2004			\$423,994	\$423,994	100
Rain Water Drainage	\$0.93	S.F.	320,414	100	\$297,283	30	1974	2004			\$297,283	\$297,283	100
HVAC	\$68.26	S.F.	320,414	100	\$21,872,255	30	1982	2004			\$18,470,554	\$21,872,255	84
Heat Generating Systems	\$5.48	S.F.	320,414	100	\$1,754,459	30	2000	2030				\$1,754,459	
Boilers	\$5.48	S.F.	320,414	100	\$1,754,459	30	2000	2030				\$1,754,459	
Cooling Generating Systems	\$5.14	S.F.	320,414	100	\$1,647,242	30	1998	2028				\$1,647,242	
Absorber/CT System	\$5.14	S.F.	320,414	100	\$1,647,242	30	1998	2028				\$1,647,242	
Distribution Systems	\$15.88	S.F.	320,414	100	\$5,087,931	30	1974	2004			\$5,087,931	\$5,087,931	100
Terminal & Package Units	\$39.17	S.F.	320,414	100	\$12,549,255	30	1974	2004			\$12,549,255	\$12,549,255	100
Controls & Instrumentation	\$1.44	S.F.	320,414	100	\$462,982	30	1974	2004			\$462,982	\$462,982	100
Systems Testing & Balancing	\$1.16	S.F.	320,414	100	\$370,386	30	1974	2004			\$370,386	\$370,386	100
Fire Protection	\$5.95	S.F.	320,414	100	\$1,905,537	30	1974	2004			\$1,905,537	\$1,905,537	100
Sprinklers	\$5.95	S.F.	320,414	100	\$1,905,537	30	1974	2004			\$1,905,537	\$1,905,537	100
Electrical	\$28.24	S.F.	320,414	100	\$9,050,083	30	1982	1989			\$2,407,507	\$9,050,083	27
Electrical Service/Distribution	\$2.65	S.F.	320,414	100	\$847,988	30	1974	2004			\$847,988	\$847,988	100
Lighting and Branch Wiring	\$20.73	S.F.	320,414	100	\$6,642,576	30	2007	2037				\$6,642,576	
Communications and Security	\$4.14	S.F.	320,414	100	\$1,325,591	30	1974	2004			\$1,325,591	\$1,325,591	100
Other Electrical Systems	\$0.73	S.F.	320,414	100	\$233,928	15	1974	1989			\$233,928	\$233,928	100
Equipment & Furnishings	\$4.67	S.F.	320,414	100	\$1,496,274	21	1974	1989			\$921,091	\$1,496,274	62
Equipment	\$4.67	S.F.	320,414	100	\$1,496,274	21	1974	1989			\$921,091	\$1,496,274	62
Institutional Equipment	\$2.87	S.F.	320,414	100	\$921,091	15	1974	1989			\$921,091	\$921,091	100
Other Equipment	\$1.80	S.F.	320,414	100	\$575,183	30	2012	2042				\$575,183	
Food Service Equipment	\$575,182.58	SYSTEM	1	100	\$575,183	30	2012	2042				\$575,183	
Special Construction			0			0	0				\$746,912		
Special Construction			0			0	0				\$746,912		
ADA Compliance			0	0		0	0				\$746,912		

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$5.87	S.F.	320,414	100	\$1,882,146	30	1974	2004			\$1,774,111	\$1,882,146	94
Site Improvements	\$5.41	S.F.	320,414	100	\$1,733,086	30	1974	2004			\$1,733,086	\$1,733,086	100
Parking Lots	\$2,368.56	S.F.	700	100	\$1,657,993	30	1974	2004			\$1,657,993	\$1,657,993	100
Pedestrian Paving	\$35.76	L.F.	2,100	100	\$75,093	30	1974	2004			\$75,093	\$75,093	100
Site Mechanical Utilities	\$0.47	S.F.	320,414	100	\$149,060	30	1974	2004			\$41,025	\$149,060	28
Fuel Distribution	\$0.47	S.F.	320,414	100	\$149,060	30	1974	2004			\$41,025	\$149,060	28
NG Supply	\$0.11	S.F.	320,414	100	\$34,114	30	1974	2004			\$34,114	\$34,114	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1974	2004			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2001	2031				\$108,035	

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Facility Executive Summary

Facility: \High Schools\Eleanor Roosevelt High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$42,309,739		\$1,013,377			\$2,685,287					\$3,112,984
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$2,422,128										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$2,422,128										
Exterior Walls											
Exterior Windows	\$1,471,796										
Exterior Doors	\$950,332										
Roofting											
Rooft Coverings											
Rooft Openings											
Interiors	\$8,447,256		\$1,013,377			\$2,685,287					\$3,112,984
Interior Construction	\$1,393,820		\$1,013,377								
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors			\$1,013,377								
Fittings	\$1,393,820										
Stairs											
Stair Construction											
Interior Finishes	\$7,053,435					\$2,685,287					\$3,112,984
Wall Finishes	\$2,017,628					\$2,338,984					\$2,711,523
Paint	\$2,017,628					\$2,338,984					\$2,711,523
Floor Finishes	\$2,092,216					\$346,303					\$401,461
Carpet	\$298,724					\$346,303					\$401,461
Ceramic Tile											
Terrazo											
VCT	\$1,793,491										
Ceiling Finishes	\$2,943,592										
Acoustical Ceilings	\$2,943,592										
Services	\$27,998,240										
Conveying	\$331,398										
Elevators and Lifts	\$331,398										
Plumbing	\$4,883,244										
Plumbing Fixtures	\$3,884,177										
Domestic Water Distribution	\$277,789										
Sanitary Waste	\$423,994										
Rain Water Drainage	\$297,283										
HVAC	\$18,470,553										
Heat Generating Systems											
Boilers											
Cooling Generating Systems											
Absorber/CT System											
Distribution Systems	\$5,087,931										
Terminal & Package Units	\$12,549,255										
Controls & Instrumentation	\$462,982										
Systems Testing & Balancing	\$370,386										
Fire Protection	\$1,905,537										
Sprinklers	\$1,905,537										
Electrical	\$2,407,507										
Electrical Service/Distribution	\$847,988										
Lighting and Branch Wiring											
Communications and Security	\$1,325,591										
Other Electrical Systems	\$233,928										
Equipment & Furnishings	\$921,091										
Equipment	\$921,091										
Institutional Equipment	\$921,091										

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Eleanor Roosevelt High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$27,817,054 \$967,650	\$14,492,685 \$504,146	\$42,309,739 \$1,471,796	Necess ary- 2-5 Yrs	Deferred Maintena nce	The facility has very few windows and they are original, beyond useful life, and in fair condition. No major water leaks were reported through windows throughout the building. The flashing and caulking around the windows are in fair condition but are beyond useful life.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$624,807	\$325,525	\$950,332	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the exterior doors and door hardware throughout the building are original, beyond useful life, and in fair condition (difficult to operate, worn, damaged, fail to close completely or slam). Four exterior doors were replaced in 2007.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$916,384	\$477,436	\$1,393,820	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are old, beyond useful life, and in fair condition. The toilet partitions are original, rusted/stained, and in poor condition. Most toilet accessories are beyond useful life and need to be replaced. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$1,326,514	\$691,114	\$2,017,628	Necess ary- 2-5 Yrs	Deferred Maintena nce	Large portion of the facility has not been painted for more than five years and the paint is in fair condition (stained and peeling off the walls).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$196,400	\$102,324	\$298,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office, library, and three classrooms is old, beyond useful life, and in poor condition (worn and stained).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,935,301	\$1,008,292	\$2,943,592	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are beyond useful life and in poor condition (stained from pipe condensation and warped, especially on the second floor).
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$1,090,068	\$567,925	\$1,657,993	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface is in fair to poor condition, with cracks, pot holes, and uneven surfaces. The parking surface was partially resurfaced in the past.

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G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$49,371	\$25,722	\$75,093	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are old, beyond useful life, and in fair condition (with cracks and damaged edges).
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$217,882	\$113,516	\$331,398	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$2,553,700	\$1,330,477	\$3,884,177	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fixtures are mostly in poor condition due to aging. Sinks, faucets and other plumbing fixtures were not upgraded from its original state. Most of the water fountains are original and in poor condition.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$182,636	\$95,153	\$277,789	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is primarily copper and is in fair to poor condition due to aging.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$195,453	\$101,831	\$297,283	Necess ary- 2-5 Yrs	Deferred Maintena nce	Rain water system is internal with roof drains in fair condition.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$278,760	\$145,234	\$423,994	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary waste system is cast iron that is in poor condition due to aging.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,345,122	\$1,742,809	\$5,087,931	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system is typically ductwork, air handlers in good condition and fin-tube radiators which are in fair to poor condition due to aging.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$304,393	\$158,589	\$462,982	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$243,515	\$126,871	\$370,386	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system (balancing) is in poor condition due to aging causing some areas to be cool while hot or warm in others.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,252,819	\$652,719	\$1,905,537	Necess ary- 2-5 Yrs	Deferred Maintena nce	The building has fire sprinkler system.
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$557,520	\$290,468	\$847,988	Necess ary- 2-5 Yrs	Deferred Maintena nce	The electrical service is fed from pad-mounted transformers that deliver 3000amps, 277/480v 3-phase, 4-wire power to a main panel. Power distribution wiring is typically copper 3-wire grounded and is inadequate (system trips with increase current load). Several switch gears are original and need update.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$871,526	\$454,065	\$1,325,591	Necess ary- 2-5 Yrs	Deferred Maintena nce	The fire alarm system consists of a main panel in the boiler room, with audible and strobe annunciators in common spaces and interior corridors in fair condition. The system is activated by pull stations, strobe/horn alarm, detection devices. The building includes an internal security system that is actuated by contact devices, motion detectors, video cameras and is centrally monitored.

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D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$153,799	\$80,129	\$233,928	Necessary- 2-5 Yrs	Deferred Maintenance	The building has dedicated grounding and no lighting protection. The building has an emergency generator in fair to poor condition.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$605,582	\$315,508	\$921,091	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$22,429	\$11,685	\$34,114	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$8,250,661	\$4,298,594	\$12,549,255	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	320,414	S.F.	\$491,066	\$255,846	\$746,912	Does Not Meet Current Code/Standards	ADA / Accessibility	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$1,179,153	\$614,339	\$1,793,491	Necessary- 2-5 Yrs	Deferred Maintenance	

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Facility Executive Summary

Facility: \High Schools\Eleanor Roosevelt High\1990 Addition

Attributes:

None

General Information:

Function: High School

Year Built: 1990

Gross Area: 7,044 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$498,177.75

Replacement Cost: \$1,824,420.03

FCI: 27.31%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \High Schools\Eleanor Roosevelt High\1990 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.00	S.F.	7,044	100	\$1,824,420	41	1990	1995			\$498,177	\$1,824,420	27
Substructure	\$16.85	S.F.	7,044	100	\$118,710	100	1990					\$118,710	
Foundations	\$16.85	S.F.	7,044	100	\$118,710	100	1990					\$118,710	
Standard Foundations	\$5.57	S.F.	7,044	0	\$39,213	100	1990					\$39,213	
Slab on Grade	\$11.29	S.F.	7,044	0	\$79,497	100	1990					\$79,497	
Shell	\$74.74	S.F.	7,044	100	\$526,482	59	1990	2010			\$218,671	\$526,482	42
Superstructure	\$23.09	S.F.	7,044	100	\$162,637	100	1990					\$162,637	
Floor Construction	\$22.74	S.F.	0	0		100	1990						
Roof Construction	\$23.09	S.F.	7,044	0	\$162,637	100	1990					\$162,637	
Exterior Enclosure	\$20.61	S.F.	7,044	100	\$145,174	71	1990	2020				\$145,174	
Exterior Walls	\$12.08	S.F.	7,044	0	\$85,069	100	1990					\$85,069	
Exterior Windows	\$5.19	S.F.	7,044	100	\$36,534	30	1990	2020				\$36,534	
Exterior Doors	\$3.35	S.F.	7,044	100	\$23,571	30	1990	2020				\$23,571	
Roofing	\$31.04	S.F.	7,044	100	\$218,671	20	1990	2010			\$218,671	\$218,671	100
Roof Coverings	\$30.91	S.F.	7,044	100	\$217,707	20	1990	2010			\$217,707	\$217,707	100
Roof Openings	\$0.14	S.F.	7,044	100	\$964	20	1990	2010			\$964	\$964	100
Interiors	\$46.78	S.F.	7,044	100	\$329,542	23	1990	1995			\$223,766	\$329,542	68
Interior Construction	\$18.24	S.F.	7,044	100	\$128,460	40	1990	2010			\$34,606	\$128,460	27
Partitions	\$9.92	S.F.	7,044	100	\$69,855	50	1990	2040				\$69,855	
Drywall Partitions/Metal Stud Framing	\$9.92	S.F.	7,044	100	\$69,855	50	1990	2040				\$69,855	
Interior Doors	\$3.41	S.F.	7,044	100	\$23,999	40	1990	2030				\$23,999	
Fittings	\$4.91	S.F.	7,044	100	\$34,606	20	1990	2010			\$34,606	\$34,606	100
Interior Finishes	\$28.55	S.F.	7,044	100	\$201,082	12	1990	1995			\$189,160	\$201,082	94
Wall Finishes	\$7.85	S.F.	7,044	100	\$55,325	9	1990	1995			\$48,006	\$55,325	87
Paint	\$7.12	S.F.	6,744	100	\$48,006	5	1990	1995			\$48,006	\$48,006	100
Tile	\$24.40	S.F.	300	100	\$7,319	35	1990	2025				\$7,319	
Floor Finishes	\$10.29	S.F.	7,044	100	\$72,474	13	1990	2000			\$67,871	\$72,474	94
Ceramic Tile	\$23.01	S.F.	200	100	\$4,603	50	1990	2040				\$4,603	
VCT	\$9.92	S.F.	6,844	100	\$67,871	10	1990	2000			\$67,871	\$67,871	100
Ceiling Finishes	\$10.40	S.F.	7,044	100	\$73,283	13	1990	2003			\$73,283	\$73,283	100
Acoustical Ceilings	\$10.40	S.F.	7,044	100	\$73,283	13	1990	2003			\$73,283	\$73,283	100
Services	\$115.04	S.F.	7,044	100	\$810,366	30	1990	2020				\$810,366	
Plumbing	\$17.22	S.F.	7,044	100	\$121,282	30	1990	2020				\$121,282	
Plumbing Fixtures	\$13.70	S.F.	7,044	100	\$96,532	30	1990	2020				\$96,532	
Domestic Water Distribution	\$0.94	S.F.	7,044	100	\$6,643	30	1990	2020				\$6,643	
Sanitary Waste	\$1.51	S.F.	7,044	100	\$10,607	30	1990	2020				\$10,607	
Rain Water Drainage	\$1.06	S.F.	7,044	100	\$7,500	30	1990	2020				\$7,500	
HVAC	\$65.21	S.F.	7,044	100	\$459,306	30	1990	2020				\$459,306	
Distribution Systems	\$17.96	S.F.	7,044	100	\$126,531	30	1990	2020				\$126,531	
Terminal & Package Units	\$44.31	S.F.	7,044	100	\$312,097	30	1990	2020				\$312,097	
Controls & Instrumentation	\$1.64	S.F.	7,044	100	\$11,571	30	1990	2020				\$11,571	
Systems Testing & Balancing	\$1.29	S.F.	7,044	100	\$9,107	30	1990	2020				\$9,107	
Fire Protection	\$4.95	S.F.	7,044	100	\$34,892	30	1990	2020				\$34,892	
Sprinklers	\$4.72	S.F.	7,400	100	\$34,892	30	1990	2020				\$34,892	
Electrical	\$27.67	S.F.	7,044	100	\$194,886	30	1990	2020				\$194,886	
Electrical Service/Distribution	\$1.34	S.F.	7,044	100	\$9,428	30	1990	2020				\$9,428	
Lighting and Branch Wiring	\$20.15	S.F.	7,044	100	\$141,959	30	1990	2020				\$141,959	
Communications and Security	\$6.18	S.F.	7,044	100	\$43,499	30	1990	2020				\$43,499	
Equipment & Furnishings	\$5.58	S.F.	7,044	100	\$39,320	15	1990	2005			\$39,320	\$39,320	100
Equipment	\$5.58	S.F.	7,044	100	\$39,320	15	1990	2005			\$39,320	\$39,320	100
Institutional Equipment	\$5.58	S.F.	7,044	100	\$39,320	15	1990	2005			\$39,320	\$39,320	100
Special Construction			0			0	0				\$16,420		
Special Construction			0			0	0				\$16,420		
ADA Compliance			0	0		0	0				\$16,420		

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Facility Executive Summary

Facility: \High Schools\Eleanor Roosevelt High\1990 Addition (continued)[illegible]

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Eleanor Roosevelt High\1990 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$327,533 \$31,562	\$170,645 \$16,444	\$498,178 \$48,006	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$44,623	\$23,249	\$67,871	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$48,181	\$25,102	\$73,283	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$25,851	\$13,469	\$39,320	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	7,044	S.F.	\$10,796	\$5,625	\$16,420	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$143,134	\$74,573	\$217,707	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	B3020	Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$634	\$330	\$964	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$22,752	\$11,854	\$34,606	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Fairmont Heights High (Replacement)**Address:** Columbia Park Road, Forestville, MD 20743**Attributes:**

School Area	HSC
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 2015, 188,203 S.F.
School Board District	4
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	188,203 S.F.

Year Built:**Last Renovation:****Facility Description:**

The new Fairmont Heights High School is a 188,203 square foot facility located close to Eastern Avenue NE and US Route 50 in Capitol Heights, MD on property adjacent to the original school. The new facility is a replacement school designed to achieve LEED Gold (LEED for Schools rating) and is expected to be completed in 2015.

The cost model for this school is based on the available design drawings and planned construction.

Current Repair Cost: \$0.00**Replacement Cost:** \$49,681,127.36**FCI:** 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Fairmont Heights High (Replacement)**Building**

Address: , , 20743

Attributes:

None

General Information:

Function:

High School

Year Built:

2015

Gross Area:

188,203 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$49,681,127.36

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Fairmont Heights High (Replacement)\Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$263.98	S.F.	188,203	107	\$53,056,866	46	2015	2015			0	\$49,681,126	
Substructure	\$5.83	S.F.	188,203	100	\$1,096,363	100	2015					\$1,096,363	
Foundations	\$4.62	S.F.	188,203	100	\$870,220	100	2015					\$870,220	
Standard Foundations	\$1.32	S.F.	188,203	0	\$249,043	100	2015					\$249,043	
Slab on Grade	\$3.30	S.F.	188,203	0	\$621,177	100	2015					\$621,177	
Basement Construction	\$1.20	S.F.	188,203	100	\$226,143	100	2015					\$226,143	
Basement Excavation	\$0.11	S.F.	188,203	0	\$20,038	100	2015					\$20,038	
Basement Walls	\$1.10	S.F.	188,203	0	\$206,105	100	2015					\$206,105	
Shell	\$42.97	S.F.	188,203	103	\$8,290,138	82	2015	2035				\$8,086,753	
Superstructure	\$25.69	S.F.	188,203	100	\$4,834,876	100	2015					\$4,834,876	
Floor Construction	\$14.91	S.F.	188,203	0	\$2,805,316	100	2015					\$2,805,316	
Roof Construction	\$10.78	S.F.	188,203	0	\$2,029,560	100	2015					\$2,029,560	
Exterior Enclosure	\$13.13	S.F.	188,203	102	\$2,521,492	70	2015	2045				\$2,470,396	
Exterior Walls	\$7.70	S.F.	188,203	0	\$1,448,459	100	2015					\$1,448,459	
Exterior Windows	\$4.84	S.F.	188,203	105	\$955,811	30	2015	2045				\$910,297	
Exterior Doors	\$0.59	S.F.	188,203	105	\$117,222	30	2015	2045				\$111,640	
Roofing	\$4.15	S.F.	188,203	119	\$933,770	20	2015	2035				\$781,481	
Roof Coverings	\$4.05	S.F.	188,203	120	\$913,732	20	2015	2035				\$761,443	
Roof Openings	\$0.11	S.F.	188,203	100	\$20,038	20	2015	2035				\$20,038	
Interiors	\$103.88	S.F.	188,203	110	\$21,419,792	42	2015	2020				\$19,551,337	
Interior Construction	\$15.06	S.F.	188,203	104	\$2,958,950	64	2015	2035				\$2,833,942	
Partitions	\$11.33	S.F.	188,203	105	\$2,233,375	75	2015	2065				\$2,132,613	
Concrete Block Partitions - Regular Weight	\$5.98	S.F.	188,203	100	\$1,124,989	100	2015					\$1,124,989	
Drywall Partitions/Metal Stud Framing	\$5.35	S.F.	188,203	110	\$1,108,386	50	2015	2065				\$1,007,624	
Interior Doors	\$1.84	S.F.	188,203	107	\$370,617	40	2015	2055				\$346,371	
Fittings	\$1.89	S.F.	188,203	100	\$354,958	20	2015	2035				\$354,958	
Stairs	\$0.81	S.F.	188,203	125	\$189,645	50	2015	2065				\$151,716	
Stair Construction	\$0.81	S.F.	188,203	125	\$189,645	50	2015	2065				\$151,716	
Interior Finishes	\$88.02	S.F.	188,203	110	\$18,271,197	39	2015	2020				\$16,565,679	
Wall Finishes	\$12.94	S.F.	188,203	100	\$2,436,045	26	2015	2020				\$2,436,045	
Paint	\$3.85	S.F.	188,203	100	\$724,230	5	2015	2020				\$724,230	
Tile	\$9.10	S.F.	188,203	100	\$1,711,815	35	2015	2050				\$1,711,815	
Floor Finishes	\$59.21	S.F.	188,203	113	\$12,550,928	42	2015	2022				\$11,143,976	
Carpet	\$4.56	S.F.	188,203	100	\$858,770	7	2015	2022				\$858,770	
Ceramic Tile	\$11.70	S.F.	188,203	110	\$2,421,446	50	2015	2065				\$2,201,315	
Concrete	\$1.95	S.F.	188,203	100	\$366,409	10	2015	2025				\$366,409	
Tile & Covering	\$21.95	S.F.	188,203	110	\$4,543,754	75	2015	2090				\$4,130,685	
VAT (Resilient Flooring)	\$13.70	S.F.	188,203	130	\$3,352,925	13	2015	2028				\$2,579,173	
VCT	\$5.35	S.F.	188,203	100	\$1,007,624	10	2015	2025				\$1,007,624	
Ceiling Finishes	\$15.86	S.F.	188,203	110	\$3,284,224	37	2015	2028				\$2,985,658	
Plaster Ceilings	\$10.24	S.F.	188,203	110	\$2,119,159	50	2015	2065				\$1,926,508	
Acoustical Ceilings	\$5.63	S.F.	188,203	110	\$1,165,065	13	2015	2028				\$1,059,150	
Services	\$83.05	S.F.	188,203	105	\$16,457,761	30	2015	2030				\$15,629,620	
Conveying	\$1.19	S.F.	188,203	110	\$245,608	30	2015	2045				\$223,280	
Elevators and Lifts	\$1.19	S.F.	188,203	110	\$245,608	30	2015	2045				\$223,280	
Plumbing	\$8.76	S.F.	188,203	93	\$1,528,612	30	2015	2045				\$1,648,839	
Plumbing Fixtures	\$6.39	S.F.	188,203	90	\$1,082,051	30	2015	2045				\$1,202,278	
Domestic Water Distribution	\$0.78	S.F.	188,203	100	\$145,991	30	2015	2045				\$145,991	
Sanitary Waste	\$0.85	S.F.	188,203	100	\$160,304	30	2015	2045				\$160,304	
Rain Water Drainage	\$0.75	S.F.	188,203	100	\$140,266	30	2015	2045				\$140,266	
HVAC	\$49.96	S.F.	188,203	110	\$10,320,701	30	2015	2045				\$9,403,535	
Heat Generating Systems	\$3.77	S.F.	188,203	110	\$780,909	30	2015	2045				\$709,917	
Boilers	\$2.27	S.F.	188,203	110	\$469,175	30	2015	2045				\$426,523	
Piping and Misc Equipments	\$1.51	S.F.	188,203	110	\$311,734	30	2015	2045				\$283,394	
Cooling Generating Systems	\$32.87	S.F.	188,203	110	\$6,804,609	30	2015	2045				\$6,186,009	
Chilled Water, Air Cooled	\$16.43	S.F.	188,203	110	\$3,400,730	30	2015	2045				\$3,091,573	
Condenser Systems													
Chilled Water, Cooling Tower Systems	\$6.59	S.F.	188,203	110	\$1,363,441	30	2015	2045				\$1,239,492	
Piping and Misc Equipments	\$9.86	S.F.	188,203	110	\$2,040,438	30	2015	2045				\$1,854,944	
Distribution Systems	\$10.11	S.F.	188,203	110	\$2,093,968	30	2015	2045				\$1,903,607	
Controls & Instrumentation	\$2.46	S.F.	188,203	105	\$486,923	30	2015	2045				\$463,736	
Systems Testing & Balancing	\$0.75	S.F.	188,203	110	\$154,292	30	2015	2045				\$140,266	
Fire Protection	\$3.29	S.F.	188,203	100	\$618,315	30	2015	2045				\$618,315	
Sprinklers	\$3.29	S.F.	188,203	100	\$618,315	30	2015	2045				\$618,315	
Electrical	\$19.85	S.F.	188,203	100	\$3,744,525	30	2015	2030				\$3,735,651	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$0.94	S.F.	188,203	105	\$186,353	30	2015	2045				\$177,479	
Lighting and Branch Wiring	\$14.02	S.F.	188,203	100	\$2,639,287	30	2015	2045				\$2,639,287	
Communications and Security	\$4.30	S.F.	188,203	100	\$810,107	30	2015	2045				\$810,107	
Other Electrical Systems	\$0.58	S.F.	188,203	100	\$108,778	15	2015	2030				\$108,778	
Equipment & Furnishings	\$14.89	S.F.	188,203	100	\$2,802,453	15	2015	2015				\$2,802,453	
Equipment	\$14.89	S.F.	188,203	100	\$2,802,453	15	2015	2015				\$2,802,453	
Institutional Equipment	\$3.89	S.F.	188,203	100	\$732,817	15	2015	2030				\$732,817	
Other Equipment	\$11.00	S.F.	188,203	100	\$2,069,636	0	2015	2015				\$2,069,636	
Food Service Equipment	\$4.56	S.F.	188,203	100	\$858,770	0	2015	2015				\$858,770	
Other Equipment	\$6.43	S.F.	188,203	100	\$1,210,866	0	2015	2015				\$1,210,866	
Building Sitework	\$13.36	S.F.	188,203	119	\$2,990,359	49	2015	2045				\$2,514,600	
Site Improvements	\$12.64	S.F.	188,203	120	\$2,854,553	50	2015	2065				\$2,378,794	
Parking Lots	\$7.67	S.F.	188,203	120	\$1,731,281	50	2015	2065				\$1,442,734	
Pedestrian Paving	\$4.97	S.F.	188,203	120	\$1,123,272	50	2015	2065				\$936,060	
Site Mechanical Utilities	\$0.72	S.F.	188,203	100	\$135,806	30	2015	2045				\$135,806	
Fuel Distribution	\$0.72	S.F.	188,203	100	\$135,806	30	2015	2045				\$135,806	
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	2015	2045				\$6,911	
Pumps	\$20,860.29	SYSTE M	1	100	\$20,860	30	2015	2045				\$20,860	
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2015	2045				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Fairmont Heights High (Replacement)**Building** (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Forestville Military Academy

Address: 7101 Beltz Drive, Forestville, MD 20747

Attributes:

School Area	HSC
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1965, 107,345 S.F.
School Addition 1	Built in 1965, 37,198 S.F.
School Addition 2	Built in 1982, 3,219 S.F.
School Addition 3	Built in 1988, 7,185 S.F.
School Addition 4	Built in 1993, 38,275 S.F.
School Board District	7
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	193,222 S.F.

Year Built:

Last Renovation:

Facility Description:

Forestville Military Academy High School is located on a 28.6-acre site close to the I-495 beltway in Forestville, MD. The two-story, 193,222 square foot facility was originally constructed in 1965 and additions were constructed in 1965, 1982, 1988, and 1994. The whole facility is divided into four buildings, Building A through Building D. Building A was formerly a junior High school. Building D was formerly an elementary school, which became part of the Forestville High School in 1965. Building C was constructed in 1994 and currently contains a kitchen, library, and multipurpose room (with stage). Building B is the section joining building A and Building C. The school was completely renovated in 1994.

ACCESSIBILITY ISSUES

The main entrance is handicap accessible. The main entrance doors for Building B and Building D have ramps and are wide enough for wheel chair access, but lack push button wall switches and automatic door openers. Handicap toilet stalls are available in the gang restrooms on both the first and second floors. The metal hand rails are stained. The toilet configurations and accessories are adequate. Interior graphics and/or signage for ADA compliance are inadequate and missing in the building. An elevator provides access for the second floor and basement. All programs in the facility are accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building has basement and crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. Several structural cracks on the concrete walls observed in 2007 indicate that slab-on-grade may be settling or is damaged. The exterior enclosure is comprised of brick veneer over CMU, double pane metal windows with metal frames, and hollow metal steel doors. The exterior doors throughout the building were replaced in 1994 with the exception of the doors in Building D (old elementary school). The doors in Building D were not replaced in 1994 and are original. Roof construction is low-slope built-up roof with stone ballast and flashing the roof was replaced in 1994. The roof over Building D has four penthouses which houses the mechanical equipment. A partial roof replacement was conducted in 2012 and the reminder of the roof is expected to be replaced after 2013.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors and painted gypsum drywalls. Interior doors are generally hollow core wood doors with hollow metal frames. Interior fire doors in the corridors are hollow metal steel doors. The interior doors were replaced in 1994. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original chalkboards. Toilet accessories such as metal toilet partitions are original, rusted and stained. There are concrete stairs with steel frame and rubber/vinyl floor finishes.

Interior wall finishes are typically painted CMU and gypsum drywalls. Floor finishes throughout the building are typically vinyl composition tiles (VCT), carpet, and terrazzo flooring. The VCT in the classrooms for Buildings A, B, and C were installed in 1994. The VCT in the classrooms and hallways of Building D was installed in 1994. The terrazzo flooring in the hallways of Buildings A, B, and C is original. The ceramic tiles in the restrooms were replaced in 1994. The overall ceiling finishes are typically suspended perforated acoustical tiles. The acoustical ceiling tiles were replaced in 1994.

D. SERVICES

Conveying

The building has a hydraulic elevator which satisfies most ADA requirements.

Plumbing

Facility Executive Summary

The plumbing fixtures are original. Domestic water distribution is original and consists of copper piping. Domestic hot water is provided by gas fired water heaters and a storage tank system. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. The building has a sprinkler system.

HVAC

Heating is provided by two steam, dual fired boilers that supply air handlers, fin tube radiators, and terminal reheat coils throughout the building. Cooling is provided a new water cooled chiller with roof mounted cooling tower. Distribution is a 2-pipe system to air handlers with metal duct to each space. Fresh air is supplied by the roof mounted air handlers. Controls are a combination of low voltage electrical thermostats, pneumatic and DDC. The system is centrally monitored. There are code and safety issues due to chiller adjacent to boiler in the mechanical room.

Electrical

A pad mounted transformer provides service to a main disconnect. Most of the distribution system is original and breakers trip frequently. There was previously a general complaint of lack of adequate receptacles in class and office areas. Lighting has been upgraded to electronic ballast and T-8 lamps and light levels are adequate. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has an emergency generator. A previous assessment indicated the library needs more data outlets and electrical outlets.

Communication and Security

The system consists of visual/audible annunciators, manual pull stations and heat/smoke detectors. The system was upgraded several years ago but does not comply with ADA or life safety requirements and should be replaced. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and CCTV cameras and is adequate.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 7 out of 164 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has an underground fuel oil storage tank installed in 1993, equipped with level and leak detection systems. The outdoor track was replaced in 2012.

Current Repair Cost: \$25,115,123.61**Replacement Cost:** \$49,872,866.35**FCI:** 50.36%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Forestville Military Academy_Building

Attributes:

None

General Information:

Function:	High School	Year Built:	1965
Gross Area:	154,947 S.F.	Last Renovation:	1994

Facility Description:

Current Repair Cost: \$24,147,835.47	Replacement Cost: \$39,959,598.79	FCI: 60.43%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Forestville Military Academy_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$257.89	S.F.	154,947	100	\$40,145,871	45	1975	1980	2006		\$24,147,836	\$39,959,595	60
Substructure	\$16.70	S.F.	154,947	100	\$2,588,193	100	1965				\$15,471	\$2,588,193	1
Foundations	\$14.84	S.F.	154,947	100	\$2,300,182	100	1965				\$15,471	\$2,300,182	1
Standard Foundations	\$4.90	S.F.	154,947	0	\$758,872	100	1965				\$15,471	\$758,872	2
Slab on Grade	\$9.95	S.F.	154,947	0	\$1,541,310	100	1965					\$1,541,310	
Basement Construction	\$1.86	S.F.	154,947	100	\$288,011	100	1965					\$288,011	
Basement Excavation	\$0.23	S.F.	64,407	0	\$14,694	100	1965					\$14,694	
Basement Walls	\$4.24	S.F.	64,407	0	\$273,317	100	1965					\$273,317	
Shell	\$61.40	S.F.	154,947	100	\$9,514,396	72	1985	2024				\$9,514,396	
Superstructure	\$28.55	S.F.	154,947	100	\$4,424,032	100	1965					\$4,424,032	
Floor Construction	\$20.02	S.F.	109,677	0	\$2,195,334	100	1965					\$2,195,334	
Roof Construction	\$20.32	S.F.	109,677	0	\$2,228,698	100	1965					\$2,228,698	
Exterior Enclosure	\$18.12	S.F.	154,947	100	\$2,806,882	71	1984	2024				\$2,806,882	
Exterior Walls	\$10.62	S.F.	154,947	0	\$1,645,007	100	1965					\$1,645,007	
Exterior Windows	\$4.56	S.F.	154,947	100	\$707,023	30	1994	2024				\$707,023	
Exterior Doors	\$2.94	S.F.	154,947	100	\$454,852	30	1994	2024				\$454,852	
Roofing	\$14.74	S.F.	154,947	100	\$2,283,482	20	2012	2032				\$2,283,482	
Roof Coverings	\$27.20	S.F.	83,545	100	\$2,272,046	20	2012	2032				\$2,272,046	
Roof Openings	\$0.14	S.F.	83,545	100	\$11,436	20	2012	2032				\$11,436	
Interiors	\$43.94	S.F.	154,947	102	\$6,974,405	35	1986	1999	2006		\$3,586,496	\$6,808,397	53
Interior Construction	\$9.92	S.F.	154,947	100	\$1,537,774	34	1990	2014	2006		\$671,672	\$1,537,774	44
Partitions	\$2.62	S.F.	154,947	100	\$406,537	50	1965	2015				\$406,537	
Drywall Partitions/Metal Stud Framing	\$8.75	S.F.	46,484	100	\$406,537	50	1965	2015				\$406,537	
Interior Doors	\$2.97	S.F.	154,947	100	\$459,565	40	1994	2034				\$459,565	
Fittings	\$4.33	S.F.	154,947	100	\$671,672	20	1994	2014	2006		\$671,672	\$671,672	100
Stairs	\$1.00	S.F.	154,947	100	\$155,545	50	1965	2015				\$155,545	
Stair Construction	\$1.00	S.F.	154,947	100	\$155,545	50	1965	2015				\$155,545	
Interior Finishes	\$33.01	S.F.	154,947	103	\$5,281,086	35	1990	1999	2007		\$2,914,824	\$5,115,078	57
Wall Finishes	\$6.27	S.F.	154,947	100	\$970,978	5	1994	1999	2010		\$970,978	\$970,978	100
Paint	\$6.27	S.F.	154,947	100	\$970,978	5	1994	1999	2010		\$970,978	\$970,978	100
Floor Finishes	\$17.59	S.F.	154,947	106	\$2,891,348	55	1982	1999	2007		\$525,086	\$2,725,340	19
Carpet	\$7.44	S.F.	30,989	100	\$230,487	5	1994	1999			\$230,487	\$230,487	100
Ceramic Tile	\$19.01	S.F.	15,495	100	\$294,599	50	1965	2015	2007		\$294,599	\$294,599	100
Terrazo	\$35.71	S.F.	46,484	110	\$1,826,095	75	1965	2040				\$1,660,087	
VCT	\$8.72	S.F.	61,979	100	\$540,167	12	1994	2006	2015	3		\$540,167	
Ceiling Finishes	\$9.16	S.F.	154,947	100	\$1,418,760	13	1994	2007	2010		\$1,418,760	\$1,418,760	100
Acoustical Ceilings	\$9.16	S.F.	154,947	100	\$1,418,760	13	1994	2007	2010		\$1,418,760	\$1,418,760	100
Services	\$124.90	S.F.	154,947	100	\$19,373,848	30	1970	1980			\$19,055,688	\$19,353,580	98
Conveying	\$1.49	S.F.	154,947	100	\$230,961	30	1982	2012			\$230,961	\$230,961	100
Elevators and Lifts	\$1.49	S.F.	154,947	100	\$230,961	30	1982	2012			\$230,961	\$230,961	100
Plumbing	\$15.18	S.F.	154,947	100	\$2,352,030	30	1965	1995			\$2,352,030	\$2,352,030	100
Plumbing Fixtures	\$12.06	S.F.	154,947	100	\$1,868,898	30	1965	1995			\$1,868,898	\$1,868,898	100
Domestic Water Distribution	\$0.87	S.F.	154,947	100	\$134,334	30	1965	1995			\$134,334	\$134,334	100
Sanitary Waste	\$1.32	S.F.	154,947	100	\$205,037	30	1965	1995			\$205,037	\$205,037	100
Rain Water Drainage	\$0.93	S.F.	154,947	100	\$143,761	30	1965	1995			\$143,761	\$143,761	100
HVAC	\$74.85	S.F.	154,947	100	\$11,597,537	30	1976	1995			\$11,279,377	\$11,597,537	97
Heat Generating Systems	\$8.67	S.F.	154,947	100	\$1,343,344	30	1965	1995			\$1,343,344	\$1,343,344	100
Boilers	\$8.67	S.F.	154,947	100	\$1,343,344	30	1965	1995			\$1,343,344	\$1,343,344	100
Cooling Generating Systems	\$28.21	S.F.	0	110		30	0						
Cooling Generating Systems	\$47.77	S.F.	154,947	100	\$7,402,532	30	1985	1995			\$7,084,372	\$7,402,532	96
AHU & Terminal Units	\$42.53	S.F.	154,947	100	\$6,589,456	30	1982	2012			\$6,589,456	\$6,589,456	100
Cooling Tower	\$3.19	S.F.	154,947	100	\$494,916	30	1965	1995			\$494,916	\$494,916	100
New Centrifugal Chiller	\$2.05	S.F.	154,947	100	\$318,160	30	2007	2037				\$318,160	
Distribution Systems	\$15.80	S.F.	154,947	100	\$2,448,657	30	1965	1995			\$2,448,657	\$2,448,657	100
Controls & Instrumentation	\$1.44	S.F.	154,947	100	\$223,891	30	1982	2012			\$223,891	\$223,891	100
Systems Testing & Balancing	\$1.16	S.F.	154,947	100	\$179,113	30	1965	1995			\$179,113	\$179,113	100
Fire Protection	\$5.92	S.F.	154,947	100	\$916,773	30	1965	1995			\$916,773	\$916,773	100
Sprinklers	\$5.92	S.F.	154,947	100	\$916,773	30	1965	1995			\$916,773	\$916,773	100
Electrical	\$27.47	S.F.	154,947	100	\$4,276,547	30	1965	1980			\$4,276,547	\$4,256,279	100
Electrical Service/Distribution	\$2.62	S.F.	154,947	105	\$425,628	30	1965	1995			\$425,628	\$405,360	105
Lighting and Branch Wiring	\$20.64	S.F.	154,947	100	\$3,198,101	30	1965	1995			\$3,198,101	\$3,198,101	100
Communications and Security	\$4.11	S.F.	154,947	100	\$636,321	30	1965	1995			\$636,321	\$636,321	100
Other Electrical Systems	\$0.11	S.F.	154,947	100	\$16,497	15	1965	1980			\$16,497	\$16,497	100
Equipment & Furnishings	\$7.14	S.F.	154,947	100	\$1,105,578	24	1965	1980			\$1,105,578	\$1,105,578	100
Equipment	\$7.14	S.F.	154,947	100	\$1,105,578	24	1965	1980			\$1,105,578	\$1,105,578	100
Food Service Equipment	\$662,510.03	SYSTE M	1	100	\$662,510	30	1965	1995			\$662,510	\$662,510	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Institutional Equipment	\$2.86	S.F.	154,947	100	\$443,068	15	1965	1980			\$443,068	\$443,068	100
Special Construction			0			0	0				\$361,195		
Special Construction			0			0	0				\$361,195		
ADA Compliance			0	0		0	0				\$361,195		
Building Sitework	\$3.80	S.F.	154,947	100	\$589,451	30	1965	1995	2015		\$23,408	\$589,451	4
Site Improvements	\$2.96	S.F.	154,947	100	\$458,008	30	1967	1995	2015			\$458,008	
Parking Lots	\$2,358.51	S.F.	164	100	\$386,795	30	1994	2024				\$386,795	
Pedestrian Paving	\$35.61	S.F.	2,000	100	\$71,213	30	1965	1995	2015	3		\$71,213	
Site Mechanical Utilities	\$0.85	S.F.	154,947	100	\$131,443	30	1965	1995			\$23,408	\$131,443	18
Fuel Distribution	\$0.85	S.F.	154,947	100	\$131,443	30	1965	1995			\$23,408	\$131,443	18
NG Supply	\$0.11	S.F.	154,947	100	\$16,497	30	1965	1995			\$16,497	\$16,497	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1965	1995			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	1993	2023				\$108,035	

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Facility Executive Summary

Facility: \High Schools\Forestville Military Academy_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$24,147,835			\$1,282,275		\$1,392,827					\$1,614,669
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$3,586,496			\$1,204,458		\$1,392,827					\$1,614,669
Interior Construction	\$671,672			\$444,234							
Partitions				\$444,234							
Drywall Partitions/Metal Stud				\$444,234							
Framing											
Interior Doors											
Fittings	\$671,672										
Stairs				\$169,968							
Stair Construction				\$169,968							
Interior Finishes	\$2,914,824			\$590,256		\$1,392,827					\$1,614,669
Wall Finishes	\$970,978					\$1,125,630					\$1,304,914
Paint	\$970,978					\$1,125,630					\$1,304,914
Floor Finishes	\$525,085			\$590,256		\$267,197					\$309,755
Carpet	\$230,487					\$267,197					\$309,755
Ceramic Tile	\$294,599										
Terrazo											
VCT				\$590,256							
Ceiling Finishes	\$1,418,760										
Acoustical Ceilings	\$1,418,760										
Services	\$19,055,688										
Conveying	\$230,961										
Elevators and Lifts	\$230,961										
Plumbing	\$2,352,030										
Plumbing Fixtures	\$1,868,898										
Domestic Water Distribution	\$134,334										
Sanitary Waste	\$205,037										
Rain Water Drainage	\$143,761										
HVAC	\$11,279,376										
Heat Generating Systems	\$1,343,344										
Boilers	\$1,343,344										
Cooling Generating Systems											
Cooling Generating Systems	\$7,084,372										
AHU & Terminal Units	\$6,589,456										
Cooling Tower	\$494,916										
New Centrifugal Chiller											
Distribution Systems	\$2,448,657										
Controls & Instrumentation	\$223,891										
Systems Testing & Balancing	\$179,113										
Fire Protection	\$916,773										
Sprinklers	\$916,773										
Electrical	\$4,276,547										
Electrical Service/Distribution											

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Upper Marlboro, MD 20772

Facility Executive Summary

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Forestville Military Academy_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$15,876,289 \$441,599	\$8,271,547 \$230,073	\$24,147,835 \$671,672	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original chalkboards which are in fair condition. Toilet partitions are original, rusted/stained, and in poor condition. All old toilet accessories are beyond useful life and need to be replaced. The mirrors in the restrooms are in poor condition and need an upgrade.
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$151,536	\$78,950	\$230,487	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in some classrooms in Buildings A, B, and C is stained, worn, and in poor condition.
C3020410	Ceramic Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$193,688	\$100,911	\$294,599	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tiles in the restrooms were replaced in 1994 and are in fair to poor condition. The ceramic tiles are stained, worn, and are in poor condition.
A1010	Standard Foundations	Wall Foundations		Failing	Professional Services-Inspect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure. Structural cracks were observed on the building walls in the boiler room and hallways that indicate possible settlement or damage to the slab-on-grade.
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$1,228,730	\$640,168	\$1,868,898	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$88,320	\$46,015	\$134,334	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$94,518	\$49,244	\$143,761	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$134,804	\$70,233	\$205,037	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Cooling Tower	System		Beyond Useful Life	Renew System	1	Ea.	\$325,389	\$169,528	\$494,916	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System		Beyond Useful Life	Renew System	1	Ea.	\$883,198	\$460,146	\$1,343,344	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$1,609,899	\$838,758	\$2,448,657	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$117,760	\$61,353	\$179,113	Necessary- 2-5 Yrs	Deferred Maintenance
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$602,744	\$314,030	\$916,773	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$279,834	\$145,794	\$425,628	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,102,631	\$1,095,471	\$3,198,101	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$418,357	\$217,964	\$636,321	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$10,846	\$5,651	\$16,497	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$291,300	\$151,767	\$443,068	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$10,846	\$5,651	\$16,497	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
E1010	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$435,575	\$226,935	\$662,510	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	154,947	S.F.	\$237,472	\$123,723	\$361,195	Does Not Meet Current Code/Standards	ADA / Accessibility
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$638,382	\$332,597	\$970,978	Necessary- 2-5 Yrs	Deferred Maintenance
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$932,781	\$485,979	\$1,418,760	Necessary- 2-5 Yrs	Deferred Maintenance
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$151,848	\$79,113	\$230,961	Necessary- 2-5 Yrs	Deferred Maintenance
D3030110	AHU & Terminal Units	System	Beyond Useful Life	Renew System	1	Ea.	\$4,332,318	\$2,257,138	\$6,589,456	Necessary- 2-5 Yrs	Deferred Maintenance
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$147,200	\$76,691	\$223,891	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Forestville Military Academy\1994 Addition

Attributes:

None

General Information:

Function: High School

Year Built: 1994

Gross Area: 38,275 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$967,288.15

Replacement Cost: \$9,913,267.56

FCI: 9.76%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Forestville Military Academy\1994 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.00	S.F.	38,275	100	\$9,913,265	51	1995	1999			\$967,289	\$9,913,265	10
Substructure	\$13.96	S.F.	38,275	100	\$534,425	100	1994					\$534,425	
Foundations	\$13.96	S.F.	38,275	100	\$534,425	100	1994					\$534,425	
Standard Foundations	\$4.68	S.F.	38,275	0	\$179,306	100	1994					\$179,306	
Slab on Grade	\$9.28	S.F.	38,275	0	\$355,119	100	1994					\$355,119	
Shell	\$67.42	S.F.	38,275	100	\$2,580,423	77	1998	2024				\$2,580,423	
Superstructure	\$37.68	S.F.	38,275	100	\$1,442,017	100	1994					\$1,442,017	
Floor Construction	\$18.69	S.F.	38,275	0	\$715,478	100	1994					\$715,478	
Roof Construction	\$18.98	S.F.	38,275	0	\$726,539	100	1994					\$726,539	
Exterior Enclosure	\$16.93	S.F.	38,275	100	\$647,947	71	1994	2024				\$647,947	
Exterior Walls	\$9.90	S.F.	38,275	0	\$378,988	100	1994					\$378,988	
Exterior Windows	\$4.27	S.F.	38,275	100	\$163,588	30	1994	2024				\$163,588	
Exterior Doors	\$2.75	S.F.	38,275	100	\$105,371	30	1994	2024				\$105,371	
Roofing	\$12.81	S.F.	38,275	100	\$490,459	20	2012	2032				\$490,459	
Roof Coverings	\$25.39	S.F.	19,137	100	\$485,802	20	2012	2032				\$485,802	
Roof Openings	\$0.12	S.F.	38,275	100	\$4,657	20	2012	2032				\$4,657	
Interiors	\$65.86	S.F.	38,275	100	\$2,520,896	49	1994	1999			\$828,291	\$2,520,896	33
Interior Construction	\$15.90	S.F.	38,275	100	\$608,476	61	1994	2014				\$608,476	
Partitions	\$9.07	S.F.	38,275	100	\$347,085	87	1994	2044				\$347,085	
Concrete Block Partitions - Regular Weight	\$9.46	S.F.	26,792	0	\$253,469	100	1994					\$253,469	
Drywall Partitions/Metal Stud Framing	\$8.15	S.F.	11,483	100	\$93,616	50	1994	2044				\$93,616	
Interior Doors	\$2.78	S.F.	38,275	100	\$106,536	40	1994	2034				\$106,536	
Fittings	\$4.05	S.F.	38,275	100	\$154,855	20	1994	2014				\$154,855	
Stairs	\$0.94	S.F.	38,275	100	\$36,094	50	1994	2044				\$36,094	
Stair Construction	\$0.94	S.F.	38,275	100	\$36,094	50	1994	2044				\$36,094	
Interior Finishes	\$49.02	S.F.	38,275	100	\$1,876,326	45	1994	1999			\$828,291	\$1,876,326	44
Wall Finishes	\$5.86	S.F.	38,275	100	\$224,133	5	1994	1999			\$224,133	\$224,133	100
Paint	\$5.86	S.F.	38,275	100	\$224,133	5	1994	1999			\$224,133	\$224,133	100
Tile	\$10.74	S.F.	0	100		35	1994	2029					
Floor Finishes	\$34.34	S.F.	38,275	100	\$1,314,196	60	1994	2004			\$295,182	\$1,314,196	22
Ceramic Tile	\$13.80	S.F.	2,000	100	\$27,591	50	1994	2044				\$27,591	
Tile & Covering	\$25.90	S.F.	38,275	100	\$991,423	75	1994	2069				\$991,423	
VAT (Resilient Flooring)	\$16.18	S.F.	0	130		13	1994	2007					
VCT	\$8.14	S.F.	36,275	100	\$295,182	10	1994	2004			\$295,182	\$295,182	100
Ceiling Finishes	\$8.83	S.F.	38,275	100	\$337,997	16	1994	2007			\$308,976	\$337,997	91
Plaster Ceilings	\$14.51	S.F.	2,000	100	\$29,021	50	1994	2044				\$29,021	
Acoustical Ceilings	\$8.52	S.F.	36,275	100	\$308,976	13	1994	2007			\$308,976	\$308,976	100
Services	\$101.54	S.F.	38,275	100	\$3,886,516	30	1994	2024				\$3,886,516	
Conveying	\$3.10	S.F.	38,275	100	\$118,761	30	1994	2024				\$118,761	
Elevators and Lifts	\$3.10	S.F.	38,275	100	\$118,761	30	1994	2024				\$118,761	
Plumbing	\$14.15	S.F.	38,275	100	\$541,410	30	1994	2024				\$541,410	
Plumbing Fixtures	\$11.26	S.F.	38,275	100	\$430,800	30	1994	2024				\$430,800	
Domestic Water Distribution	\$0.78	S.F.	38,275	100	\$29,690	30	1994	2024				\$29,690	
Sanitary Waste	\$1.25	S.F.	38,275	100	\$47,737	30	1994	2024				\$47,737	
Rain Water Drainage	\$0.87	S.F.	38,275	100	\$33,183	30	1994	2024				\$33,183	
HVAC	\$53.58	S.F.	38,275	100	\$2,050,959	30	1994	2024				\$2,050,959	
Distribution Systems	\$14.75	S.F.	38,275	100	\$564,698	30	1994	2024				\$564,698	
Terminal & Package Units	\$36.41	S.F.	38,275	100	\$1,393,698	30	1994	2024				\$1,393,698	
Controls & Instrumentation	\$1.35	S.F.	38,275	100	\$51,812	30	1994	2024				\$51,812	
Systems Testing & Balancing	\$1.06	S.F.	38,275	100	\$40,751	30	1994	2024				\$40,751	
Fire Protection	\$5.54	S.F.	38,275	100	\$211,907	30	1994	2024				\$211,907	
Sprinklers	\$5.54	S.F.	38,275	100	\$211,907	30	1994	2024				\$211,907	
Electrical	\$25.17	S.F.	38,275	100	\$963,479	30	1994	2024				\$963,479	
Electrical Service/Distribution	\$2.45	S.F.	38,275	100	\$93,728	30	1994	2024				\$93,728	
Lighting and Branch Wiring	\$19.27	S.F.	38,275	100	\$737,600	30	1994	2024				\$737,600	
Communications and Security	\$3.45	S.F.	38,275	100	\$132,151	30	1994	2024				\$132,151	
Equipment & Furnishings	\$9.78	S.F.	38,275	100	\$374,212	26	1994	2009			\$102,461	\$374,212	27
Equipment	\$9.78	S.F.	38,275	100	\$374,212	26	1994	2009			\$102,461	\$374,212	27
Institutional Equipment	\$2.68	S.F.	38,275	100	\$102,461	15	1994	2009			\$102,461	\$102,461	100
Other Equipment	\$7.10	S.F.	38,275	100	\$271,751	30	1994	2024				\$271,751	
Food Service Equipment	\$271,751.00	SYSTE M	1	100	\$271,751	30	1994	2024				\$271,751	
Special Construction			0			0	0				\$36,537		
Special Construction			0			0	0				\$36,537		
ADA Compliance			0	0		0	0				\$36,537		
Building Sitework	\$0.44	S.F.	38,275	100	\$16,793	46	1994	2024				\$16,793	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$0.35	S.F.	38,275	100	\$13,300	50	1994	2044				\$13,300	
Parking Lots	\$9.05	S.F.	0	100		50	1994	2044					
Pedestrian Paving	\$33.25	L.F.	400	100	\$13,300	50	1994	2044				\$13,300	
Site Mechanical Utilities	\$0.09	S.F.	38,275	100	\$3,493	30	1994	2024				\$3,493	
Fuel Distribution	\$0.09	S.F.	38,275	100	\$3,493	30	1994	2024				\$3,493	
NG Supply	\$0.09	S.F.	38,275	100	\$3,493	30	1994	2024				\$3,493	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Forestville Military Academy\1994 Addition (continued)[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \High Schools\Forestville Military Academy\1994 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$635,955 \$147,359	\$331,333 \$76,774	\$967,288 \$224,133	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$194,071	\$101,111	\$295,182	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$203,140	\$105,836	\$308,976	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	38,275	S.F.	\$24,021	\$12,515	\$36,537	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$67,364	\$35,097	\$102,461	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \High Schools\Frederick Douglass High
Address: 8000 Croom Road, Upper Marlboro, MD 20772

Attributes:

School Area	HSC
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1960, 116,717 S.F.
School Addition 1	Built in 1983, 22,254 S.F.
School Addition 2	Built in 1989, 31,304 S.F.
School Addition 3	Built in 2003, 14,142 S.F. (Science)
School Board District	9
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	184,417 S.F.

Year Built:**Last Renovation:****Facility Description:**

Frederick Douglas High School is a two-story, 184,417 square foot facility located on a 31-acre site close to Highway 301 in Upper Marlboro, MD. The original building was constructed in 1960 and multiple additions were constructed in 1983, 1989 and 2003, with major renovation done in 1989.

ACCESSIBILITY ISSUES

The facility is accessible to handicap students and staff. The main entrance doors are wide enough for wheel chair access, but lack push button wall switches and automatic door openers for handicap and disabled access. Some of the restrooms and toilet stalls are wheel chair assessable. The stage in the cafetorium is handicap accessible via a wheel chair lift. Some of the temporary structures have wheel chair access ramps. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation. The building does not have a basement, but does have crawl spaces of concrete construction.

B. SHELL

The superstructure is load bearing CMU walls. Floor construction is a variety of materials, including metal pan with lightweight fill, cementitious material on metal lathe, and poured in place concrete, indicating multiple additions. Roof construction is also a variety of materials, including metal pan with lightweight fill and gypsum panel decking. The exterior enclosure is comprised of walls of brick veneer and decorative precast concrete panels over CMU. Exterior windows are aluminum sash with fixed and operable single-pane and thermo pane glazing. Exterior doors are hollow metal steel and 20-25% of them do not lock properly. Roofing is typically low-slope with built-up roof. The 1960 and 1989 portions of the roof were replaced in 2009.

C. INTERIORS

Interior construction partition wall types typically include painted CMU, glazed block wainscot in the corridors, and drywall. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, and toilet partitions. Stair construction includes steel risers and treads with tiles. The interior wall finishes are typically painted CMU and drywall. Floor finishes in common areas is typically terrazzo, ceramic tile, and vinyl composition tile. Floor finishes in assignable spaces is typically vinyl tile and carpet. There is carpet in the principals office, teachers lounge and conference room. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

Conveying equipment includes one hydraulic elevator.

Plumbing

Most of the plumbing fixtures are original. Sinks, faucets, and other plumbing fixtures were not updated but some urinals and toilets were updated. Domestic water distribution is copper piping and the sanitary waste system is cast iron and some plastic. Rain water system is external with roof drains and scuppers. Domestic hot water is provided by gas hot water heaters.

HVAC

Heating is provided by two oil fired boilers installed in 1988. Cooling is supplied by approximately 90% of roof top units and 10% of window units. The heating/cooling distribution system is ductwork and a 2-pipe system using air handlers, unit ventilators, and radiators. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic for heating and digital for cooling and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building has a fire sprinkler system. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Illumination is generally adequate. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors and appears not to be compliant with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are inadequately secured and cooled. The building includes an internal security system that is actuated by optical devices and is centrally monitored.

Other Electrical Systems: The building has an emergency generator and the fuel was installed in 1997.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 9 out of 370 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school fuel oil tank has been removed.

Current Repair Cost: \$14,565,126.32**Replacement Cost:** \$49,426,217.86**FCI:** 29.47%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Frederick Douglass High_Original Building

Attributes:

None

General Information:

Function:	High School	Year Built:	1960
Gross Area:	138,971 S.F.	Last Renovation:	1983

Facility Description:

Current Repair Cost: \$12,299,691.35	Replacement Cost: \$37,260,935.64	FCI: 33.01%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Frederick Douglass High_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$268.12	S.F.	138,971	100	\$37,260,935	46	1974	1965	2010		\$12,299,692	\$37,260,935	33
Substructure	\$14.43	S.F.	138,971	100	\$2,005,948	100	1960					\$2,005,948	
Foundations	\$14.43	S.F.	138,971	100	\$2,005,948	100	1960					\$2,005,948	
Standard Foundations	\$4.85	S.F.	138,971	0	\$674,286	100	1960					\$674,286	
Slab on Grade	\$9.58	S.F.	138,971	0	\$1,331,662	100	1960					\$1,331,662	
Shell	\$60.52	S.F.	138,971	100	\$8,410,607	74	1974	1990			\$1,046,306	\$8,410,607	12
Superstructure	\$29.29	S.F.	138,971	100	\$4,071,080	100	1960					\$4,071,080	
Floor Construction	\$19.48	S.F.	138,971	0	\$2,707,712	100	1960					\$2,707,712	
Roof Construction	\$9.81	S.F.	138,971	0	\$1,363,368	100	1960					\$1,363,368	
Exterior Enclosure	\$17.78	S.F.	138,971	100	\$2,470,973	70	1960	1990			\$1,046,306	\$2,470,973	42
Exterior Walls	\$10.25	S.F.	138,971	0	\$1,424,667	100	1960					\$1,424,667	
Exterior Windows	\$4.41	S.F.	138,971	100	\$612,987	30	1960	1990			\$612,987	\$612,987	100
Exterior Doors	\$3.12	S.F.	138,971	100	\$433,319	30	1960	1990			\$433,319	\$433,319	100
Roofing	\$13.45	S.F.	138,971	100	\$1,868,554	20	2009	2029				\$1,868,554	
Roof Coverings	\$13.32	S.F.	138,971	100	\$1,851,644	20	2009	2029				\$1,851,644	
Roof Openings	\$0.12	S.F.	138,971	100	\$16,910	20	2009	2029				\$16,910	
Interiors	\$60.84	S.F.	138,971	100	\$8,455,186	42	1963	1965			\$6,130,100	\$8,455,186	73
Interior Construction	\$15.37	S.F.	138,971	100	\$2,135,941	56	1960	1980			\$1,455,319	\$2,135,941	68
Partitions	\$8.18	S.F.	138,971	100	\$1,136,138	80	1960	2010			\$455,516	\$1,136,138	40
Concrete Block Partitions - Regular Weight	\$9.80	S.F.	69,485	0	\$680,622	100	1960					\$680,622	
Drywall Partitions/Metal Stud Framing	\$6.56	S.F.	69,486	100	\$455,516	50	1960	2010			\$455,516	\$455,516	100
Interior Doors	\$3.01	S.F.	138,971	100	\$418,522	40	1960	2000			\$418,522	\$418,522	100
Fittings	\$4.18	S.F.	138,971	100	\$581,281	20	1960	1980			\$581,281	\$581,281	100
Stairs	\$0.97	S.F.	138,971	100	\$135,280	50	1960	2010			\$135,280	\$135,280	100
Stair Construction	\$0.97	S.F.	138,971	100	\$135,280	50	1960	2010			\$135,280	\$135,280	100
Interior Finishes	\$44.50	S.F.	138,971	100	\$6,183,965	38	1966	1965			\$4,539,501	\$6,183,965	73
Wall Finishes	\$8.59	S.F.	138,971	100	\$1,194,271	24	1984	1995			\$772,581	\$1,194,271	65
Paint	\$6.07	S.F.	69,485	100	\$421,690	5	2008	2013				\$421,690	
Tile	\$11.12	S.F.	69,486	100	\$772,581	35	1960	1995			\$772,581	\$772,581	100
Floor Finishes	\$14.20	S.F.	138,971	100	\$1,973,374	51	1960	1965			\$750,600	\$1,973,374	38
Carpet	\$7.18	S.F.	31,011	100	\$222,632	5	1960	1965			\$222,632	\$222,632	100
Ceramic Tile	\$14.28	S.F.	2,500	100	\$35,705	50	1960	2010			\$35,705	\$35,705	100
Concrete	\$2.36	S.F.	2,000	100	\$4,715	10	1960	1970			\$4,715	\$4,715	100
Terrazzo	\$26.82	S.F.	45,600	100	\$1,222,774	75	1960	2035				\$1,222,774	
VCT	\$8.43	S.F.	57,860	100	\$487,548	12	1960	1972			\$487,548	\$487,548	100
Ceiling Finishes	\$21.70	S.F.	138,971	100	\$3,016,320	34	1960	1973			\$3,016,320	\$3,016,320	100
Plaster Ceilings	\$12.50	S.F.	138,971	0	\$1,737,502	50	1960	2010			\$1,737,502	\$1,737,502	100
Acoustical Ceilings	\$9.20	S.F.	138,971	100	\$1,278,818	13	1960	1973			\$1,278,818	\$1,278,818	100
Services	\$118.76	S.F.	138,971	100	\$16,504,152	30	1980	1975			\$2,933,884	\$16,504,152	18
Conveying	\$1.43	S.F.	138,971	100	\$198,692	30	1988	2018				\$198,692	
Elevators and Lifts	\$1.43	S.F.	138,971	100	\$198,692	30	1988	2018				\$198,692	
Plumbing	\$14.68	S.F.	138,971	100	\$2,039,768	30	1960	1990			\$2,039,768	\$2,039,768	100
Plumbing Fixtures	\$11.65	S.F.	138,971	100	\$1,619,132	30	1960	1990			\$1,619,132	\$1,619,132	100
Domestic Water Distribution	\$0.84	S.F.	138,971	100	\$116,256	30	1960	1990			\$116,256	\$116,256	100
Sanitary Waste	\$1.29	S.F.	138,971	100	\$179,669	30	1960	1990			\$179,669	\$179,669	100
Rain Water Drainage	\$0.90	S.F.	138,971	100	\$124,711	30	1960	1990			\$124,711	\$124,711	100
HVAC	\$70.16	S.F.	138,971	100	\$9,750,724	30	1992	2018				\$9,750,724	
Heat Generating Systems	\$5.19	S.F.	138,971	100	\$720,788	30	2012	2042				\$720,788	
Boilers	\$5.19	S.F.	138,971	100	\$720,788	30	2012	2042				\$720,788	
Cooling Generating Systems	\$47.41	S.F.	138,971	100	\$6,588,556	30	1988	2018				\$6,588,556	
Roof Top Units	\$41.08	S.F.	138,971	100	\$5,709,236	30	1988	2018				\$5,709,236	
Cooling Generation	\$6.33	S.F.	138,971	100	\$879,320	30	1988	2018				\$879,320	
Distribution Systems	\$15.27	S.F.	138,971	100	\$2,122,204	30	1988	2018				\$2,122,204	
Controls & Instrumentation	\$1.40	S.F.	138,971	100	\$194,465	30	1988	2018				\$194,465	
Systems Testing & Balancing	\$0.90	S.F.	138,971	100	\$124,711	30	1988	2018				\$124,711	
Fire Protection	\$5.72	S.F.	138,971	100	\$794,770	30	1960	1990			\$794,770	\$794,770	100
Sprinklers	\$5.72	S.F.	138,971	100	\$794,770	30	1960	1990			\$794,770	\$794,770	100
Electrical	\$26.77	S.F.	138,971	100	\$3,720,198	30	1987	1975			\$99,346	\$3,720,198	3
Electrical Service/Distribution	\$2.54	S.F.	138,971	100	\$352,996	30	1985	2015				\$352,996	
Lighting and Branch Wiring	\$19.94	S.F.	138,971	100	\$2,771,125	30	2007	2037				\$2,771,125	
Communications and Security	\$3.57	S.F.	138,971	100	\$496,731	30	1996	2026				\$496,731	
Other Electrical Systems	\$0.71	S.F.	138,971	100	\$99,346	15	1960	1975			\$99,346	\$99,346	100
Equipment & Furnishings	\$6.75	S.F.	138,971	100	\$938,054	24	1960	1975			\$938,054	\$938,054	100
Equipment	\$6.75	S.F.	138,971	100	\$938,054	24	1960	1975			\$938,054	\$938,054	100
Institutional Equipment	\$2.77	S.F.	138,971	100	\$384,702	15	1960	1975			\$384,702	\$384,702	100
Other Equipment	\$3.98	S.F.	138,971	100	\$553,352	30	1960	1990			\$553,352	\$553,352	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Food Service Equipment	\$553,351.66	SYSTEM	1	100	\$553,352	30	1960	1990			\$553,352	\$553,352	100
Special Construction			0			0	0				\$323,953		
Special Construction			0			0	0				\$323,953		
ADA Compliance			0	0		0	0				\$323,953		
Building Sitework	\$6.81	S.F.	138,971	100	\$946,988	30	1987	1990	2010		\$927,395	\$946,988	98
Site Improvements	\$6.67	S.F.	138,971	100	\$927,395	30	1960	1990	2010		\$927,395	\$927,395	100
Parking Lots	\$2,278.66	Ea.	370	100	\$843,103	30	1960	1990	2010		\$843,103	\$843,103	100
Pedestrian Paving	\$34.41	L.F.	2,450	100	\$84,292	30	1960	1990	2010		\$84,292	\$84,292	100
Site Mechanical Utilities	\$0.14	S.F.	138,971	100	\$19,593	30	1988	2018				\$19,593	
Fuel Distribution	\$0.14	S.F.	138,971	100	\$19,593	30	1988	2018				\$19,593	
NG Supply	\$0.09	S.F.	138,971	100	\$12,682	30	1988	2018				\$12,682	
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1988	2018				\$6,911	
Underground Tank	\$108,035.11	SYSTEM	0	100		30	1988	2018					

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \High Schools\Frederick Douglass High\ **Original Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$12,299,691	\$434,341		\$385,728		\$258,091	\$11,546,380				\$305,535
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,046,306										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,046,306										
Exterior Walls											
Exterior Windows	\$612,987										
Exterior Doors	\$433,319										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$6,130,100	\$434,341				\$258,091	\$503,520				\$305,535
Interior Construction	\$1,455,319										
Partitions	\$455,516										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$455,516										
Interior Doors	\$418,522										
Fittings	\$581,281										
Stairs	\$135,280										
Stair Construction	\$135,280										
Interior Finishes	\$4,539,501	\$434,341				\$258,091	\$503,520				\$305,535
Wall Finishes	\$772,581	\$434,341					\$503,520				
Paint		\$434,341					\$503,520				
Tile	\$772,581										
Floor Finishes	\$750,600					\$258,091					\$305,535
Carpet	\$222,632					\$258,091					\$299,198
Ceramic Tile	\$35,705										
Concrete	\$4,715										\$6,337
Terrazzo											
VCT	\$487,548										
Ceiling Finishes	\$3,016,320										
Plaster Ceilings	\$1,737,502										
Acoustical Ceilings	\$1,278,818										
Services	\$2,933,883			\$385,728			\$11,019,464				
Conveying							\$237,249				
Elevators and Lifts							\$237,249				
Plumbing	\$2,039,768										
Plumbing Fixtures	\$1,619,132										
Domestic Water Distribution	\$116,256										
Sanitary Waste	\$179,669										
Rain Water Drainage	\$124,711										
HVAC							\$10,782,215				
Heat Generating Systems											
Boilers											
Cooling Generating Systems							\$7,867,080				
Roof Top Units							\$6,817,126				
Cooling Generation							\$1,049,954				
Distribution Systems							\$2,534,022				
Controls & Instrumentation							\$232,201				
Systems Testing & Balancing							\$148,912				
Fire Protection	\$794,770										
Sprinklers	\$794,770										
Electrical	\$99,346			\$385,728							
Electrical Service/Distribution				\$385,728							

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Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Frederick Douglass High_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$8,086,582 \$403,016	\$4,213,109 \$209,971	\$12,299,691 \$612,987	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original and need update. Some of the fixtures are out of order and are covered with plastic to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken. Piping for both the hot and cold water is mostly original. The distribution system was not updated and needs update. Some of the faucets had low pressure that could indicate line blockage. Sanitary piping is beyond useful life and is outdated and in some areas is clogged and others leaking. The school has a functioning sprinkler system in most areas. The system is mostly original and may need update or replacement. Most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$284,891	\$148,428	\$433,319	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$275,163	\$143,360	\$418,522	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$382,170	\$199,111	\$581,281	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$320,544	\$167,004	\$487,548	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$146,372	\$76,260	\$222,632	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$840,775	\$438,044	\$1,278,818	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,064,518	\$554,614	\$1,619,132	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$76,434	\$39,822	\$116,256	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$81,993	\$42,718	\$124,711	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$118,125	\$61,543	\$179,669	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$522,531	\$272,239	\$794,770	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$65,316	\$34,030	\$99,346	Necess ary- 2-5 Yrs	Deferred Maintena nce		

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Report Date: 08 Sep 2012

Facility Executive Summary

E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$252,927	\$131,775	\$384,702	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$363,808	\$189,544	\$553,352	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$507,943	\$264,638	\$772,581	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$3,100	\$1,615	\$4,715	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	138,971	S.F.	\$212,987	\$110,966	\$323,953	Does Not Meet Current Code/Standards	ADA / Accessibility
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$299,485	\$156,032	\$455,516	Necessary- 2-5 Yrs	Deferred Maintenance
C2010	Stair Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$88,941	\$46,338	\$135,280	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$23,475	\$12,230	\$35,705	Necessary- 2-5 Yrs	Deferred Maintenance
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,142,342	\$595,160	\$1,737,502	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$554,308	\$288,795	\$843,103	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$55,419	\$28,873	\$84,292	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Frederick Douglass High\1989 Addition

Attributes:

None

General Information:

Function: High School

Year Built: 1989

Gross Area: 31,304 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$2,159,390.76

Replacement Cost: \$8,379,955.58

FCI: 25.77%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Frederick Douglass High\1989 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.70	S.F.	31,304	100	\$8,381,623	45	1990	1994			\$2,159,390	\$8,379,956	26
Substructure	\$14.74	S.F.	31,304	100	\$461,374	100	1989					\$461,374	
Foundations	\$13.38	S.F.	31,304	100	\$418,998	100	1989					\$418,998	
Standard Foundations	\$4.41	S.F.	31,304	0	\$138,079	100	1989					\$138,079	
Slab on Grade	\$8.97	S.F.	31,304	0	\$280,919	100	1989					\$280,919	
Basement Construction	\$1.35	S.F.	31,304	100	\$42,376	100	1989					\$42,376	
Basement Excavation	\$0.11	S.F.	31,304	0	\$3,333	100	1989					\$3,333	
Basement Walls	\$1.25	S.F.	31,304	0	\$39,043	100	1989					\$39,043	
Shell	\$47.15	S.F.	31,304	100	\$1,476,015	69	1994	2019				\$1,476,015	
Superstructure	\$18.21	S.F.	31,304	100	\$569,933	100	1989					\$569,933	
Floor Construction	\$9.03	S.F.	31,304	0	\$282,824	100	1989					\$282,824	
Roof Construction	\$9.17	S.F.	31,304	0	\$287,109	100	1989					\$287,109	
Exterior Enclosure	\$16.37	S.F.	31,304	100	\$512,319	71	1989	2019				\$512,319	
Exterior Walls	\$9.57	S.F.	31,304	0	\$299,488	100	1989					\$299,488	
Exterior Windows	\$4.14	S.F.	31,304	100	\$129,508	30	1989	2019				\$129,508	
Exterior Doors	\$2.66	S.F.	31,304	100	\$83,323	30	1989	2019				\$83,323	
Roofing	\$12.58	S.F.	31,304	100	\$393,763	20	2009	2029				\$393,763	
Roof Coverings	\$24.94	S.F.	15,652	100	\$390,430	20	2009	2029				\$390,430	
Roof Openings	\$0.11	S.F.	31,304	100	\$3,333	20	2009	2029				\$3,333	
Interiors	\$116.95	S.F.	31,304	100	\$3,660,993	44	1990	1994			\$902,749	\$3,660,993	25
Interior Construction	\$22.50	S.F.	31,304	100	\$704,202	65	1989	2009			\$85,704	\$704,202	12
Partitions	\$17.05	S.F.	31,304	100	\$533,746	77	1989	2039				\$533,746	
Concrete Block Partitions - Regular Weight	\$9.16	S.F.	31,304	0	\$286,633	100	1989					\$286,633	
Drywall Partitions/Metal Stud Framing	\$7.89	S.F.	31,304	100	\$247,113	50	1989	2039				\$247,113	
Interior Doors	\$2.71	S.F.	31,304	100	\$84,752	40	1989	2029				\$84,752	
Fittings	\$2.74	S.F.	31,304	100	\$85,704	20	1989	2009			\$85,704	\$85,704	100
Stairs	\$0.91	S.F.	31,304	100	\$28,568	50	1989	2039				\$28,568	
Stair Construction	\$0.91	S.F.	31,304	100	\$28,568	50	1989	2039				\$28,568	
Interior Finishes	\$93.54	S.F.	31,304	100	\$2,928,223	39	1991	1994			\$817,045	\$2,928,223	28
Wall Finishes	\$19.03	S.F.	31,304	100	\$595,644	26	1998	2013				\$595,644	
Paint	\$5.66	S.F.	31,304	100	\$177,122	5	2008	2013				\$177,122	
Tile	\$13.37	S.F.	31,304	100	\$418,522	35	1989	2024				\$418,522	
Floor Finishes	\$52.16	S.F.	31,304	100	\$1,632,662	44	1989	1994			\$557,552	\$1,632,662	34
Carpet	\$6.71	S.F.	31,304	100	\$209,975	5	1989	1994			\$209,975	\$209,975	100
Ceramic Tile	\$17.17	S.F.	31,304	100	\$537,555	50	1989	2039				\$537,555	
Concrete	\$3.22	S.F.	31,304	100	\$100,940	10	1989	1999			\$100,940	\$100,940	100
Tile & Covering	\$17.17	S.F.	31,304	100	\$537,555	75	1989	2064				\$537,555	
VAT (Resilient Flooring)	\$20.37	S.F.	0	130		13	1989	2002					
VCT	\$7.88	S.F.	31,304	100	\$246,637	12	1989	2001			\$246,637	\$246,637	100
Ceiling Finishes	\$22.36	S.F.	31,304	100	\$699,917	36	1989	2002			\$259,493	\$699,917	37
Plaster Ceilings	\$14.07	S.F.	31,304	100	\$440,424	50	1989	2039				\$440,424	
Acoustical Ceilings	\$8.29	S.F.	31,304	100	\$259,493	13	1989	2002			\$259,493	\$259,493	100
Services	\$86.29	S.F.	31,304	100	\$2,702,774	26	1989	2009			\$1,103,202	\$2,701,107	41
Plumbing	\$10.05	S.F.	31,304	100	\$314,725	30	1989	2019				\$314,725	
Plumbing Fixtures	\$7.32	S.F.	31,304	100	\$229,020	30	1989	2019				\$229,020	
Domestic Water Distribution	\$0.90	S.F.	31,304	100	\$28,092	30	1989	2019				\$28,092	
Sanitary Waste	\$0.97	S.F.	31,304	100	\$30,473	30	1989	2019				\$30,473	
Rain Water Drainage	\$0.87	S.F.	31,304	100	\$27,140	30	1989	2019				\$27,140	
HVAC	\$50.47	S.F.	31,304	100	\$1,579,812	23	1989	2009			\$1,103,202	\$1,579,812	70
Distribution Systems	\$11.57	S.F.	31,304	100	\$362,338	30	1989	2019				\$362,338	
Terminal & Package Units	\$35.24	S.F.	31,304	100	\$1,103,202	20	1989	2009			\$1,103,202	\$1,103,202	100
Controls & Instrumentation	\$2.81	S.F.	31,304	100	\$88,085	30	1989	2019				\$88,085	
Systems Testing & Balancing	\$0.84	S.F.	31,304	100	\$26,187	30	1989	2019				\$26,187	
Fire Protection	\$3.76	S.F.	31,304	100	\$117,605	30	1989	2019				\$117,605	
Sprinklers	\$3.76	S.F.	31,304	100	\$117,605	30	1989	2019				\$117,605	
Electrical	\$22.01	S.F.	31,304	100	\$690,632	30	1989	2019				\$688,965	
Electrical Service/Distribution	\$1.06	S.F.	31,304	105	\$34,996	30	1989	2019				\$33,329	
Lighting and Branch Wiring	\$16.03	S.F.	31,304	100	\$501,845	30	1989	2019				\$501,845	
Communications and Security	\$4.91	S.F.	31,304	100	\$153,791	30	1989	2019				\$153,791	
Equipment & Furnishings	\$2.57	S.F.	31,304	100	\$80,467	15	1989	2004			\$80,467	\$80,467	100
Equipment	\$2.57	S.F.	31,304	100	\$80,467	15	1989	2004			\$80,467	\$80,467	100
Institutional Equipment	\$2.57	S.F.	31,304	100	\$80,467	15	1989	2004			\$80,467	\$80,467	100
Special Construction			0			0	0				\$72,972		
Special Construction			0			0	0				\$72,972		
ADA Compliance			0	0		0	0				\$72,972		
Building Sitework			0			0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities			0			0	0						
Fuel Distribution			0			0	0						
NG Supply	\$15,886.86	SYSTEM	0	100		30	1989	2019					

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \High Schools\Frederick Douglass High\1989 Addition (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,159,391	\$182,435				\$243,419	\$211,493	\$2,229,028			\$417,844
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell								\$261,756			
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure								\$261,756			
Exterior Walls											
Exterior Windows								\$159,279			
Exterior Doors								\$102,477			
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$902,750	\$182,435				\$243,419	\$211,493				\$417,844
Interior Construction	\$85,704										
Partitions											
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											
Interior Doors											
Fittings	\$85,704										
Stairs											
Stair Construction											
Interior Finishes	\$817,046	\$182,435				\$243,419	\$211,493				\$417,844
Wall Finishes		\$182,435					\$211,493				
Paint		\$182,435					\$211,493				
Tile											
Floor Finishes	\$557,553					\$243,419					\$417,844
Carpet	\$209,975					\$243,419					\$282,189
Ceramic Tile											
Concrete	\$100,940										\$135,655
Tile & Covering											
VAT (Resilient Flooring)											
VCT	\$246,637										
Ceiling Finishes	\$259,493										
Plaster Ceilings											
Acoustical Ceilings	\$259,493										
Services	\$1,103,202							\$1,967,271			
Plumbing								\$387,071			
Plumbing Fixtures								\$281,666			
Domestic Water Distribution								\$34,549			
Sanitary Waste								\$37,477			
Rain Water Drainage								\$33,378			
HVAC	\$1,103,202							\$586,170			
Distribution Systems								\$445,630			
Terminal & Package Units	\$1,103,202										
Controls & Instrumentation								\$108,333			
Systems Testing & Balancing								\$32,207			
Fire Protection								\$144,639			
Sprinklers								\$144,639			
Electrical								\$849,390			
Electrical Service/Distribution								\$43,040			
Lighting and Branch Wiring								\$617,206			
Communications and Security								\$189,144			
Equipment & Furnishings	\$80,467										
Equipment	\$80,467										
Institutional Equipment	\$80,467										
Special Construction	\$72,972										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \High Schools\Frederick Douglass High\1989 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$1,419,718 \$162,155	\$739,673 \$84,483	\$2,159,391 \$246,637	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$138,051	\$71,924	\$209,975	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$66,364	\$34,576	\$100,940	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$170,607	\$88,886	\$259,493	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$52,904	\$27,563	\$80,467	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	31,304	S.F.	\$47,977	\$24,996	\$72,972	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$56,347	\$29,357	\$85,704	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$725,314	\$377,888	\$1,103,202	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Frederick Douglass High\2003 Addition

Attributes:

None

General Information:

Function: High School

Year Built: 2003

Gross Area: 14,142 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$106,044.21

Replacement Cost: \$3,785,326.63

FCI: 2.80%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Frederick Douglass High\2003 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.67	S.F.	14,142	101	\$3,823,544	41	2003	2008	2010		\$106,044	\$3,785,330	3
Substructure	\$5.90	S.F.	14,142	100	\$83,459	100	2003					\$83,459	
Foundations	\$5.90	S.F.	14,142	100	\$83,459	100	2003					\$83,459	
Standard Foundations	\$1.69	S.F.	14,142	0	\$23,876	100	2003					\$23,876	
Slab on Grade	\$4.21	S.F.	14,142	0	\$59,583	100	2003					\$59,583	
Basement Construction			0			0	0						
Basement Excavation	\$0.12	S.F.	0	0		100	2003						
Basement Walls	\$1.38	S.F.	0	0		100	2003						
Shell	\$44.06	S.F.	14,142	100	\$623,144	78	2003	2023				\$623,144	
Superstructure	\$20.50	S.F.	14,142	100	\$289,955	100	2003					\$289,955	
Floor Construction	\$19.01	S.F.	0	0		100	2003						
Roof Construction	\$20.50	S.F.	14,142	0	\$289,955	100	2003					\$289,955	
Exterior Enclosure	\$18.27	S.F.	14,142	100	\$258,334	71	2003	2033				\$258,334	
Exterior Walls	\$10.69	S.F.	14,142	0	\$151,215	100	2003					\$151,215	
Exterior Windows	\$4.61	S.F.	14,142	100	\$65,175	30	2003	2033				\$65,175	
Exterior Doors	\$2.97	S.F.	14,142	100	\$41,944	30	2003	2033				\$41,944	
Roofing	\$5.29	S.F.	14,142	100	\$74,855	20	2003	2023				\$74,855	
Roof Coverings	\$5.17	S.F.	14,142	100	\$73,134	20	2003	2023				\$73,134	
Roof Openings	\$0.12	S.F.	14,142	100	\$1,721	20	2003	2023				\$1,721	
Interiors	\$109.71	S.F.	14,142	102	\$1,589,730	38	2003	2008	2010		\$106,044	\$1,551,516	7
Interior Construction	\$24.44	S.F.	14,142	101	\$348,647	66	2003	2023				\$345,666	
Partitions	\$19.03	S.F.	14,142	100	\$269,090	77	2003	2053				\$269,090	
Concrete Block Partitions - Regular Weight	\$10.22	S.F.	14,142	100	\$144,547	100	2003					\$144,547	
Drywall Partitions/Metal Stud Framing	\$8.81	S.F.	14,142	100	\$124,543	50	2003	2053				\$124,543	
Interior Doors	\$3.01	S.F.	14,142	107	\$45,571	40	2003	2043				\$42,590	
Fittings	\$2.40	S.F.	14,142	100	\$33,986	20	2003	2023				\$33,986	
Interior Finishes	\$85.27	S.F.	14,142	103	\$1,241,083	31	2004	2008	2010		\$106,044	\$1,205,850	9
Wall Finishes	\$21.26	S.F.	14,142	100	\$300,709	26	2006	2013				\$300,709	
Paint	\$6.31	S.F.	14,142	100	\$89,266	5	2008	2013				\$89,266	
Tile	\$14.95	S.F.	14,142	100	\$211,443	35	2003	2038				\$211,443	
Floor Finishes	\$39.09	S.F.	14,142	100	\$552,807	29	2003	2008	2010		\$106,044	\$552,807	19
Carpet	\$7.50	S.F.	14,142	100	\$106,044	5	2003	2008	2010		\$106,044	\$106,044	100
Ceramic Tile	\$19.18	S.F.	14,142	100	\$271,241	50	2003	2053				\$271,241	
Concrete	\$3.60	S.F.	14,142	100	\$50,979	10	2003	2013				\$50,979	
VCT	\$8.81	S.F.	14,142	100	\$124,543	12	2003	2015				\$124,543	
Ceiling Finishes	\$24.91	S.F.	14,142	110	\$387,567	36	2003	2016				\$352,334	
Plaster Ceilings	\$15.68	S.F.	14,142	110	\$243,945	50	2003	2053				\$221,768	
Acoustical Ceilings	\$9.23	S.F.	14,142	110	\$143,622	13	2003	2016				\$130,566	
Services	\$105.01	S.F.	14,142	100	\$1,485,051	26	2003	2023				\$1,485,051	
Plumbing	\$15.32	S.F.	14,142	100	\$216,606	30	2003	2033				\$216,606	
Plumbing Fixtures	\$12.17	S.F.	14,142	100	\$172,080	30	2003	2033				\$172,080	
Domestic Water Distribution	\$0.87	S.F.	14,142	100	\$12,261	30	2003	2033				\$12,261	
Sanitary Waste	\$1.34	S.F.	14,142	100	\$18,929	30	2003	2033				\$18,929	
Rain Water Drainage	\$0.94	S.F.	14,142	100	\$13,336	30	2003	2033				\$13,336	
HVAC	\$57.89	S.F.	14,142	100	\$818,671	23	2003	2023				\$818,671	
Distribution Systems	\$15.94	S.F.	14,142	100	\$225,425	30	2003	2033				\$225,425	
Terminal & Package Units	\$39.33	S.F.	14,142	100	\$556,248	20	2003	2023				\$556,248	
Controls & Instrumentation	\$1.46	S.F.	14,142	100	\$20,650	30	2003	2033				\$20,650	
Systems Testing & Balancing	\$1.16	S.F.	14,142	100	\$16,348	30	2003	2033				\$16,348	
Fire Protection	\$4.20	S.F.	14,142	100	\$59,368	30	2003	2033				\$59,368	
Sprinklers	\$4.20	S.F.	14,142	100	\$59,368	30	2003	2033				\$59,368	
Electrical	\$27.61	S.F.	14,142	100	\$390,406	30	2003	2033				\$390,406	
Electrical Service/Distribution	\$2.65	S.F.	14,142	100	\$37,427	30	2003	2033				\$37,427	
Lighting and Branch Wiring	\$20.81	S.F.	14,142	100	\$294,257	30	2003	2033				\$294,257	
Communications and Security	\$4.15	S.F.	14,142	100	\$58,722	30	2003	2033				\$58,722	
Equipment & Furnishings	\$2.87	S.F.	14,142	100	\$40,654	15	2003	2018				\$40,654	
Equipment	\$2.87	S.F.	14,142	100	\$40,654	15	2003	2018				\$40,654	
Institutional Equipment	\$2.87	S.F.	14,142	100	\$40,654	15	2003	2018				\$40,654	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.11	S.F.	14,142	100	\$1,506	30	2003	2033				\$1,506	
Site Mechanical Utilities	\$0.11	S.F.	14,142	100	\$1,506	30	2003	2033				\$1,506	
Fuel Distribution	\$0.11	S.F.	14,142	100	\$1,506	30	2003	2033				\$1,506	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Frederick Douglass High\2003 Addition (continued)[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Frederick Douglass High\2003 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$69,720 \$69,720	\$36,324 \$36,324	\$106,044 \$106,044	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary**Facility:** \High Schools\Friendly High**Address:** 10000 Allentown Road, Fort Washington, MD 20744**Attributes:**

School Area	HSC
Congressional	5
County Council	9
Historical Building	No
Legislative	26
Original Building	Built in 1970, 166,651 S.F.
School Addition 1	Built in 1978, 70,210 S.F.
School Board District	8
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	236,861 S.F.

Year Built:
Last Renovation:**Facility Description:**

Friendly High School is a three-story, 236,861 square foot facility located on a 64.5-acre site close to MD Route 5 in Fort Washington, MD. The original building was constructed in 1970 and an addition was constructed in 1978, with no major renovation performed, except for Science Renovation (4,054 S.F.) in 2000, FY04 SR Roof Replacement in 2004, FY05 Code - Fire Alarms in 2006 and FY2011 Science renovation (7,600 S.F.). The school has seven portable buildings.

ACCESSIBILITY ISSUES

The building has some ADA compliant features, including an elevator, curb cuts, and ramp. Interior door hardware, original elevator, restrooms, and fire detection systems were not ADA compliant in 2007. ADA upgrades for the facility are currently planned. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and has a lower floor of CMU construction.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The roof was replaced in 2007. The exterior enclosure is comprised of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Roofing is a combination of pitched and low-slope with built-up roof. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core/hollow wood doors with hollow metal. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes concrete risers and treads with steel inserts and terrazzo finishes. The interior wall finishes are typically painted. Floor finishes in common areas is typically terrazzo and vinyl composition tile. Floor finishes in assignable spaces is typically vinyl tile, carpet, wood and ceramic tile. During the 2008 facility Condition assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 18,800 square feet of vinyl asbestos tile. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels, plaster, acoustical tiles and exposed deck. Also noted in the A.H.E.R.A. Management Plan, the school contains 7,200 square feet of asbestos containing transite ceiling tile.

D. SERVICES**Conveying**

The building two hydraulic elevator, one is original and the other was added in 1998 to meet most of the ADA requirements.

Plumbing

The plumbing fixtures are mostly original, except for the low flow toilets, which were installed in 2007. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. The building has a sprinkler system that provides partial coverage.

HVAC

Heating is provided by three steam, dual fired boilers that supply fin tube radiators, air handlers, and terminal units throughout the building. Cooling is provided by two centrifugal chillers that have been converted to R-123. A roof mounted package unit provides cooling to the weight room. Fresh air is supplied by air handlers and infiltration. Seventeen air handling units were replaced in 2012. Controls are low voltage electrical thermostats, pneumatics, and a DDC system that is inoperative. The system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

A pad mounted transformer provides service to the main building. Separate power service provides power to the auditorium building. Lighting in the building was upgraded in 2007 and light levels are adequate. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has two emergency generators but neither is operative.

Communication and Security

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Kitchen range hood lacks a fire suppression system. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and a limited CCTV system that are inadequate.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 6 out of 324 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has an underground fuel oil storage tank without level and leak detection systems.

Current Repair Cost: \$29,728,913.55**Replacement Cost:** \$64,139,465.78**FCI:** 46.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Friendly High_Building

Attributes:

None

General Information:

Function: High School
Gross Area: 236,861 S.F.

Year Built: 1970
Last Renovation: 1978

Facility Description:

Current Repair Cost: \$29,728,913.55

Replacement Cost: \$64,139,465.78

FCI: 46.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Friendly High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$270.79	S.F.	236,861	100	\$64,139,468	46	1980	1975	2007		\$29,728,914	\$64,139,468	46
Substructure	\$15.07	S.F.	236,861	100	\$3,570,232	100	1970				\$15,471	\$3,570,232	
Foundations	\$15.07	S.F.	236,861	100	\$3,570,232	100	1970				\$15,471	\$3,570,232	
Standard Foundations	\$5.54	S.F.	236,861	0	\$1,311,367	100	1970				\$15,471	\$1,311,367	1
Slab on Grade	\$9.54	S.F.	236,861	0	\$2,258,865	100	1970					\$2,258,865	
Shell	\$74.94	S.F.	236,861	100	\$17,750,287	65	1981	2000			\$1,866,176	\$17,750,287	11
Superstructure	\$32.78	S.F.	236,861	100	\$7,763,724	100	1970					\$7,763,724	
Floor Construction	\$15.92	S.F.	236,861	0	\$3,771,981	100	1970					\$3,771,981	
Roof Construction	\$16.85	S.F.	236,861	0	\$3,991,743	100	1970					\$3,991,743	
Exterior Enclosure	\$16.73	S.F.	236,861	100	\$3,962,922	67	1970	2000			\$1,866,176	\$3,962,922	47
Exterior Walls	\$8.85	S.F.	236,861	0	\$2,096,746	100	1970					\$2,096,746	
Exterior Windows	\$4.90	S.F.	236,861	100	\$1,160,055	30	1970	2000			\$1,160,055	\$1,160,055	100
Exterior Doors	\$2.98	S.F.	236,861	100	\$706,121	30	1970	2000			\$706,121	\$706,121	100
Roofing	\$25.43	S.F.	236,861	100	\$6,023,641	20	2007	2027				\$6,023,641	
Roof Coverings	\$25.23	S.F.	236,861	100	\$5,976,806	20	2007	2027				\$5,976,806	
Roof Openings	\$0.20	S.F.	236,861	100	\$46,835	20	2007	2027				\$46,835	
Interiors	\$55.99	S.F.	236,861	100	\$13,260,862	46	1971	1975			\$7,017,478	\$13,260,862	53
Interior Construction	\$16.26	S.F.	236,861	100	\$3,851,239	73	1970	1990			\$1,480,691	\$3,851,239	38
Partitions	\$10.01	S.F.	236,861	100	\$2,370,548	100	1970					\$2,370,548	
Concrete Block Partitions - Regular Weight	\$10.01	S.F.	236,861	0	\$2,370,548	100	1970					\$2,370,548	
Interior Doors	\$3.00	S.F.	236,861	100	\$709,723	40	1970	2010			\$709,723	\$709,723	100
Fittings	\$3.25	S.F.	236,861	100	\$770,968	20	1970	1990			\$770,968	\$770,968	100
Stairs	\$1.61	S.F.	236,861	100	\$381,882	50	1970	2020				\$381,882	
Stair Construction	\$1.61	S.F.	236,861	100	\$381,882	50	1970	2020				\$381,882	
Interior Finishes	\$38.11	S.F.	236,861	100	\$9,027,741	35	1972	1975			\$5,536,787	\$9,027,741	61
Wall Finishes	\$6.80	S.F.	236,861	100	\$1,610,387	5	1970	1975			\$1,610,387	\$1,610,387	100
Paint	\$6.80	S.F.	236,861	100	\$1,610,387	5	1970	1975			\$1,610,387	\$1,610,387	100
Floor Finishes	\$20.86	S.F.	236,861	100	\$4,940,621	54	1970	1975			\$1,449,667	\$4,940,621	29
Carpet	\$9.10	S.F.	28,423	100	\$258,524	5	1970	1975			\$258,524	\$258,524	100
Ceramic Tile	\$23.27	S.F.	16,580	100	\$385,838	50	1970	2020				\$385,838	
Concrete	\$4.37	S.F.	28,423	100	\$124,074	10	1970	1980			\$124,074	\$124,074	100
Terrazo	\$43.70	S.F.	71,058	100	\$3,105,116	75	1970	2045				\$3,105,116	
VCT	\$10.68	S.F.	82,900	100	\$885,158	12	1970	1982			\$885,158	\$885,158	100
Wood Floor	\$19.20	S.F.	9,477	100	\$181,911	13	1970	1983			\$181,911	\$181,911	100
Ceiling Finishes	\$10.46	S.F.	236,861	100	\$2,476,733	16	1977	1991			\$2,476,733	\$2,476,733	100
Plaster Ceilings	\$17.19	S.F.	23,686	100	\$407,098	30	1970	2000			\$407,098	\$407,098	100
Acoustical Ceilings	\$9.45	S.F.	204,675	100	\$1,933,239	13	1978	1991			\$1,933,239	\$1,933,239	100
Auditorium Ceiling	\$16.05	S.F.	8,500	100	\$136,396	20	1978	1998			\$136,396	\$136,396	100
Services	\$114.99	S.F.	236,861	100	\$27,236,078	28	1986	1985	2007		\$17,955,637	\$27,236,078	66
Conveying	\$1.81	S.F.	236,861	100	\$428,716	30	1984	2000			\$295,418	\$428,716	69
New Elevator	\$0.56	S.F.	236,861	100	\$133,298	30	1998	2028				\$133,298	
Original Elevator	\$1.25	S.F.	236,861	100	\$295,418	30	1970	2000			\$295,418	\$295,418	100
Plumbing	\$16.15	S.F.	236,861	100	\$3,826,020	30	1977	2000			\$3,472,960	\$3,826,020	91
Low Flow Toilets	\$1.49	S.F.	236,861	100	\$353,060	30	2007	2037				\$353,060	
Plumbing Fixtures	\$11.48	S.F.	236,861	100	\$2,720,005	30	1970	2000			\$2,720,005	\$2,720,005	100
Domestic Water Distribution	\$0.94	S.F.	236,861	100	\$223,365	30	1970	2000			\$223,365	\$223,365	100
Sanitary Waste	\$1.31	S.F.	236,861	100	\$309,828	30	1970	2000			\$309,828	\$309,828	100
Rain Water Drainage	\$0.93	S.F.	236,861	100	\$219,762	30	1970	2000			\$219,762	\$219,762	100
HVAC	\$63.11	S.F.	236,861	100	\$14,947,420	30	2003	2000			\$8,902,163	\$14,947,420	60
Heat Generating Systems	\$8.41	S.F.	236,861	100	\$1,992,269	30	2007	2037				\$1,992,269	
Cooling Generating Systems	\$37.58	S.F.	236,861	100	\$8,902,163	30	1970	2000			\$8,902,163	\$8,902,163	100
Distribution Systems	\$14.57	S.F.	236,861	100	\$3,451,344	30	2012	2042				\$3,451,344	
Controls & Instrumentation	\$1.41	S.F.	236,861	100	\$335,047	30	2012	2042				\$335,047	
Systems Testing & Balancing	\$1.13	S.F.	236,861	100	\$266,597	10	2012	2022				\$266,597	
Fire Protection	\$5.84	S.F.	236,861	100	\$1,383,420	30	1970	2000	2007		\$1,383,420	\$1,383,420	100
Sprinklers	\$5.84	S.F.	236,861	100	\$1,383,420	30	1970	2000	2007		\$1,383,420	\$1,383,420	100
Electrical	\$28.08	S.F.	236,861	100	\$6,650,502	24	1982	1985			\$3,901,676	\$6,650,502	59
Electrical Service/Distribution	\$2.60	S.F.	236,861	100	\$616,054	30	1970	2000			\$616,054	\$616,054	100
Branch Wiring	\$10.10	S.F.	236,861	100	\$2,392,163	30	1970	2000			\$2,392,163	\$2,392,163	100
Lighting	\$10.25	S.F.	236,861	100	\$2,428,190	20	2007	2027				\$2,428,190	
Communications and Security	\$4.06	S.F.	236,861	100	\$961,909	17	1989	1990			\$641,273	\$961,909	67
DataPhoneSecurity	\$2.71	S.F.	236,861	100	\$641,273	20	1970	1990			\$641,273	\$641,273	100
Fire Alarm	\$1.35	S.F.	236,861	100	\$320,636	10	2008	2018				\$320,636	
Other Electrical Systems	\$1.06	S.F.	236,861	100	\$252,186	15	1970	1985			\$252,186	\$252,186	100
Equipment & Furnishings	\$5.81	S.F.	236,861	100	\$1,375,833	22	1970	1985			\$1,375,833	\$1,375,833	100
Equipment	\$5.81	S.F.	236,861	100	\$1,375,833	22	1970	1985			\$1,375,833	\$1,375,833	100
Institutional Equipment	\$2.94	S.F.	236,861	100	\$695,313	15	1970	1985			\$695,313	\$695,313	100

Prince George County Public Schools13300 Old Marlboro Pike
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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$2.87	S.F.	236,861	100	\$680,520	30	1970	2000			\$680,520	\$680,520	100
Food Service Equipment EACH	\$680,519.98	S.F.	1	100	\$680,520	30	1970	2000			\$680,520	\$680,520	100
Special Construction			0			0	0				\$552,143		
Special Construction			0			0	0				\$552,143		
ADA Compliance			0	0		0	0				\$552,143		
Building Sitework	\$3.99	S.F.	236,861	100	\$946,176	30	1970	1990			\$946,176	\$946,176	100
Site Improvements	\$3.40	S.F.	236,861	100	\$806,011	30	1970	2000			\$806,011	\$806,011	100
Parking Lots	\$2,091.94	Each	324	100	\$677,788	30	1970	2000			\$677,788	\$677,788	100
Pedestrian Paving	\$35.47	L.F.	3,615	100	\$128,223	30	1970	2000			\$128,223	\$128,223	100
Site Mechanical Utilities	\$0.59	S.F.	236,861	100	\$140,165	30	1970	1990			\$140,165	\$140,165	100
In-ground Fuel Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1970	2000			\$108,035	\$108,035	100
NG Supply	\$0.11	S.F.	236,861	100	\$25,219	30	1970	2000			\$25,219	\$25,219	100
Propane System	\$6,911.42	SYSTEM	1	100	\$6,911	20	1970	1990			\$6,911	\$6,911	100

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Facility Executive Summary

Facility: \High Schools\Friendly High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$29,728,914					\$2,166,580	\$382,857		\$972,524		\$3,036,688
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Shell	\$1,866,176										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,866,176										
Exterior Walls											
Exterior Windows	\$1,160,055										
Exterior Doors	\$706,121										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$7,017,479					\$2,166,580			\$972,524		\$2,678,405
Interior Construction	\$1,480,692										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$709,723										
Fittings	\$770,968										
Stairs									\$483,756		
Stair Construction									\$483,756		
Interior Finishes	\$5,536,788					\$2,166,580			\$488,768		\$2,678,405
Wall Finishes	\$1,610,387					\$1,866,880					\$2,164,226
Paint	\$1,610,387					\$1,866,880					\$2,164,226
Floor Finishes	\$1,449,667					\$299,700			\$488,768		\$514,179
Carpet	\$258,524					\$299,700					\$347,434
Ceramic Tile									\$488,768		
Concrete	\$124,074										\$166,745
Terrazo											
VCT	\$885,158										
Wood Floor	\$181,911										
Ceiling Finishes	\$2,476,733										
Plaster Ceilings	\$407,098										
Acoustical Ceilings	\$1,933,239										
Auditorium Ceiling	\$136,396										
Services	\$17,955,637						\$382,857				\$358,283
Conveying	\$295,418										
New Elevator											
Original Elevator	\$295,418										
Plumbing	\$3,472,960										
Low Flow Toilets											
Plumbing Fixtures	\$2,720,005										
Domestic Water Distribution	\$223,365										
Sanitary Waste	\$309,828										
Rain Water Drainage	\$219,762										
HVAC	\$8,902,163										\$358,283
Heat Generating Systems											
Cooling Generating Systems	\$8,902,163										
Distribution Systems											
Controls & Instrumentation											
Systems Testing & Balancing											\$358,283
Fire Protection	\$1,383,420										
Sprinklers	\$1,383,420										
Electrical	\$3,901,676						\$382,857				
Electrical Service/Distribution	\$616,054					</					

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Friendly High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$19,545,637 \$762,692	\$10,183,277 \$397,363	\$29,728,914 \$1,160,055	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$464,248	\$241,873	\$706,121	Necess ary- 2-5 Yrs	Deferred Maintena nce	External doors are generally worn out, rusted, and do not close properly.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$506,883	\$264,086	\$770,968	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$1,058,769	\$551,618	\$1,610,387	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint appears to be in fair condition despite old age. Damage to paint appears to have occurred where there is damage to interior wall/partition.
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$581,958	\$303,200	\$885,158	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT appears to be worn out and cracked. Tiles buckled up and damaged in the lower level corridor.
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$169,970	\$88,554	\$258,524	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is old, worn out, and torn in some places.
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$81,574	\$42,500	\$124,074	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Wood Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$119,600	\$62,311	\$181,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	Wood floor is beyond useful life, but appears to be in fair condition and well maintained.
D1010		Original Elevator	System	Beyond Useful Life	Renew System	1	Ea.	\$194,226	\$101,192	\$295,418	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$146,854	\$76,511	\$223,365	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$144,485	\$75,277	\$219,762	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$203,700	\$106,128	\$309,828	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030		Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,852,835	\$3,049,327	\$8,902,163	Necess ary- 2-5 Yrs	Deferred Maintena nce	Original Trane chiller was upgraded with new controls and refrigerant changed to R-123 in 2002. Unit is past normal expected life and needs to be replaced.
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$909,546	\$473,874	\$1,383,420	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parts of the building lack a full coverage sprinkler system, and most sprinklers are original and in fair to poor condition.
D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$405,032	\$211,022	\$616,054	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$165,803	\$86,383	\$252,186	Necess ary- 2-5 Yrs	Deferred Maintena nce	The emergency generator is currently inoperative and needs to be repaired/replaced.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$457,142	\$238,171	\$695,313	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$445,620	\$232,168	\$677,788	Necess ary- 2-5 Yrs	Deferred Maintena nce	The parking lot surface is generally damaged and needs resurfacing.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$84,302	\$43,921	\$128,223	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is generally damaged, buckled in some places, and cracked.
G3060	In-ground Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	The existing underground fuel tank lacks leak and level detection and should be upgraded or replaced.
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,572,757	\$819,406	\$2,392,163	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$267,652	\$139,447	\$407,098	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plaster ceilings are beyond useful life, but in fair condition.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,271,032	\$662,208	\$1,933,239	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling is generally in fair to poor condition. Roof leakage, pipe leakage and general wear and tear has contributed to this condition.
C3030240	Auditorium Ceiling	System	Beyond Useful Life	Renew System	1	Ea.	\$89,675	\$46,721	\$136,396	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,788,301	\$931,705	\$2,720,005	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are original (except for new low flow toilets), in fair to poor condition, and should be replaced.
G3060	Propane System	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$16,580	\$8,638	\$25,219	Necess ary- 2-5 Yrs	Deferred Maintena nce	
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services-Inspect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical-12 months	Building Integrity	Inspect exterior wall seperation and cracks to determine if corrective action is required.
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	1	S.F.	\$363,013	\$189,130	\$552,143	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$447,416	\$233,104	\$680,520	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030310	DataPhoneSecu rity	System	Beyond Useful Life	Renew System	1	Ea.	\$421,613	\$219,660	\$641,273	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$466,616	\$243,107	\$709,723	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \High Schools\Gwynn Park High**Address:** 13800 Brandywine Road, Brandywine, MD 20613**Attributes:**

School Area	HSC
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1956, 26,400 S.F.
School Addition 1	Built in 1975, 162,557 S.F.
School Addition 2	Built in 1991, 5,888 S.F.
School Board District	9
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	194,845 S.F.

Year Built:**Last Renovation:****Facility Description:**

Gwynn Park High School is located on a 37.5-acre site close to Interstate 495 (Capital Beltway) in Brandywine, MD. The two-story, 194,845 square foot facility was originally constructed in 1956 and additions were constructed in 1975 and 1991 (six modular's with major renovation performed in 1975 and FY06 CF - Boiler Stack renovation in 2006. The school has nine temporary buildings on the site.

ACCESSIBILITY ISSUES

The path to the main entrance has curb cuts and is wide enough for wheel chair access, but the main entrance doors lack push button wall switches and automatic door openers. More handicap toilet stalls are needed in the gang restrooms. All programs in the facility on both floors are accessible via elevator. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement. The building has a crawl space.

B. SHELL

The superstructure is steel frame and load bearing masonry walls and open web steel joist roof framing.

The exterior enclosure is comprised of brick veneer and exterior metal panels. The exterior enclosure also includes metal windows with fixed frames and hollow metal steel doors. The facility has very few windows. Some windows are operable, but most of them are fixed. The single pane metal windows in the original building and 1975 addition are rusted and difficult to operate. The exterior metal doors in the original building and 1975 addition are original. The exterior doors do not close properly, difficult to operate, and do not seal tightly. The roof is low-slope built-up roof with gravel ballast and flashing. Forty percent of the roof was replaced in 2000, 20% was replaced in 1994, and the rest was replaced in 1990.

C. INTERIORS

Interior partition walls typically include metal panels and painted CMU with glazed block wainscot in the corridors. Interior doors are generally hollow core wood doors with hollow metal frames. Interior fittings in the building include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The chalkboards in most of the classrooms are original. The toilet accessories are original, rusted and stained. Stair construction includes steel risers and treads with tile finishes. There is a metal ladder to access the roof through the roof hatch.

The interior wall finishes are typically painted metal panels, CMU, and drywall. The floor finishes throughout the building are typically vinyl composition tiles (VCT), carpet, and ceramic tiles. The VCT in the corridors, and some classrooms were partially (60%) replaced in 2005 and the remaining was installed in 1975. The carpet in few classrooms on the second floor is old and stained. The carpet in the first floor classrooms was completely replaced in 2005 with VCT, but carpet in the classrooms on the second floor was partially replaced. There are ceramic tile finishes in the restrooms. The overall ceiling finishes are typically suspended acoustical tiles and were partially replaced in 2012.

D. SERVICES**Conveying**

The building has one hydraulic elevator.

Plumbing

The plumbing fixtures are original. Domestic water distribution is copper piping and the sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Facility Executive Summary

Heating is provided by two gas/oil-fired boilers (replaced 2012). Cooling is supplied by rooftop package units and water cooled chiller (replaced 2012). The cooling system was updated in November 2007. The heating/cooling distribution system is using air handlers, fan coil units, and unit ventilators. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed fluorescent fixtures. Illumination is generally inadequate throughout the building. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in interior corridors and appears to comply with ADA requirements. The system is activated by pull stations and smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems: The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings. The cabinets were replaced in the art room in 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 5 out of 287 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The underground fuel oil tank was replaced in 2008. The outdoor track is expected to be replaced by 2013 and the playground equipment was replaced in 2012.

Current Repair Cost: \$32,205,023.07

Replacement Cost: \$50,997,929.40

FCI: 63.15%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Gwynn Park High_Building

Attributes:

None

General Information:

Function:	High School	Year Built:	1956
Gross Area:	188,957 S.F.	Last Renovation:	1991

Facility Description:

Current Repair Cost: \$31,835,758.42	Replacement Cost: \$49,472,692.99	FCI: 64.35%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Gwynn Park High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$261.82	S.F.	188,957	100	\$49,472,692	46	1967	1961	2015		\$31,835,758	\$49,472,692	64
Substructure	\$15.16	S.F.	188,957	100	\$2,865,414	100	1975					\$2,865,414	
Foundations	\$15.16	S.F.	188,957	100	\$2,865,414	100	1975					\$2,865,414	
Standard Foundations	\$5.10	S.F.	188,957	0	\$962,802	100	1975					\$962,802	
Slab on Grade	\$10.07	S.F.	188,957	0	\$1,902,612	100	1975					\$1,902,612	
Shell	\$60.75	S.F.	188,957	100	\$11,478,660	76	1979	2005			\$3,670,122	\$11,478,660	32
Superstructure	\$30.57	S.F.	188,957	100	\$5,776,595	100	1975					\$5,776,595	
Floor Construction	\$18.75	S.F.	100,367	0	\$1,882,276	100	1975					\$1,882,276	
Roof Construction	\$20.61	S.F.	188,957	0	\$3,894,319	100	1975					\$3,894,319	
Exterior Enclosure	\$18.34	S.F.	188,957	100	\$3,466,087	71	1975	2005			\$1,434,144	\$3,466,087	41
Exterior Walls	\$10.75	S.F.	188,957	0	\$2,031,943	100	1975					\$2,031,943	
Exterior Windows (Orig. Bldg.)	\$4.62	S.F.	188,957	100	\$873,707	30	1975	2005			\$873,707	\$873,707	100
Exterior Doors (Orig. Bldg.)	\$2.97	S.F.	188,957	100	\$560,437	30	1975	2005			\$560,437	\$560,437	100
Roofing	\$11.83	S.F.	188,957	100	\$2,235,978	20	1990	2010			\$2,235,978	\$2,235,978	100
Roof Coverings	\$27.58	S.F.	80,147	100	\$2,210,112	20	1990	2010			\$2,210,112	\$2,210,112	100
Roof Openings	\$0.14	S.F.	188,957	100	\$25,866	20	1990	2010			\$25,866	\$25,866	100
Interiors	\$52.07	S.F.	188,957	100	\$9,838,651	45	1967	1961	2015		\$5,402,894	\$9,838,651	55
Interior Construction	\$25.86	S.F.	188,957	100	\$4,885,906	78	1975	1995			\$830,596	\$4,885,906	17
Partitions	\$18.45	S.F.	188,957	100	\$3,486,251	98	1975	2025				\$3,486,251	
Concrete Block Partitions - Regular Weight	\$10.28	S.F.	38,969	0	\$400,678	100	1975					\$400,678	
Drywall Partitions/Metal Stud Framing	\$6.87	S.F.	19,484	100	\$133,951	50	1975	2025				\$133,951	
Metal Partition	\$22.62	S.F.	130,503	100	\$2,951,622	100	1975	2075				\$2,951,622	
Interior Doors	\$3.01	S.F.	188,957	100	\$569,059	40	1975	2015				\$569,059	
Fittings	\$4.40	S.F.	188,957	100	\$830,596	20	1975	1995			\$830,596	\$830,596	100
Stairs	\$1.02	S.F.	188,957	100	\$192,560	50	1956	2006	2015			\$192,560	
Stair Construction	\$1.02	S.F.	188,957	100	\$192,560	50	1956	2006	2015	3		\$192,560	
Interior Finishes	\$25.19	S.F.	188,957	100	\$4,760,185	12	1963	1961			\$4,572,298	\$4,760,185	96
Wall Finishes	\$6.36	S.F.	188,957	100	\$1,201,347	5	1956	1961			\$1,201,347	\$1,201,347	100
Paint	\$6.36	S.F.	188,957	100	\$1,201,347	5	1956	1961			\$1,201,347	\$1,201,347	100
Floor Finishes	\$9.18	S.F.	188,957	100	\$1,733,825	15	1977	1980			\$1,545,938	\$1,733,825	89
Carpet	\$7.54	S.F.	15,000	100	\$113,162	5	2006	2011			\$113,162	\$113,162	100
Carpet	\$7.54	S.F.	14,227	100	\$107,331	5	1975	1980			\$107,331	\$107,331	100
Ceramic Tile	\$19.29	S.F.	9,742	100	\$187,887	50	1975	2025				\$187,887	
VCT	\$8.84	S.F.	149,988	100	\$1,325,445	12	1975	1987			\$1,325,445	\$1,325,445	100
Ceiling Finishes	\$9.66	S.F.	188,957	100	\$1,825,013	13	1956	1969			\$1,825,013	\$1,825,013	100
Plaster Ceilings	\$13.13	S.F.	0	100		50	1956	2006					
Acoustical Ceilings	\$9.66	S.F.	188,957	100	\$1,825,013	13	1956	1969			\$1,825,013	\$1,825,013	100
Services	\$123.32	S.F.	188,957	100	\$23,302,683	27	1963	1971			\$20,443,018	\$23,302,683	88
Plumbing	\$15.38	S.F.	188,957	100	\$2,905,650	30	1956	1986			\$2,905,650	\$2,905,650	100
Plumbing Fixtures	\$12.23	S.F.	188,957	100	\$2,310,725	30	1956	1986			\$2,310,725	\$2,310,725	100
Domestic Water Distribution	\$0.87	S.F.	188,957	100	\$163,820	30	1956	1986			\$163,820	\$163,820	100
Sanitary Waste	\$1.34	S.F.	188,957	100	\$252,915	30	1956	1986			\$252,915	\$252,915	100
Rain Water Drainage	\$0.94	S.F.	188,957	100	\$178,190	30	1956	1986			\$178,190	\$178,190	100
HVAC	\$73.33	S.F.	188,957	100	\$13,855,727	25	1975	1976			\$10,996,062	\$13,855,727	79
Heat Generating Systems	\$8.65	S.F.	188,957	100	\$1,635,326	30	2012	2042				\$1,635,326	
Boilers	\$8.65	S.F.	188,957	100	\$1,635,326	30	2012	2042				\$1,635,326	
Cooling Generating Systems	\$6.48	S.F.	188,957	100	\$1,224,339	30	2012	2042				\$1,224,339	
Water Chiller/CT	\$6.48	S.F.	188,957	100	\$1,224,339	30	2012	2042				\$1,224,339	
Distribution Systems	\$16.03	S.F.	188,957	100	\$3,029,234	30	1956	1986			\$3,029,234	\$3,029,234	100
Terminal & Package Units	\$39.55	S.F.	188,957	100	\$7,472,494	20	1956	1976			\$7,472,494	\$7,472,494	100
Controls & Instrumentation	\$1.46	S.F.	188,957	100	\$275,907	30	1956	1986			\$275,907	\$275,907	100
Systems Testing & Balancing	\$1.16	S.F.	188,957	100	\$218,427	30	1956	1986			\$218,427	\$218,427	100
Fire Protection	\$5.99	S.F.	188,957	100	\$1,132,370	30	1956	1986			\$1,132,370	\$1,132,370	100
Sprinklers	\$5.99	S.F.	188,957	100	\$1,132,370	30	1956	1986			\$1,132,370	\$1,132,370	100
Electrical	\$28.63	S.F.	188,957	100	\$5,408,936	30	1956	1971			\$5,408,936	\$5,408,936	100
Electrical Service/Distribution	\$2.78	S.F.	188,957	100	\$525,949	30	1956	1986			\$525,949	\$525,949	100
Lighting and Branch Wiring	\$20.93	S.F.	188,957	100	\$3,954,673	30	1956	1986			\$3,954,673	\$3,954,673	100
Communications and Security	\$4.17	S.F.	188,957	100	\$787,486	30	1956	1986			\$787,486	\$787,486	100
Other Electrical Systems	\$0.75	S.F.	188,957	100	\$140,828	15	1956	1971			\$140,828	\$140,828	100
Equipment & Furnishings	\$5.98	S.F.	188,957	100	\$1,129,720	23	1956	1971			\$1,129,720	\$1,129,720	100
Equipment	\$5.98	S.F.	188,957	100	\$1,129,720	23	1956	1971			\$1,129,720	\$1,129,720	100
Institutional Equipment	\$2.91	S.F.	188,957	100	\$548,941	15	1956	1971			\$548,941	\$548,941	100
Other Equipment	\$3.07	S.F.	188,957	100	\$580,779	30	1956	1986			\$580,779	\$580,779	100
Food Service Equipment	\$580,778.84	SYSTE M	1	100	\$580,779	30	1956	1986			\$580,779	\$580,779	100
Special Construction			0			0	0				\$440,475		

Prince George County Public Schools13300 Old Marlboro Pike
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Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$440,475		
ADA Compliance			0	0		0	0				\$440,475		
Building Sitework	\$4.54	S.F.	188,957	100	\$857,564	30	1956	1986			\$749,529	\$857,564	87
Site Improvements	\$3.82	S.F.	188,957	100	\$722,500	30	1956	1986			\$722,500	\$722,500	100
Parking Lots	\$2,391.61	Each	287	100	\$686,391	30	1956	1986			\$686,391	\$686,391	100
Pedestrian Paving	\$36.11	L.F.	1,000	100	\$36,109	30	1956	1986			\$36,109	\$36,109	100
Site Mechanical Utilities	\$0.71	S.F.	188,957	100	\$135,064	30	1956	1986			\$27,029	\$135,064	20
Fuel Distribution	\$0.71	S.F.	188,957	100	\$135,064	30	1956	1986			\$27,029	\$135,064	20
NG Supply	\$0.11	S.F.	188,957	100	\$20,118	30	1956	1986			\$20,118	\$20,118	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1956	1986			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2008	2038				\$108,035	

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Gwynn Park High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$20,930,808 \$1,991,607	\$10,904,951 \$1,037,627	\$31,835,758 \$3,029,234	Necess ary- 2-5 Yrs	Deferred Maintena nce	System needs to be replaced.
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$181,399	\$94,509	\$275,907	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls and instrumentation need to be upgraded.
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$143,607	\$74,819	\$218,427	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$345,791	\$180,157	\$525,949	Necess ary- 2-5 Yrs	Deferred Maintena nce	The system trips.
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,600,048	\$1,354,625	\$3,954,673	Necess ary- 2-5 Yrs	Deferred Maintena nce	Illumination appears inadequate throughout.
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$517,742	\$269,744	\$787,486	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$92,589	\$48,239	\$140,828	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$360,908	\$188,033	\$548,941	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$451,276	\$235,115	\$686,391	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	B2020	Exterior Windows (Orig. Bldg.)	System	Beyond Useful Life	Renew System	1	Ea.	\$574,429	\$299,278	\$873,707	Necess ary- 2-5 Yrs	Deferred Maintena nce	The single pane metal windows in the original building and the 1975 addition are original, rusted, difficult to operate, and in fair to poor condition.
	B2030	Exterior Doors (Orig. Bldg.)	System	Beyond Useful Life	Renew System	1	Ea.	\$368,466	\$191,971	\$560,437	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors do not close properly, are difficult to operate, and do not seal tightly. Door hardware is beyond useful life and in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$546,086	\$284,511	\$830,596	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The chalkboard in most of the classrooms is in fair to good condition. The metal toilet partitions are old, original, rusted/stained, and in poor condition. All original toilet accessories are beyond useful life and need to be replaced.

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C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$789,840	\$411,507	\$1,201,347	Necess ary- 2-5 Yrs	Deferred Maintena nce	The facility has not been painted in last twelve years and the paint is in fair condition with stains and peeling observed in some classrooms.
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$871,430	\$454,015	\$1,325,445	Necess ary- 2-5 Yrs	Deferred Maintena nce	The vinyl composition tiles in the corridors and in some classrooms were partially (60%) replaced in 2005 and the remaining were installed in 1975. The 1975 VCT is in fair to poor condition.
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$70,566	\$36,765	\$107,331	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is old, beyond useful life, stained, and in poor condition.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,199,877	\$625,136	\$1,825,013	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles are old, beyond useful life, and in poor condition.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,519,214	\$791,511	\$2,310,725	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fixtures are aged and original to the building.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$107,705	\$56,115	\$163,820	Necess ary- 2-5 Yrs	Deferred Maintena nce	System is beyond useful life.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$117,153	\$61,037	\$178,190	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$166,282	\$86,633	\$252,915	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$744,491	\$387,880	\$1,132,370	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$23,740	\$12,369	\$36,109	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$13,227	\$6,891	\$20,118	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$4,912,882	\$2,559,612	\$7,472,494	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$381,840	\$198,939	\$580,779	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	188,957	S.F.	\$289,595	\$150,879	\$440,475	Does Not Meet Current Code/St andards	ADA / Accessibility	
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,453,065	\$757,047	\$2,210,112	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020	Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$17,006	\$8,860	\$25,866	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$74,400	\$38,762	\$113,162	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Gwynn Park High\1991 Addition

Attributes:

None

General Information:

Function:	High School	Year Built:	1991
Gross Area:	5,888 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$369,264.65	Replacement Cost: \$1,525,236.41	FCI: 24.21%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Gwynn Park High\1991 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.04	S.F.	5,888	100	\$1,525,237	46	1991	1996			\$369,264	\$1,525,237	24
Substructure	\$14.54	S.F.	5,888	100	\$85,616	100	1991					\$85,616	
Foundations	\$14.54	S.F.	5,888	100	\$85,616	100	1991					\$85,616	
Standard Foundations	\$4.88	S.F.	5,888	0	\$28,748	100	1991					\$28,748	
Slab on Grade	\$9.66	S.F.	5,888	0	\$56,868	100	1991					\$56,868	
Shell	\$80.73	S.F.	5,888	100	\$475,364	67	1991	2011			\$156,365	\$475,364	33
Superstructure	\$36.58	S.F.	5,888	100	\$215,383	100	1991					\$215,383	
Floor Construction	\$18.31	S.F.	5,888	0	\$107,826	100	1991					\$107,826	
Roof Construction	\$18.27	S.F.	5,888	0	\$107,557	100	1991					\$107,557	
Exterior Enclosure	\$17.60	S.F.	5,888	100	\$103,616	71	1991	2021				\$103,616	
Exterior Walls	\$10.31	S.F.	5,888	0	\$60,719	100	1991					\$60,719	
Exterior Windows	\$4.44	S.F.	5,888	100	\$26,150	30	1991	2021				\$26,150	
Exterior Doors	\$2.84	S.F.	5,888	100	\$16,747	30	1991	2021				\$16,747	
Roofing	\$26.56	S.F.	5,888	100	\$156,365	20	1991	2011			\$156,365	\$156,365	100
Roof Coverings	\$26.43	S.F.	5,888	100	\$155,649	20	1991	2011			\$155,649	\$155,649	100
Roof Openings	\$0.12	S.F.	5,888	100	\$716	20	1991	2011			\$716	\$716	100
Interiors	\$39.44	S.F.	5,888	100	\$232,221	36	1991	1996			\$151,440	\$232,221	65
Interior Construction	\$16.96	S.F.	5,888	100	\$99,856	70	1991	2011			\$24,807	\$99,856	25
Partitions	\$9.86	S.F.	5,888	100	\$58,033	100	1991					\$58,033	
Concrete Block Partitions - Regular Weight	\$9.86	S.F.	5,888	0	\$58,033	100	1991					\$58,033	
Interior Doors	\$2.89	S.F.	5,888	100	\$17,016	40	1991	2031				\$17,016	
Fittings	\$4.21	S.F.	5,888	100	\$24,807	20	1991	2011			\$24,807	\$24,807	100
Stairs	\$0.97	S.F.	5,888	100	\$5,732	50	1991	2041				\$5,732	
Stair Construction	\$0.97	S.F.	5,888	100	\$5,732	50	1991	2041				\$5,732	
Interior Finishes	\$21.51	S.F.	5,888	100	\$126,633	10	1991	1996			\$126,633	\$126,633	100
Wall Finishes	\$6.10	S.F.	5,888	100	\$35,912	5	1991	1996			\$35,912	\$35,912	100
Paint	\$6.10	S.F.	5,888	100	\$35,912	5	1991	1996			\$35,912	\$35,912	100
Floor Finishes	\$8.49	S.F.	5,888	100	\$49,973	10	1991	2001			\$49,973	\$49,973	100
VCT	\$8.49	S.F.	5,888	100	\$49,973	10	1991	2001			\$49,973	\$49,973	100
Ceiling Finishes	\$6.92	S.F.	5,888	100	\$40,748	13	1991	2004			\$40,748	\$40,748	100
Acoustical Ceilings	\$6.92	S.F.	5,888	100	\$40,748	13	1991	2004			\$40,748	\$40,748	100
Services	\$121.54	S.F.	5,888	100	\$715,647	29	1991	2001			\$31,345	\$715,647	4
Conveying	\$1.44	S.F.	5,888	100	\$8,508	30	1991	2021				\$8,508	
Elevators and Lifts	\$1.44	S.F.	5,888	100	\$8,508	30	1991	2021				\$8,508	
Plumbing	\$12.82	S.F.	5,888	100	\$75,496	30	1991	2021				\$75,496	
Plumbing Fixtures	\$9.80	S.F.	5,888	100	\$57,674	30	1991	2021				\$57,674	
Domestic Water Distribution	\$0.84	S.F.	5,888	100	\$4,926	30	1991	2021				\$4,926	
Sanitary Waste	\$1.29	S.F.	5,888	100	\$7,612	30	1991	2021				\$7,612	
Rain Water Drainage	\$0.90	S.F.	5,888	100	\$5,284	30	1991	2021				\$5,284	
HVAC	\$76.61	S.F.	5,888	100	\$451,097	29	1991	2001			\$31,345	\$451,097	7
Heat Generating Systems	\$8.30	S.F.	5,888	100	\$48,898	30	1991	2021				\$48,898	
Cooling Generating Systems	\$9.70	S.F.	5,888	100	\$57,137	30	1991	2021				\$57,137	
Distribution Systems	\$15.38	S.F.	5,888	100	\$90,542	30	1991	2021				\$90,542	
Terminal & Package Units	\$37.90	S.F.	5,888	100	\$223,175	30	1991	2021				\$223,175	
Controls & Instrumentation	\$1.40	S.F.	5,888	100	\$8,239	20	1991	2011			\$8,239	\$8,239	100
Systems Testing & Balancing	\$3.92	S.F.	5,888	100	\$23,106	10	1991	2001			\$23,106	\$23,106	100
Fire Protection	\$4.05	S.F.	5,888	100	\$23,822	30	1991	2021				\$23,822	
Sprinklers	\$4.05	S.F.	5,888	100	\$23,822	30	1991	2021				\$23,822	
Electrical	\$26.62	S.F.	5,888	100	\$156,724	30	1991	2021				\$156,724	
Electrical Service/Distribution	\$2.56	S.F.	5,888	100	\$15,045	30	1991	2021				\$15,045	
Lighting and Branch Wiring	\$20.08	S.F.	5,888	100	\$118,215	30	1991	2021				\$118,215	
Communications and Security	\$3.99	S.F.	5,888	100	\$23,464	30	1991	2021				\$23,464	
Equipment & Furnishings	\$2.78	S.F.	5,888	100	\$16,389	15	1991	2006			\$16,389	\$16,389	100
Equipment	\$2.78	S.F.	5,888	100	\$16,389	15	1991	2006			\$16,389	\$16,389	100
Institutional Equipment	\$2.78	S.F.	5,888	100	\$16,389	15	1991	2006			\$16,389	\$16,389	100
Special Construction			0			0	0				\$13,725		
Special Construction			0			0	0				\$13,725		
ADA Compliance			0	0		0	0				\$13,725		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Gwynn Park High\1991 Addition (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Gwynn Park High\1991 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$242,778 \$23,611	\$126,487 \$12,301	\$369,265 \$35,912	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$32,855	\$17,117	\$49,973	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$26,790	\$13,958	\$40,748	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$15,191	\$7,915	\$23,106	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$10,775	\$5,614	\$16,389	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	5,888	S.F.	\$9,024	\$4,701	\$13,725	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$102,333	\$53,316	\$155,649	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020	Roof Openings	System		Beyond Useful Life	Renew System	1	Ea.	\$471	\$245	\$716	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$16,310	\$8,497	\$24,807	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$5,417	\$2,822	\$8,239	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \High Schools\High Point High

Address: 3601 Powder Mill Road, Beltsville, MD 20705

Attributes:

School Area	HSC
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1954, 156,146 S.F.
School Addition 1	Built in 1957, 9,767 S.F.
School Addition 2	Built in 1964, 90,726 S.F.
School Addition 3	Built in 1967, 40,732 S.F.
School Addition 4	Built in 1977, 21,005 S.F. (Auditorium)
School Board District	1
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	318,376 S.F.

Year Built:
Last Renovation:
Facility Description:

High Point High School is a three-story, 318,376 square foot facility located on a 38.8-acre site close to I-95 in Beltsville, MD. The original building was constructed in 1954 and additions were constructed in 1957, 1964, 1967, 1977, with Science Renovation (12,758 S.F.) performed in 1997, FY02 Science CR Renovation (1,278 S.F.) performed in 2005, Major Systems Renovation performed in 2006, FY06 CF Steam Traps performed in 2006, FY06 CF - Roof Replacement performed in 2006, and FY07 Science Renovation performed in 2007. The school has four portable/temporary classroom structures.

ACCESSIBILITY ISSUES

The facility is generally not in compliance with ADA requirements. The main entrance appears to be handicap accessible, however, the restroom facilities do not. Signage and fire alarm system do not appear to comply with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building has a basement and cellar of cast-in-place concrete construction.

B. SHELL

The superstructure is concrete frame. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick and stucco over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically pitched or low-slope with built-up roof and was replaced in 2006. Entrances comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, lockers, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes steel risers and treads with rubber finishes. The interior wall finishes are typically painted CMU or drywall. Floor finishes in common areas are typically terrazzo. Floor finishes in assignable spaces is typically vinyl tile. During the 2008 assessment it was noted According to the A.H.E.R.A. Management Plan, the school contains 140,280 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES
Conveying

Conveying equipment includes one hydraulic elevator that is original.

Plumbing

Fixtures approximately 75% were replaced 2007. Domestic water distribution is copper piping and the sanitary waste system is cast iron. Rain water system is internal and external with both roof drains and scuppers. Domestic hot water is provided by gas hot water heaters.

HVAC

Heating is provided by three boilers. Cooling is supplied by a mixture of window units, roof top units, and air cooled chiller and cooling towers. The heating/cooling distribution system is a mixture of ductwork in the auditorium and 2-pipe system in most of the school. These systems utilize air handlers, radiators, and unit ventilators installed in 2012. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in bathrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panels wiring is typically copper and was partially updated. Lighting and branch wiring is typically serving a mixture of recessed, surface-mounted, and pendent-mounted fluorescent and incandescent fixtures. Illumination is generally inadequate in classrooms, hallways, gym, auditorium, and staircases. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors and appears not to comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are combined and include dedicated closets or cabinets that are inadequately secured and cooled. The building does not include an internal security system.

Other Electrical Systems: The building has an emergency generator on the auditorium side.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 4 out of 450 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The underground fuel oil storage tank was replaced in 2008.

Current Repair Cost: \$37,184,262.61

Replacement Cost: \$82,323,279.16

FCI: 45.17%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\High Point High_Original Building

Attributes:

None

General Information:

Function:	High School	Year Built:	1954
Gross Area:	318,376 S.F.	Last Renovation:	2006

Facility Description:

Current Repair Cost: \$37,184,262.61	Replacement Cost: \$82,323,279.16	FCI: 45.17%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\High Point High_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	318,376	100	\$82,323,275	42	1966	1961	2009		\$37,184,258	\$82,323,275	45
Substructure	\$15.79	S.F.	318,376	100	\$5,026,514	100	1954					\$5,026,514	
Foundations	\$15.21	S.F.	318,376	100	\$4,842,499	100	1954					\$4,842,499	
Standard Foundations	\$5.11	S.F.	318,376	0	\$1,627,080	100	1954					\$1,627,080	
Slab on Grade	\$10.10	S.F.	318,376	0	\$3,215,419	100	1954					\$3,215,419	
Basement Construction	\$0.58	S.F.	318,376	100	\$184,015	100	1954					\$184,015	
Basement Excavation	\$0.20	S.F.	79,594	0	\$15,738	100	1954					\$15,738	
Basement Walls	\$2.11	S.F.	79,594	0	\$168,277	100	1954					\$168,277	
Shell	\$66.05	S.F.	318,376	100	\$21,029,302	58	1978	1984			\$1,481,805	\$21,029,302	7
Superstructure	\$19.78	S.F.	318,376	100	\$6,298,420	100	1954					\$6,298,420	
Floor Construction	\$18.81	S.F.	160,000	0	\$3,010,363	100	1954					\$3,010,363	
Roof Construction	\$10.33	S.F.	318,376	0	\$3,288,057	100	1954					\$3,288,057	
Exterior Enclosure	\$18.40	S.F.	318,376	100	\$5,859,424	71	1972	1984			\$1,481,805	\$5,859,424	25
Exterior Walls	\$10.78	S.F.	318,376	0	\$3,433,332	100	1954					\$3,433,332	
Exterior Windows	\$4.65	S.F.	318,376	100	\$1,481,805	30	1954	1984			\$1,481,805	\$1,481,805	100
Exterior Doors	\$2.97	S.F.	318,376	100	\$944,287	30	2007	2037				\$944,287	
Roofing	\$27.86	S.F.	318,376	100	\$8,871,458	20	2006	2026				\$8,871,458	
Roof Coverings	\$27.67	S.F.	318,376	100	\$8,808,506	20	2006	2026				\$8,808,506	
Roof Openings	\$0.20	S.F.	318,376	100	\$62,952	20	2006	2026				\$62,952	
Interiors	\$45.00	S.F.	318,376	100	\$14,327,797	36	1961	1961	2009		\$9,751,321	\$14,327,797	68
Interior Construction	\$17.40	S.F.	318,376	100	\$5,541,044	51	1954	1974	2009		\$2,575,162	\$5,541,044	46
Partitions	\$9.98	S.F.	318,376	100	\$3,177,905	69	1954	2004	2009		\$212,023	\$3,177,905	7
Concrete Block Partitions - Regular Weight	\$10.31	S.F.	287,604	0	\$2,965,882	70	1954					\$2,965,882	
Drywall Partitions/Metal Stud Framing	\$6.89	S.F.	30,772	100	\$212,023	50	1954	2004	2009		\$212,023	\$212,023	100
Interior Doors	\$3.03	S.F.	318,376	100	\$963,657	40	1954	1994	2009		\$963,657	\$963,657	100
Fittings	\$4.40	S.F.	318,376	100	\$1,399,482	20	1954	1974	2009		\$1,399,482	\$1,399,482	100
Stairs	\$1.66	S.F.	318,376	100	\$527,832	100	1954	2054				\$527,832	
Stair Construction	\$1.66	S.F.	318,376	100	\$527,832	100	1954	2054				\$527,832	
Interior Finishes	\$25.94	S.F.	318,376	100	\$8,258,921	21	1970	1961	2009		\$7,176,159	\$8,258,921	87
Wall Finishes	\$6.86	S.F.	318,376	100	\$2,185,335	9	2001	1989			\$2,185,335	\$2,185,335	100
Paint	\$6.37	S.F.	300,376	100	\$1,914,293	5	2004	2009			\$1,914,293	\$1,914,293	100
Tile	\$15.06	S.F.	18,000	100	\$271,042	35	1954	1989			\$271,042	\$271,042	100
Floor Finishes	\$11.45	S.F.	318,376	100	\$3,644,277	31	1954	1961			\$2,561,515	\$3,644,277	70
Carpet	\$7.56	S.F.	20,000	100	\$151,187	7	1954	1961			\$151,187	\$151,187	100
Ceramic Tile	\$19.35	S.F.	10,000	100	\$193,471	50	1954	2004			\$193,471	\$193,471	100
Terrazo	\$28.21	S.F.	38,376	100	\$1,082,762	75	1954	2029				\$1,082,762	
VCT	\$8.87	S.F.	250,000	100	\$2,216,857	10	1954	1964			\$2,216,857	\$2,216,857	100
Ceiling Finishes	\$7.63	S.F.	318,376	100	\$2,429,309	17	1954	1967	2009		\$2,429,309	\$2,429,309	100
Plaster Ceilings	\$13.16	S.F.	21,005	100	\$276,355	50	1954	2004	2009		\$276,355	\$276,355	100
Acoustical Ceilings	\$7.24	S.F.	297,371	100	\$2,152,954	13	1954	1967	2009		\$2,152,954	\$2,152,954	100
Services	\$110.76	S.F.	318,376	100	\$35,263,076	30	1968	1969			\$18,696,887	\$35,263,076	53
Conveying	\$2.36	S.F.	318,376	100	\$750,587	30	1954	1984			\$750,587	\$750,587	100
Elevators and Lifts	\$2.36	S.F.	318,376	100	\$750,587	30	1954	1984			\$750,587	\$750,587	100
Plumbing	\$15.44	S.F.	318,376	100	\$4,915,136	30	1954	1984			\$4,915,136	\$4,915,136	100
Plumbing Fixtures	\$12.27	S.F.	318,376	100	\$3,907,897	30	1954	1984			\$3,907,897	\$3,907,897	100
Domestic Water Distribution	\$0.87	S.F.	318,376	100	\$276,022	30	1954	1984			\$276,022	\$276,022	100
Sanitary Waste	\$1.35	S.F.	318,376	100	\$430,982	30	1954	1984			\$430,982	\$430,982	100
Rain Water Drainage	\$0.94	S.F.	318,376	100	\$300,235	30	1954	1984			\$300,235	\$300,235	100
HVAC	\$58.95	S.F.	318,376	100	\$18,769,525	30	1978	1984			\$8,590,592	\$18,769,525	46
Heat Generating Systems	\$11.68	S.F.	318,376	100	\$3,719,039	30	1988	2018				\$3,719,039	
Boilers	\$8.68	S.F.	318,376	100	\$2,765,067	30	1988	2018				\$2,765,067	
Piping and Misc Equipments	\$3.00	S.F.	318,376	100	\$953,972	30	1988	2018				\$953,972	
Cooling Generating Systems	\$25.39	S.F.	318,376	100	\$8,082,131	30	1987	1984			\$1,622,237	\$8,082,131	20
Chilled Water, Air Cooled Condenser Systems	\$10.15	S.F.	318,376	100	\$3,229,947	30	2005	2035				\$3,229,947	
Chilled Water, Cooling Tower Systems	\$10.15	S.F.	318,376	100	\$3,229,947	30	2002	2032				\$3,229,947	
Piping and Misc Equipments	\$5.10	S.F.	318,376	100	\$1,622,237	30	1954	1984			\$1,622,237	\$1,622,237	100
Distribution Systems	\$16.08	S.F.	318,376	100	\$5,118,521	30	1979	2009			\$5,118,521	\$5,118,521	100
Controls & Instrumentation	\$4.33	S.F.	318,376	100	\$1,380,112	30	1954	1984			\$1,380,112	\$1,380,112	100
Systems Testing & Balancing	\$1.48	S.F.	318,376	100	\$469,722	30	1954	1984			\$469,722	\$469,722	100
Fire Protection	\$6.02	S.F.	318,376	100	\$1,917,630	30	1954	1984			\$1,917,630	\$1,917,630	100
Sprinklers	\$6.02	S.F.	318,376	100	\$1,917,630	30	1954	1984			\$1,917,630	\$1,917,630	100
Electrical	\$27.99	S.F.	318,376	100	\$8,910,198	29	1967	1969			\$2,522,942	\$8,910,198	28
Electrical Service/Distribution	\$2.68	S.F.	318,376	100	\$852,280	30	1954	1984			\$852,280	\$852,280	100
Lighting and Branch Wiring	\$20.06	S.F.	318,376	100	\$6,387,256	30	2007	2037				\$6,387,256	

Prince George County Public Schools

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Communications and Security	\$4.18	S.F.	318,376	100	\$1,331,687	30	1954	1984			\$1,331,687	\$1,331,687	100
Other Electrical Systems	\$1.06	S.F.	318,376	100	\$338,975	15	1954	1969			\$338,975	\$338,975	100
Equipment & Furnishings	\$17.14	S.F.	318,376	100	\$5,458,358	15	1954	1969			\$5,458,358	\$5,458,358	100
Equipment	\$17.14	S.F.	318,376	100	\$5,458,358	15	1954	1969			\$5,458,358	\$5,458,358	100
Institutional Equipment	\$3.10	S.F.	318,376	100	\$987,870	15	1954	1969			\$987,870	\$987,870	100
Other Equipment	\$14.04	S.F.	318,376	100	\$4,470,488	15	1954	1969			\$4,470,488	\$4,470,488	100
Food Service Equipment	\$722,394.39	SYSTEM	1	100	\$722,394	15	1954	1969			\$722,394	\$722,394	100
Other Equipment	\$11.77	S.F.	318,376	100	\$3,748,094	15	1954	1969			\$3,748,094	\$3,748,094	100
Special Construction			0			0	0				\$742,161		
Special Construction			0			0	0				\$742,161		
ADA Compliance			0	0		0	0				\$742,161		
Building Sitework	\$3.83	S.F.	318,376	100	\$1,218,228	47	1954	1984			\$1,053,726	\$1,218,228	86
Site Improvements	\$3.32	S.F.	318,376	100	\$1,055,764	50	1954	2004			\$999,297	\$1,055,764	95
Parking Lots	\$2,220.66	Ea.	450	100	\$999,297	50	1954	2004			\$999,297	\$999,297	100
Pedestrian Paving	\$37.64	L.F.	1,500	100	\$56,467	50	1954	2004				\$56,467	
Site Mechanical Utilities	\$0.51	S.F.	318,376	100	\$162,464	30	1972	1984			\$54,429	\$162,464	34
Fuel Distribution	\$0.51	S.F.	318,376	100	\$162,464	30	1972	1984			\$54,429	\$162,464	34
Propane Tank	\$7,605.00	SYSTEM	1	100	\$7,605	30	1954	1984			\$7,605	\$7,605	100
Pumps	\$46,823.98	SYSTEM	1	100	\$46,824	30	1954	1984			\$46,824	\$46,824	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2008	2038				\$108,035	

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Facility Executive Summary

Facility: \High Schools\High Point High_Original Building (continued)

[illegible]

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

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Facility: \High Schools\High Point High_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$24,447,247 \$974,231	\$12,737,016 \$507,574	\$37,184,263 \$1,481,805	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$178,200	\$92,842	\$271,042	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$1,457,500	\$759,357	\$2,216,857	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$99,400	\$51,787	\$151,187	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$127,200	\$66,271	\$193,471	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010		Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$493,483	\$257,105	\$750,587	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$2,569,294	\$1,338,602	\$3,907,897	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the water fountains are original and out of order. Sinks, faucets, and other plumbing fixtures were not updated, but some urinals and toilets were.
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$181,474	\$94,548	\$276,022	Necess ary- 2-5 Yrs	Deferred Maintena nce	Although the hot water heater and holding tank were updated, the distribution system was not and it is in need of update.
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$283,355	\$147,628	\$430,982	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115		Piping and Misc Equipments	System	Beyond Useful Life	Renew System	1	Ea.	\$1,066,560	\$555,678	\$1,622,237	Necess ary- 2-5 Yrs	Deferred Maintena nce	There are many stains on the ceiling tiles as an indication of pipe and plumbing leaks. Pipes in the auditorium air handling room are outdated. Pipes are losing their insulation throughout the school.
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$907,372	\$472,741	\$1,380,112	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is not functioning properly. Some classrooms get too hot in winter and some receive no heat.
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$308,825	\$160,898	\$469,722	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some hallways and classrooms feel stuffy and ventilation is inadequate. This indicates that the HVAC system balancing and control is inadequate and in need of repair or replacement.
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,260,769	\$656,861	\$1,917,630	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$560,342	\$291,938	\$852,280	Necessary- 2-5 Yrs	Deferred Maintenance	Switchgear is original in most of the school.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$875,534	\$456,153	\$1,331,687	Critical / Immediate Need	Deferred Maintenance	The security system is outdated and does not meet the school's needs. Internal and external surveillance is needed. The communication room and cables are in need of attention.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$222,863	\$116,112	\$338,975	Necessary- 2-5 Yrs	Deferred Maintenance	Most of the electrical panels in hallways and classrooms need update. Some need locks and others have no capacity to expand at the time of need.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$649,487	\$338,383	\$987,870	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$657,000	\$342,297	\$999,297	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$30,785	\$16,039	\$46,824	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$5,000	\$2,605	\$7,605	Necessary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$197,393	\$102,842	\$300,235	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$474,947	\$247,447	\$722,394	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090910	Other Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$2,464,230	\$1,283,864	\$3,748,094	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	318,376	S.F.	\$487,943	\$254,218	\$742,161	Does Not Meet Current Code/Standards	ADA / Accessibility	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$139,397	\$72,626	\$212,023	Necessary- 2-5 Yrs	Deferred Maintenance	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$633,568	\$330,089	\$963,657	Necessary- 2-5 Yrs	Deferred Maintenance	
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$920,107	\$479,376	\$1,399,482	Necessary- 2-5 Yrs	Deferred Maintenance	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$1,258,575	\$655,718	\$1,914,293	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$181,693	\$94,662	\$276,355	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,415,486	\$737,468	\$2,152,954	Necessary- 2-5 Yrs	Deferred Maintenance	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,365,234	\$1,753,287	\$5,118,521	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary**Facility:** \High Schools\Largo High**Address:** 505 Largo Road, Upper Marlboro, MD 20772**Attributes:**

School Area	HSC
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1970, 185,406 S.F.
School Addition 1	Built in 1974, 58,175 S.F.
School Board District	6
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	243,581 S.F.

Year Built:
Last Renovation:**Facility Description:**

Largo High School is located on a 40-acre site outside I-495 (Capital Beltway) in the Upper Marlboro, MD. The two-story, 243,581 square foot facility was originally constructed in 1970, with an addition constructed in 1974 and no major renovations performed.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and wide enough doors for wheel chair access but lacks push button wall switches and automatic door openers. Handicap toilet stalls are available in only one gang restroom on the first floor. The facility has three separate wings which are not connected to each other at the second floor with only one wing having elevator access. The programs on the second story of two wings are therefore not handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on the concrete footing and foundation. The building does not have a basement.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill and is resting on open web steel joist roof framing. The exterior enclosure is brick veneer over CMU. Exterior windows are typically aluminum sash with operable single-pane glazing that are rusted, break frequently and lack supports to keep them open, difficult to open, do not seal properly, and water comes in around some windows. Fire exit windows are not available in many classrooms. Few classrooms have exterior exits to the outside. The exterior doors are hollow metal steel doors and metal frames. The facility has a low-slope built up roof with gravel ballast that was replaced in 1996. The 1970 roof (52,140 S.F.) was replaced in 2012.

C. INTERIORS

Interior partition walls typically include painted CMU, gypsum drywalls, and folding metal partition walls. Six folding metal partition walls were replaced in 2007. Interior doors (including fire doors with no fire ratings) are generally solid core wood doors with metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards that are difficult to write on. The steel framed stairs have ceramic tile floor finishes. There is a metal ladder to access the roof through the roof hatch.

Interior wall finishes are typically painted CMU, gypsum drywalls, and folding metal partitions. The floor finishes throughout the building are typically vinyl asbestos tiles (VAT), vinyl composition tiles (VCT), terrazzo, carpet, and ceramic tiles. There is VAT floor finish in corridors (near multi-purpose room) and classrooms (rooms 103, 110, 118, 237, 241, and 243). There is terrazzo floor in the lobby. There is carpet in the offices and teachers lounge. There is ceramic tile floor finish in the restrooms. The gym floor was replaced in 2012. The overall ceiling finishes are typically suspended acoustical tiles. Some tiles contain asbestos in the front lobby, library, some classrooms, and are stained warped. There is sheetrock ceilings in the restrooms, storage rooms, and mechanical rooms.

The school and the kitchen area need more storage space.

D. SERVICES**Conveying**

Conveying equipment includes one hydraulic elevator.

Plumbing

The plumbing fixtures are mostly original; however, the water closets have been replaced. Domestic water distribution is copper piping and the sanitary waste system is cast iron. Rain water drainage system is internal with roof drains and scuppers. Domestic hot water is provided by a hot water storage tank heated by a steam exchanger from an operating boiler.

HVAC

Facility Executive Summary

Heating is provided by three steam boilers that are gas/oil fired installed in 1970. Cooling is supplied by two absorption steam powered water cooled chillers (one out of service) that are original and very energy inefficient. The cooling towers were replaced in 2002. The heating/cooling distribution system is a 2-pipe system using large penthouse mounted air handlers, fan coil units, fin tube radiators, and unit ventilators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has/a fire sprinkler system. Standpipes are included within fire stairs. Fire extinguishers and cabinets are, distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel that is original (1970). Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent fixtures and some incandescent fixtures that were upgraded in 2007. Illumination is generally adequate. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors, etc., and or do not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 5 out of 272 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The underground fuel oil storage tank was installed in 2007. The outdoor track was replaced in 2012.

Current Repair Cost: \$31,459,328.86

Replacement Cost: \$62,865,696.76

FCI: 50.04%

Prince George County Public Schools

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Facility Executive Summary

Facility: \High Schools\Largo High_Building

Attributes:

None

General Information:

Function: High School
Gross Area: 243,581 S.F.

Year Built: 1970
Last Renovation:

Facility Description:

Current Repair Cost: \$31,459,328.86

Replacement Cost: \$62,865,696.76

FCI: 50.04%

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility: \High Schools\Largo High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.09	S.F.	243,581	100	\$63,109,098	50	1972	1975	2015		\$31,459,331	\$62,865,698	50
Substructure	\$19.47	S.F.	243,581	100	\$4,742,230	100	1970					\$4,742,230	
Foundations	\$14.97	S.F.	243,581	100	\$3,645,589	100	1970					\$3,645,589	
Standard Foundations	\$4.94	S.F.	243,581	0	\$1,204,082	100	1970					\$1,204,082	
Slab on Grade	\$10.02	S.F.	243,581	0	\$2,441,507	100	1970					\$2,441,507	
Basement Construction	\$4.50	S.F.	243,581	100	\$1,096,641	100	1970					\$1,096,641	
Basement Excavation	\$0.23	S.F.	243,581	0	\$55,573	100	1970					\$55,573	
Basement Walls	\$4.27	S.F.	243,581	0	\$1,041,068	100	1970					\$1,041,068	
Shell	\$59.45	S.F.	243,581	101	\$14,573,588	63	1977	2000			\$1,937,275	\$14,481,337	13
Superstructure	\$20.41	S.F.	243,581	100	\$4,972,204	100	1970					\$4,972,204	
Floor Construction	\$20.18	S.F.	60,000	0	\$1,211,020	100	1970					\$1,211,020	
Roof Construction	\$20.49	S.F.	183,581	0	\$3,761,184	100	1970					\$3,761,184	
Exterior Enclosure	\$18.27	S.F.	243,581	102	\$4,541,797	70	1970	2000			\$1,937,275	\$4,449,546	44
Exterior Walls	\$10.69	S.F.	243,581	0	\$2,604,522	100	1970					\$2,604,522	
Exterior Windows	\$4.61	S.F.	243,581	105	\$1,178,703	30	1970	2000			\$1,178,703	\$1,122,575	105
Exterior Doors	\$2.97	S.F.	243,581	105	\$758,572	30	1970	2000			\$758,572	\$722,449	105
Roofing	\$20.77	S.F.	243,581	100	\$5,059,587	20	1996	2016				\$5,059,587	
Roof Coverings	\$27.42	S.F.	183,581	100	\$5,034,457	20	1996	2016				\$5,034,457	
Roof Openings	\$0.14	S.F.	183,581	100	\$25,130	20	1996	2016				\$25,130	
Interiors	\$64.42	S.F.	243,581	100	\$15,739,390	53	1974	1975	2015		\$5,832,606	\$15,690,495	37
Interior Construction	\$17.49	S.F.	243,581	100	\$4,261,328	65	1970	1990			\$1,793,156	\$4,261,328	42
Partitions	\$10.13	S.F.	243,581	100	\$2,468,172	91	1970	2020				\$2,468,172	
Concrete Block Partitions - Regular Weight	\$10.46	S.F.	194,864	100	\$2,039,150	100	1970					\$2,039,150	
Drywall Partitions/Metal Stud Framing	\$8.81	S.F.	48,716	100	\$429,022	50	1970	2020				\$429,022	
Interior Doors	\$3.00	S.F.	243,581	100	\$729,859	40	1970	2010			\$729,859	\$729,859	100
Fittings	\$4.37	S.F.	243,581	100	\$1,063,297	20	1970	1990			\$1,063,297	\$1,063,297	100
Stairs	\$1.00	S.F.	243,581	100	\$244,521	50	1970	2020				\$244,521	
Stair Construction	\$1.00	S.F.	243,581	100	\$244,521	50	1970	2020				\$244,521	
Interior Finishes	\$45.92	S.F.	243,581	100	\$11,233,541	49	1980	1975	2015		\$4,039,450	\$11,184,646	36
Wall Finishes	\$6.33	S.F.	243,581	100	\$1,541,225	5	2000	2005			\$1,541,225	\$1,541,225	100
Paint	\$6.33	S.F.	243,581	100	\$1,541,225	5	2000	2005			\$1,541,225	\$1,541,225	100
Floor Finishes	\$30.36	S.F.	243,581	101	\$7,443,462	69	1970	1975	2015		\$249,371	\$7,394,567	3
Carpet	\$7.50	S.F.	5,000	100	\$37,493	5	1970	1975			\$37,493	\$37,493	100
Ceramic Tile	\$19.18	S.F.	25,000	100	\$479,495	50	1970	2020				\$479,495	
Terrazzo	\$36.02	S.F.	180,000	100	\$6,483,110	75	1970	2045				\$6,483,110	
VAT (Resilient Flooring)	\$22.48	S.F.	7,250	130	\$211,878	13	1970	1983			\$211,878	\$162,983	130
VCT	\$8.79	S.F.	26,331	100	\$231,486	12	1970	1982	2015	3		\$231,486	
Ceiling Finishes	\$9.23	S.F.	243,581	100	\$2,248,854	13	1970	1983			\$2,248,854	\$2,248,854	100
Acoustical Ceilings	\$9.23	S.F.	243,581	100	\$2,248,854	13	1970	1983			\$2,248,854	\$2,248,854	100
Services	\$105.86	S.F.	243,581	100	\$25,888,129	30	1970	1985			\$21,164,424	\$25,785,875	82
Conveying	\$1.03	S.F.	243,581	100	\$251,931	30	1970	2000			\$251,931	\$251,931	100
Elevators and Lifts	\$1.03	S.F.	243,581	100	\$251,931	30	1970	2000			\$251,931	\$251,931	100
Plumbing	\$15.30	S.F.	243,581	100	\$3,727,096	30	1970	2000			\$3,727,096	\$3,727,096	100
Plumbing Fixtures	\$12.15	S.F.	243,581	100	\$2,960,189	30	1970	2000			\$2,960,189	\$2,960,189	100
Domestic Water Distribution	\$0.87	S.F.	243,581	100	\$211,177	30	1970	2000			\$211,177	\$211,177	100
Sanitary Waste	\$1.34	S.F.	243,581	100	\$326,028	30	1970	2000			\$326,028	\$326,028	100
Rain Water Drainage	\$0.94	S.F.	243,581	100	\$229,702	30	1970	2000			\$229,702	\$229,702	100
HVAC	\$55.84	S.F.	243,581	101	\$13,670,589	30	1970	2000			\$8,946,884	\$13,600,567	66
Heat Generating Systems	\$8.59	S.F.	243,581	100	\$2,093,250	30	1970	2000			\$2,093,250	\$2,093,250	100
Boilers	\$8.59	S.F.	243,581	100	\$2,093,250	30	1970	2000			\$2,093,250	\$2,093,250	100
Cooling Generating Systems	\$9.31	S.F.	243,581	103	\$2,337,401	30	1970	2000			\$2,337,401	\$2,267,379	103
Absorbion Chillers	\$6.43	S.F.	243,581	100	\$1,567,159	30	1970	2000			\$1,567,159	\$1,567,159	100
Chilled Water, Cooling Tower Systems	\$2.87	S.F.	243,581	110	\$770,242	30	1970	2000			\$770,242	\$700,220	110
Distribution Systems	\$15.94	S.F.	243,581	100	\$3,882,701	30	1970	2000			\$3,882,701	\$3,882,701	100
Terminal & Package Units	\$19.39	S.F.	243,581	100	\$4,723,705	0	0					\$4,723,705	
Controls & Instrumentation	\$1.44	S.F.	243,581	100	\$351,962	30	1970	2000			\$351,962	\$351,962	100
Systems Testing & Balancing	\$1.16	S.F.	243,581	100	\$281,570	30	1970	2000			\$281,570	\$281,570	100
Fire Protection	\$5.98	S.F.	243,581	100	\$1,456,013	30	1970	2000			\$1,456,013	\$1,456,013	100
Sprinklers	\$5.98	S.F.	243,581	100	\$1,456,013	30	1970	2000			\$1,456,013	\$1,456,013	100
Electrical	\$27.71	S.F.	243,581	100	\$6,782,500	30	1970	1985			\$6,782,500	\$6,750,268	100
Electrical Service/Distribution	\$2.65	S.F.	243,581	105	\$676,879	30	1970	2000			\$676,879	\$644,647	105
Lighting and Branch Wiring	\$20.81	S.F.	243,581	100	\$5,068,258	30	1970	2000			\$5,068,258	\$5,068,258	100
Communications and Security	\$4.14	S.F.	243,581	100	\$1,007,724	30	1970	2000			\$1,007,724	\$1,007,724	100
Other Electrical Systems	\$0.12	S.F.	243,581	100	\$29,639	15	1970	1985			\$29,639	\$29,639	100
Equipment & Furnishings	\$5.25	S.F.	243,581	100	\$1,277,629	22	1970	1985			\$1,277,629	\$1,277,629	100

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment	\$5.25	S.F.	243,581	100	\$1,277,629	22	1970	1985			\$1,277,629	\$1,277,629	100
Institutional Equipment	\$2.87	S.F.	243,581	100	\$700,220	15	1970	1985			\$700,220	\$700,220	100
Other Equipment	\$2.37	S.F.	243,581	100	\$577,409	30	1970	2000			\$577,409	\$577,409	100
Food Service Equipment	\$577,408.97	SYSTEM	1	100	\$577,409	30	1970	2000			\$577,409	\$577,409	100
Special Construction			0			0	0				\$567,808		
Special Construction			0			0	0				\$567,808		
ADA Compliance			0	0		0	0				\$567,808		
Building Sitework	\$3.65	S.F.	243,581	100	\$888,132	30	1970	2000	2015		\$679,589	\$888,132	77
Site Improvements	\$3.07	S.F.	243,581	100	\$747,252	30	1970	2000	2015		\$646,744	\$747,252	87
Parking Lots	\$2,377.73	Ea.	272	100	\$646,744	30	1970	2000			\$646,744	\$646,744	100
Pedestrian Paving	\$35.90	L.F.	2,800	100	\$100,508	30	1970	2000	2015	3		\$100,508	
Site Mechanical Utilities	\$0.58	S.F.	243,581	100	\$140,880	30	1970	2000			\$32,845	\$140,880	23
Fuel Distribution	\$0.58	S.F.	243,581	100	\$140,880	30	1970	2000			\$32,845	\$140,880	23
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1970	2000			\$6,911	\$6,911	100
Pumps	\$0.11	S.F.	243,581	100	\$25,934	30	1970	2000			\$25,934	\$25,934	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2007	2037				\$108,035	

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Facility Executive Summary

Facility: \High Schools\Largo High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$31,459,329			\$362,778	\$5,694,611	\$1,830,166			\$1,460,634		\$2,121,664
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$1,937,275				\$5,694,611						
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,937,275										
Exterior Walls											
Exterior Windows	\$1,178,703										
Exterior Doors	\$758,572										
Roofing					\$5,694,611						
Roof Coverings					\$5,666,326						
Roof Openings					\$28,284						
Interiors	\$5,832,605			\$252,951		\$1,830,166			\$1,460,634		\$2,121,664
Interior Construction	\$1,793,156								\$543,472		
Partitions									\$543,472		
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing									\$543,472		
Interior Doors	\$729,859										
Fittings	\$1,063,297										
Stairs									\$309,752		
Stair Construction									\$309,752		
Interior Finishes	\$4,039,449			\$252,951		\$1,830,166			\$607,410		\$2,121,664
Wall Finishes	\$1,541,225					\$1,786,702					\$2,071,277
Paint	\$1,541,225					\$1,786,702					\$2,071,277
Floor Finishes	\$249,370			\$252,951		\$43,464			\$607,410		\$50,387
Carpet	\$37,493					\$43,464					\$50,387
Ceramic Tile									\$607,410		
Terrazzo											
VAT (Resilient Flooring)	\$211,878										
VCT				\$252,951							
Ceiling Finishes	\$2,248,854										
Acoustical Ceilings	\$2,248,854										
Services	\$21,164,423										
Conveying	\$251,931										
Elevators and Lifts	\$251,931										
Plumbing	\$3,727,096										
Plumbing Fixtures	\$2,960,189										
Domestic Water Distribution	\$211,177										
Sanitary Waste	\$326,028										
Rain Water Drainage	\$229,702										
HVAC	\$8,946,883										
Heat Generating Systems	\$2,093,250										
Boilers	\$2,093,250										
Cooling Generating Systems	\$2,337,401										
Absorbtion Chillers	\$1,567,159										
Chilled Water, Cooling Tower Systems	\$770,242										
Distribution Systems	\$3,882,701										
Terminal & Package Units											
Controls & Instrumentation	\$351,962										
Systems Testing & Balancing	\$281,570										
Fire Protection	\$1,456,013										
Sprinklers	\$1,456,013										
Electrical	\$6,782,500										

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Largo High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$20,683,319 \$774,953	\$10,776,009 \$403,750	\$31,459,329 \$1,178,703	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are typically aluminum sash with operable single-pane glazing which are in fair to poor condition (beyond useful life, rusted, break frequently, lacking supports to keep them open, difficult to open, do not seal properly, and water comes in through some windows).
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$498,732	\$259,839	\$758,572	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are hollow metal steel doors which are beyond useful life but in fair condition overall (difficult to operate and showing signs of rusting; some doors slam closed and need closers; and the kitchen exterior door and screen door are damaged).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$699,077	\$364,219	\$1,063,297	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions which are in fair condition (old and beyond useful life). The classrooms have original black-boards which are beyond useful life and in poor condition (difficult to write on).
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$1,013,297	\$527,928	\$1,541,225	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the school has not been painted in more than seven years and the paint on the walls and doors is in fair condition (stained and peeling).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$24,650	\$12,843	\$37,493	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices and teacher's lounge is old, beyond useful life, patched and in poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$139,302	\$72,576	\$211,878	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 12x12 vinyl asbestos tile floor finish in corridors near the multi-purpose room and classrooms 103, 110, 118, 237, 241, and 243 are in fair condition (worn and beyond useful life).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,478,537	\$770,318	\$2,248,854	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling tiles are in fair to poor condition, beyond useful life, and stained and warped due to past water leaks from pipe condensation and roof leaks.
	D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$165,635	\$86,296	\$251,931	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,946,212	\$1,013,977	\$2,960,189	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$138,841	\$72,336	\$211,177	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$214,351	\$111,677	\$326,028	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3030110	Absorbtion Chillers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,030,348	\$536,811	\$1,567,159	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3030115	Chilled Water, Cooling Tower Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$506,405	\$263,837	\$770,242	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,376,233	\$717,017	\$2,093,250	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,552,729	\$1,329,972	\$3,882,701	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$231,402	\$120,560	\$351,962	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$185,122	\$96,448	\$281,570	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$957,273	\$498,739	\$1,456,013	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$445,022	\$231,857	\$676,879	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$3,332,188	\$1,736,070	\$5,068,258	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$662,540	\$345,184	\$1,007,724	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$19,486	\$10,152	\$29,639	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$460,368	\$239,852	\$700,220	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$17,051	\$8,883	\$25,934	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$425,209	\$221,534	\$646,744	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$151,020	\$78,682	\$229,702	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$379,625	\$197,784	\$577,409	Necess ary- 2-5 Yrs	Deferred Maintena nce

Asphalt surface parking is available on-site and is in fair to poor condition, with cracks, pot holes, and uneven surfaces, especially by the football field.

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F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	243,581	S.F.	\$373,312	\$194,496	\$567,808	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$479,855	\$250,004	\$729,859	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \High Schools\Laurel High**Address:** 8000 Cherry Lane, Laurel, MD 20707**Attributes:**

School Area	HSC
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1961, 23,326 S.F.
School Addition 1	Built in 1965, 156,913 S.F.
School Addition 2	Built in 1972, 9,091 S.F.
School Addition 3	Built in 1975, 108,686 S.F.
School Addition 4	Built in 1983, 1,748 S.F.
School Addition 5	Built in 2009, 34,819 S.F. (Auditorium)
School Addition 6	Built in 2010, 44,441 S.F. (Classroom)
School Board District	1
School Grade	9th-12th

General Information:

Function: High School
Gross Area: 379,024 S.F.

Year Built:
Last Renovation:

Facility Description:

Laurel High School is a two-story, 379,024 square foot facility located on a 43.8-acre site close to I-95 in Laurel, Maryland. The original building was constructed in 1961 as an elementary school. The building became Laurel High School in 1965, with the construction of what is now the main building. Other additions were constructed in 1972, 1975 and 1983. In addition, a Science Renovation (2,856 S.F.) was performed in 1997, another Science Renovation (6,100 S.F.) was part of FY2009, an Auditorium addition was completed in 2009, and the Classroom addition was completed in 2010. There is currently a POD Conversion Project which is scheduled to be completed by 2012.

ACCESSIBILITY ISSUES

The facility is not in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings and foundation walls. The building has a crawl space of CMU and some of cast in place concrete construction.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is slab on grade. Roof construction is a built up roof system on concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is low-slope, built-up roof. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas is typically ceramic tile, asbestos tile, VCT, carpet, terrazzo, quarry tile, and wood. Floor finishes in assignable spaces is typically asbestos tile, VCT, and carpet. During the 2008 assessment it was noted according to the A.H.E.R.A. Management Plan, the school contains 128,225 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are suspended acoustical panels.

D. SERVICES**Conveying**

Conveying equipment includes one hydraulic elevator, two stops and four openings.

Plumbing

The plumbing fixtures are original. Domestic water distribution is primarily copper piping and the sanitary waste system is cast iron. Rain water drainage system is internal with roof drains and external with gutters and downspouts. Domestic hot water is provided through an exchange from the boilers to a storage tank. There is an omission of the insulation in one end of the tank, which may have caused a compromise to the entire tank insulation.

HVAC

Facility Executive Summary

Heating is provided by two oil-fired steam to hot water boilers. There is also another oil fired boiler, which is currently out of service. There is a pending PGCPs Maintenance Department Project for boiler replacement and HVAC upgrades. Cooling is supplied by one water cooled chiller, in the penthouse and a roof mounted BAC cooling tower. The heating/cooling distribution system is a 2-pipe system to air handling units, fan coil units, and unit ventilators. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system only in the latter additions of the Main Building. There is no fire sprinkler system in the annex. Fire extinguishers are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main switchboard with two main switches. There is also a one-section ITE add-on, main switch. Power distribution wiring is typically copper. Lighting is typically fluorescent fixtures in the corridors, pendant tandem open industrial and old style wrap-around fluorescent units in the classrooms, troffers with drop styrene lenses in the cafeteria, and surface round HIDs with wire guards in the gym. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible signal devices in common spaces, interior corridors, etc., and does not comply with ADA requirements. The fire alarm control panel (FACP) is an old Simplex non-addressable, 45 zone system. The system is activated by pull stations and smoke detectors. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and include dedicated closets that are not separately air conditioned. The building includes an internal security system that is actuated by contact, optical or combination devices and is centrally monitored. The PTZ Camera was replaced in 2012.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings. Some kitchen/food service equipment was replaced/installed in 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site with strip paths to building entrance. The parking lot was redesign and expanded in 2010. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has an underground fuel oil storage tank installed in 1988. There is also a propane tank used only for the portable classrooms and green house. The softball field drainage system and playground equipment was replaced in 2012.

Current Repair Cost: \$40,079,043.94**Replacement Cost:** \$99,310,966.11**FCI:** 40.36%

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Facility Executive Summary

Facility: \High Schools\Laurel High_Building

Attributes:

None

General Information:

Function: High School
Gross Area: 299,764 S.F.

Year Built: 1961
Last Renovation: 1997

Facility Description:

Current Repair Cost: \$40,079,043.94

Replacement Cost: \$77,639,271.44

FCI: 51.62%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Laurel High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.00	S.F.	299,764	101	\$78,434,875	46	1973	1970	2008		\$40,079,043	\$77,639,271	52
Substructure	\$14.94	S.F.	299,764	100	\$4,477,214	100	1961	2065				\$4,477,214	
Foundations	\$14.83	S.F.	299,764	100	\$4,445,425	100	1961					\$4,445,425	
Standard Foundations	\$4.97	S.F.	299,764	0	\$1,490,927	100	1961					\$1,490,927	
Slab on Grade	\$9.86	S.F.	299,764	0	\$2,954,498	100	1961					\$2,954,498	
Basement Construction	\$0.11	S.F.	299,764	100	\$31,789	100	1965	2065				\$31,789	
Crawl Space	\$3.18	S.F.	10,000	100	\$31,789	100	1965	2065				\$31,789	
Shell	\$83.49	S.F.	299,764	100	\$25,026,603	68	1974	1995			\$2,224,992	\$25,026,603	9
Superstructure	\$38.48	S.F.	299,764	100	\$11,535,308	100	1961					\$11,535,308	
Floor Construction	\$18.34	S.F.	299,764	0	\$5,498,649	100	1961					\$5,498,649	
Roof Construction	\$20.14	S.F.	299,764	0	\$6,036,659	100	1961					\$6,036,659	
Exterior Enclosure	\$17.93	S.F.	299,764	100	\$5,375,545	71	1965	1995			\$2,224,992	\$5,375,545	41
Exterior Walls	\$10.51	S.F.	299,764	0	\$3,150,553	100	1965					\$3,150,553	
Exterior Windows	\$4.53	S.F.	299,764	100	\$1,358,704	30	1965	1995			\$1,358,704	\$1,358,704	100
Exterior Doors	\$2.89	S.F.	299,764	100	\$866,288	30	1965	1995			\$866,288	\$866,288	100
Roofing	\$27.07	S.F.	299,764	100	\$8,115,750	20	2002	2022				\$8,115,750	
Roof Coverings	\$26.95	S.F.	299,764	100	\$8,079,275	20	2002	2022				\$8,079,275	
Roof Openings	\$0.12	S.F.	299,764	100	\$36,475	20	2002	2022				\$36,475	
Interiors	\$64.01	S.F.	299,764	104	\$19,984,451	32	1965	1970			\$11,506,866	\$19,188,847	60
Interior Construction	\$28.29	S.F.	299,764	100	\$8,480,167	45	1965	1985			\$2,165,720	\$8,480,167	26
Partitions	\$21.06	S.F.	299,764	100	\$6,314,447	51	1965	2015				\$6,314,447	
Concrete Block Partitions - Regular Weight	\$10.05	S.F.	16,465	0	\$165,536	100	1965					\$165,536	
Glaze Block Partitions	\$21.70	S.F.	283,299	100	\$6,148,911	50	1965	2015				\$6,148,911	
Interior Doors	\$2.94	S.F.	299,764	100	\$879,966	40	1965	2005			\$879,966	\$879,966	100
Fittings	\$4.29	S.F.	299,764	100	\$1,285,754	20	1965	1985			\$1,285,754	\$1,285,754	100
Stairs	\$1.00	S.F.	299,764	100	\$300,921	50	1965	2015				\$300,921	
Stair Construction	\$1.00	S.F.	299,764	100	\$300,921	50	1965	2015				\$300,921	
Interior Finishes	\$34.72	S.F.	299,764	108	\$11,203,363	22	1965	1970			\$9,341,146	\$10,407,759	90
Wall Finishes	\$6.21	S.F.	299,764	100	\$1,860,239	5	1965	1970			\$1,860,239	\$1,860,239	100
Paint	\$6.21	S.F.	299,764	100	\$1,860,239	5	1965	1970			\$1,860,239	\$1,860,239	100
Floor Finishes	\$18.43	S.F.	299,764	114	\$6,320,613	31	1965	1970			\$4,458,396	\$5,525,009	81
Carpet	\$7.38	S.F.	20,000	100	\$147,537	5	1965	1970			\$147,537	\$147,537	100
Ceramic Tile	\$18.85	S.F.	5,125	100	\$96,582	50	1965	2015				\$96,582	
Concrete	\$2.43	S.F.	3,301	100	\$8,033	10	1965	1975			\$8,033	\$8,033	100
Hardwood floor	\$17.17	S.F.	13,680	100	\$234,914	13	1965	1978			\$234,914	\$234,914	100
Quarry Tile	\$18.85	S.F.	3,500	100	\$65,958	75	1965	2040				\$65,958	
Terrazzo	\$27.26	S.F.	62,359	100	\$1,699,677	75	1965	2040				\$1,699,677	
VAT (Resilient Flooring)	\$22.10	S.F.	120,000	130	\$3,447,620	13	1965	1978			\$3,447,620	\$2,652,016	130
VCT	\$8.64	S.F.	71,799	100	\$620,292	12	1965	1977			\$620,292	\$620,292	100
Ceiling Finishes	\$10.08	S.F.	299,764	100	\$3,022,511	13	1965	1978			\$3,022,511	\$3,022,511	100
Tectum panel	\$10.33	S.F.	234,314	100	\$2,419,899	13	1965	1978			\$2,419,899	\$2,419,899	100
Drywall Ceilings	\$6.33	S.F.	5,000	100	\$31,637	13	1965	1978			\$31,637	\$31,637	100
Acoustical Ceilings	\$9.45	S.F.	60,450	100	\$570,975	13	1965	1978			\$570,975	\$570,975	100
Services	\$89.13	S.F.	299,764	100	\$26,717,334	29	1976	1991	2008		\$24,193,500	\$26,717,334	91
Conveying	\$1.50	S.F.	299,764	100	\$450,720	20	1996	2000			\$8,457	\$450,720	2
Elevator Cab Finishes	\$8,456.64	SYSTE M	1	100	\$8,457	10	1990	2000			\$8,457	\$8,457	100
Elevators and Lifts	\$1.48	S.F.	299,764	100	\$442,263	20	1996	2016				\$442,263	
Plumbing	\$14.13	S.F.	299,764	100	\$4,234,264	30	1965	1995	2012		\$4,231,407	\$4,234,264	100
Plumbing Fixtures	\$11.96	S.F.	299,764	100	\$3,583,697	30	1965	1995			\$3,583,697	\$3,583,697	100
Domestic Water Distribution	\$0.85	S.F.	299,764	100	\$255,327	30	1965	1995	2012		\$255,327	\$255,327	100
HW Tank Insulation	\$2,856.61	SYSTE M	1	100	\$2,857	30	1965	1995				\$2,857	
Sanitary Waste	\$1.31	S.F.	299,764	100	\$392,109	30	1965	1995	2012		\$392,109	\$392,109	100
Rain Water Drainage	\$0.91	S.F.	300	100	\$274	30	1965	1995	2012		\$274	\$274	100
HVAC	\$40.93	S.F.	299,764	100	\$12,270,136	27	1980	1991	2008		\$10,191,422	\$12,270,136	83
Heat Generating Systems	\$4.72	S.F.	299,764	100	\$1,413,417	30	1965	1995	2008		\$1,413,417	\$1,413,417	100
Boilers	\$2.83	S.F.	299,764	100	\$848,050	30	1965	1995	2008		\$848,050	\$848,050	100
Piping and Misc Equipments	\$1.89	S.F.	299,764	100	\$565,367	30	1965	1995	2012		\$565,367	\$565,367	100
Cooling Generating Systems	\$17.98	S.F.	299,764	100	\$5,389,985	26	1978	1991	2008		\$3,739,856	\$5,389,985	69
Air Cooled Condenser Systems	\$20.56	S.F.	52,360	100	\$1,076,727	20	2000	2020				\$1,076,727	
Heat Discharge, Cooling Tower	\$2.74	S.F.	209,439	100	\$573,402	18	1996	2014				\$573,402	
Chilled Water Systems, Water Cooled	\$5.51	S.F.	209,439	100	\$1,153,175	25	1966	1991	2008		\$1,153,175	\$1,153,175	100
Piping and Misc Equipments	\$12.35	S.F.	209,439	100	\$2,586,681	30	1966	1996	2012		\$2,586,681	\$2,586,681	100
Distribution Systems	\$15.67	S.F.	299,764	100	\$4,696,193	30	1975	2005	2012		\$4,696,193	\$4,696,193	100
Controls & Instrumentation	\$1.43	S.F.	299,764	100	\$428,585	20	2000	2020				\$428,585	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Systems Testing & Balancing	\$1.14	S.F.	299,764	100	\$341,956	20	2000	2020	2008		\$341,956	\$341,956	100
Fire Protection	\$5.13	S.F.	299,764	100	\$1,537,038	30	1968	1995	2008		\$1,537,038	\$1,537,038	100
Sprinklers, Balance	\$5.87	S.F.	196,349	100	\$1,152,777	30	1965	1995	2008		\$1,152,777	\$1,152,777	100
Sprinklers, Partial	\$5.87	S.F.	65,450	100	\$384,261	30	1975	2005	2012		\$384,261	\$384,261	100
Electrical	\$27.44	S.F.	299,764	100	\$8,225,176	30	1975	1995			\$8,225,176	\$8,225,176	100
Electrical Service/Distribution	\$2.60	S.F.	299,764	100	\$779,659	30	1965	1995			\$779,659	\$779,659	100
Lighting and Branch Wiring	\$20.46	S.F.	299,764	100	\$6,132,407	30	1975	2005			\$6,132,407	\$6,132,407	100
Communications and Security	\$3.67	S.F.	299,764	100	\$1,098,818	30	1965	1995			\$1,098,818	\$1,098,818	100
Other Electrical Systems	\$0.71	S.F.	299,764	100	\$214,292	15	1995	2010			\$214,292	\$214,292	100
Equipment & Furnishings	\$4.85	S.F.	299,764	100	\$1,454,910	21	1965	1980			\$1,454,910	\$1,454,910	100
Equipment	\$4.85	S.F.	299,764	100	\$1,454,910	21	1965	1980			\$1,454,910	\$1,454,910	100
Institutional Equipment	\$2.83	S.F.	299,764	100	\$848,050	15	1965	1980			\$848,050	\$848,050	100
Other Equipment	\$2.02	S.F.	299,764	100	\$606,860	30	1965	1995			\$606,860	\$606,860	100
Food Service Equipment	\$606,860.40	SYSTEM	1	100	\$606,860	30	1965	1995			\$606,860	\$606,860	100
Special Construction			0			0	0				\$698,775		
Special Construction			0			0	0				\$698,775		
ADA Compliance			0	0		0	0				\$698,775		
Building Sitework	\$2.58	S.F.	299,764	100	\$774,363	30	1990	1995	2015			\$774,363	
Site Improvements	\$2.09	S.F.	299,764	100	\$627,501	30	1965	1995	2015			\$627,501	
Parking Lots	\$2,337.23	Ea.	246	100	\$574,958	30	1965	1995	2015	3		\$574,958	
Pedestrian Paving	\$35.03	L.F.	1,500	100	\$52,543	30	1965	1995	2015	3		\$52,543	
Site Mechanical Utilities	\$0.49	S.F.	299,764	100	\$146,862	29	1990	2015				\$146,862	
Fuel Distribution	\$0.49	S.F.	299,764	100	\$146,862	29	1990	2015				\$146,862	
NG Supply	\$0.11	SYSTEM	299,764	100	\$31,916	25	1990	2015				\$31,916	
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1990	2020				\$6,911	
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1988	2018				\$108,035	

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Facility Executive Summary

Facility: \High Schools\Laurel High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$40,079,044		\$608,322	\$7,874,006	\$497,771	\$2,327,563	\$129,000		\$1,915,639		\$13,627,335
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Crawl Space											
Shell	\$2,224,992										\$10,906,890
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$2,224,992										
Exterior Walls											
Exterior Windows	\$1,358,704										
Exterior Doors	\$866,288										
Roofing											\$10,906,890
Roof Coverings											\$10,857,870
Roof Openings											\$49,020
Interiors	\$11,506,867			\$7,153,443		\$2,327,563					\$2,709,080
Interior Construction	\$2,165,720			\$6,719,081							
Partitions				\$6,719,081							
Concrete Block Partitions - Regular Weight											
Glaze Block Partitions				\$6,719,081							
Interior Doors	\$879,966										
Fittings	\$1,285,754										
Stairs				\$328,825							
Stair Construction				\$328,825							
Interior Finishes	\$9,341,147			\$105,537		\$2,327,563					\$2,709,080
Wall Finishes	\$1,860,239					\$2,156,527					\$2,500,006
Paint	\$1,860,239					\$2,156,527					\$2,500,006
Floor Finishes	\$4,458,396			\$105,537		\$171,036					\$209,073
Carpet	\$147,537					\$171,036					\$198,277
Ceramic Tile				\$105,537							
Concrete	\$8,033										\$10,796
Hardwood floor	\$234,914										
Quarry Tile											
Terrazzo											
VAT (Resilient Flooring)	\$3,447,620										
VCT	\$620,292										
Ceiling Finishes	\$3,022,511										
Tectum panel	\$2,419,899										
Drywall Ceilings	\$31,637										
Acoustical Ceilings	\$570,975										
Services	\$24,193,499		\$608,322		\$497,771				\$1,906,883		\$11,365
Conveying	\$8,457				\$497,771						\$11,365
Elevator Cab Finishes	\$8,457										\$11,365
Elevators and Lifts					\$497,771						
Plumbing	\$4,231,407										
Plumbing Fixtures	\$3,583,697										
Domestic Water Distribution	\$255,327										
HW Tank Insulation											
Sanitary Waste	\$392,109										
Rain Water Drainage	\$274										
HVAC	\$10,191,422		\$608,322						\$1,906,883		
Heat Generating Systems	\$1,413,417										
Boilers	\$848,050										
Piping and Misc Equipments	\$565,367										
Cooling Generating Systems	\$3,739,856		\$608,322						\$1,363,965		
Air Cooled Condenser Systems			</								

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Facility Executive Summary

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Controls & Instrumentation									\$542,918		
Systems Testing & Balancing	\$341,956										
Fire Protection	\$1,537,038										
Sprinklers, Balance	\$1,152,777										
Sprinklers, Partial	\$384,261										
Electrical	\$8,225,176										
Electrical Service/Distribution	\$779,659										
Lighting and Branch Wiring	\$6,132,407										
Communications and Security	\$1,098,818										
Other Electrical Systems	\$214,292										
Equipment & Furnishings	\$1,454,911										
Equipment	\$1,454,911										
Institutional Equipment	\$848,050										
Other Equipment	\$606,860										
Food Service Equipment	\$606,860										
Special Construction	\$698,775										
Special Construction	\$698,775										
ADA Compliance	\$698,775										
Building Sitework				\$720,563			\$129,000		\$8,755		
Site Improvements				\$685,688							
Parking Lots				\$628,273							
Pedestrian Paving				\$57,415							
Site Mechanical Utilities				\$34,875			\$129,000		\$8,755		
Fuel Distribution				\$34,875			\$129,000		\$8,755		
NG Supply				\$34,875							
Propane Tank									\$8,755		
Underground Tank							\$129,000				

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Facility Executive Summary

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Facility: \High Schools\Laurel High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$26,350,456 \$893,297	\$13,728,588 \$465,408	\$40,079,044 \$1,358,704	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in poor condition due to leaks and not operating properly. The caulk around the windows is damaged. The windows are beyond useful life.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$569,552	\$296,736	\$866,288	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are in poor condition due to rust. The hardware does not meet ADA requirements. The doors are beyond useful life.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$578,545	\$301,422	\$879,966	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in poor condition due to worn finishes. The doors do not have fire labels and the hardware does not meet ADA requirements. The doors are beyond useful life.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$845,334	\$440,419	\$1,285,754	Necess ary- 2-5 Yrs	Deferred Maintena nce	The millwork throughout the building is in poor condition due to deterioration, delamination, and missing hardware. The shelving is warped and missing. The millwork is beyond useful life.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$1,223,037	\$637,202	\$1,860,239	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint throughout the building is in poor condition due to stains, scuff marks, and peeling. The paint is beyond useful life.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$407,818	\$212,473	\$620,292	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT is in poor condition due to age, cracking, and separating tiles throughout the building. The tiles are beyond useful life.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$97,000	\$50,537	\$147,537	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office, library, and teacher's lounge is in poor condition due to stains, wear and tear. The carpet is beyond useful life.
	C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$5,282	\$2,752	\$8,033	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$2,266,680	\$1,180,940	\$3,447,620	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 VAT is in poor condition due to cracks and separating and missing tiles throughout the building.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$2,356,145	\$1,227,552	\$3,583,697	Necess ary- 2-5 Yrs	Capital Renewal	
	D3030115	Chilled Water Systems, Water Cooled	System	Beyond Useful Life	Renew System	1	Ea.	\$758,169	\$395,006	\$1,153,175	Necess ary- 2-5 Yrs	Capital Renewal	

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D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$557,561	\$290,489	\$848,050	Necess ary- 2-5 Yrs	Capital Renewal	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$512,596	\$267,063	\$779,659	Necess ary- 2-5 Yrs	Capital Renewal	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$4,031,826	\$2,100,581	\$6,132,407	Necess ary- 2-5 Yrs	Functiona l Adequacy Complian ce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$722,431	\$376,387	\$1,098,818	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$557,561	\$290,489	\$848,050	Necess ary- 2-5 Yrs	Building Integrity	
D4010	Sprinklers, Balance	System	Beyond Useful Life	Renew System	1	Ea.	\$757,907	\$394,870	\$1,152,777	Necess ary- 2-5 Yrs	Appearan ce	
D1010	Elevator Cab Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$5,560	\$2,897	\$8,457	Necess ary- 2-5 Yrs	Deferred Maintena nce	Hardwood floor is in poor condition due to worn finishes and separating boards. This flooring is beyond useful life.
C3020410	Hardwood floor	System	Beyond Useful Life	Renew System	1	Ea.	\$154,447	\$80,467	\$234,914	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tectum panels are in poor condition due to stains, fading, and sagging tiles, and is beyond useful life.
C3030105	Tectum panel	System	Beyond Useful Life	Renew System	1	Ea.	\$1,590,992	\$828,907	\$2,419,899	Necess ary- 2-5 Yrs	Deferred Maintena nce	The drywall ceiling in the kitchen and locker rooms is in poor condition due to chipping paint, fading, and stains. The ceiling is beyond useful life.
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$20,800	\$10,837	\$31,637	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are in poor condition due to stains ,fading, and sagging tiles, with some rusted grid. The tile is beyond useful life.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$375,395	\$195,581	\$570,975	Necess ary- 2-5 Yrs	Environm ental	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$224,823	\$117,133	\$341,956	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$398,988	\$207,873	\$606,860	Necess ary- 2-5 Yrs	ADA / Accessibility	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	299,764	S.F.	\$459,418	\$239,357	\$698,775	Does Not Meet Current Code/St andards	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$167,868	\$87,459	\$255,327	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$257,797	\$134,312	\$392,109	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$180	\$94	\$274	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020310	Piping and Misc Equipments	System	Beyond Useful Life	Renew System	1	Ea.	\$371,707	\$193,660	\$565,367	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3030115	Piping and Misc Equipments	System	Beyond Useful Life	Renew System	1	Ea.	\$1,700,645	\$886,036	\$2,586,681	Necessary- 2-5 Yrs	Deferred Maintenance
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,087,569	\$1,608,624	\$4,696,193	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers, Partial	System	Beyond Useful Life	Renew System	1	Ea.	\$252,637	\$131,624	\$384,261	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$140,889	\$73,403	\$214,292	Necessary- 2-5 Yrs	Deferred Maintenance

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Facility Executive Summary

Facility: \High Schools\Laurel High\Auditorium

Address: 8000 Cherry Lane, Laurel, MD 20707

Attributes:

None

General Information:

Function:

High School

Year Built:

2009

Gross Area:

34,819 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$10,194,681.37

FCI: 0.00%

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Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Laurel High\Auditorium (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$292.79	S.F.	34,819	101	\$10,257,290	36	2009	2014			0	\$10,194,682	
Substructure	\$15.35	S.F.	34,819	100	\$534,363	100	2009	2109				\$534,363	
Foundations	\$11.53	S.F.	34,819	100	\$401,435	100	2009	2109				\$401,435	
Standard Foundations	\$1.93	S.F.	34,819	0	\$67,259	100	2009	2109				\$67,259	
Slab on Grade	\$9.60	S.F.	34,819	0	\$334,176	100	2009	2109				\$334,176	
Basement Construction	\$3.82	S.F.	34,819	100	\$132,928	100	2009	2109				\$132,928	
Basement Excavation	\$0.21	S.F.	34,819	0	\$7,414	100	2009	2109				\$7,414	
Basement Walls	\$3.60	S.F.	34,819	0	\$125,514	100	2009	2109				\$125,514	
Shell	\$67.62	S.F.	34,819	104	\$2,444,672	47	2009	2029				\$2,354,588	
Superstructure	\$16.52	S.F.	34,819	100	\$575,142	75	2009	2084				\$575,142	
Floor Construction	\$4.11	S.F.	34,819	100	\$142,991	75	2009	2084				\$142,991	
Roof Construction	\$12.41	S.F.	34,819	0	\$432,151	75	2009	2084				\$432,151	
Exterior Enclosure	\$40.63	S.F.	34,819	101	\$1,433,672	44	2009	2039				\$1,414,554	
Exterior Walls	\$29.64	S.F.	34,819	0	\$1,032,185	50	2009	2059				\$1,032,185	
Exterior Windows	\$7.95	S.F.	34,819	105	\$290,828	30	2009	2039				\$276,979	
Exterior Doors	\$3.03	S.F.	34,819	105	\$110,659	30	2009	2039				\$105,390	
Roofing	\$10.48	S.F.	34,819	119	\$435,858	20	2009	2029				\$364,892	
Roof Coverings	\$10.19	S.F.	34,819	120	\$425,796	20	2009	2029				\$354,830	
Roof Openings	\$0.29	S.F.	34,819	100	\$10,062	20	2009	2029				\$10,062	
Interiors	\$37.98	S.F.	34,819	108	\$1,426,236	52	2009	2014				\$1,322,267	
Interior Construction	\$9.52	S.F.	34,819	103	\$340,907	75	2009	2029				\$331,528	
Partitions	\$5.67	S.F.	34,819	100	\$197,540	100	2009	2109				\$197,540	
Interior Doors	\$3.85	S.F.	34,819	107	\$143,367	40	2009	2049				\$133,988	
Fittings		S.F.	34,819	100		20	2009	2029					
Stairs	\$3.03	S.F.	34,819	125	\$131,737	50	2009	2059				\$105,390	
Stair Construction	\$3.03	S.F.	34,819	125	\$131,737	50	2009	2059				\$105,390	
Interior Finishes	\$25.43	S.F.	34,819	108	\$953,592	43	2009	2014				\$885,349	
Wall Finishes	\$4.91	S.F.	34,819	110	\$187,962	8	2009	2014				\$170,875	
Paint	\$4.59	S.F.	33,078	110	\$167,135	5	2009	2014				\$151,941	
Tile	\$10.88	S.F.	1,741	110	\$20,827	30	2009	2039				\$18,934	
Floor Finishes	\$10.68	S.F.	34,819	108	\$401,653	62	2009	2014				\$371,814	
Carpet		S.F.	0	100		5	2009	2014					
Ceramic Tile	\$13.96	S.F.	1,741	110	\$26,740	50	2009	2059				\$24,309	
Concrete	\$2.30	S.F.	17,410	100	\$39,986	10	2009	2019				\$39,986	
VCT	\$6.40	S.F.	5,223	100	\$33,445	12	2009	2021				\$33,445	
Wood Flooring	\$26.24	S.F.	10,446	110	\$301,482	75	2009	2084				\$274,074	
Ceiling Finishes	\$9.84	S.F.	34,819	106	\$363,977	42	2009	2022				\$342,660	
Plaster Ceilings	\$12.24	S.F.	17,410	110	\$234,486	50	2009	2059				\$213,169	
Painted	\$7.89	S.F.	10,446	100	\$82,461	35	2009	2044				\$82,461	
Acoustical Ceilings	\$6.75	S.F.	6,964	100	\$47,030	13	2009	2022				\$47,030	
Services	\$103.03	S.F.	34,819	96	\$3,456,045	21	2009	2019				\$3,587,490	
Conveying	\$1.76	S.F.	34,819	100	\$61,433	30	2009	2039				\$61,433	
Elevators and Lifts	\$1.76	S.F.	34,819	0	\$61,433	30	2009	2039				\$61,433	
Plumbing	\$11.09	S.F.	34,819	94	\$362,669	30	2009	2039				\$386,076	
Plumbing Fixtures	\$8.27	S.F.	34,819	90	\$259,291	30	2009	2039				\$288,101	
Domestic Water Distribution	\$0.55	S.F.	34,819	110	\$20,972	30	2009	2039				\$19,065	
Sanitary Waste	\$1.00	S.F.	34,819	110	\$38,449	30	2009	2039				\$34,953	
Rain Water Drainage	\$1.26	S.F.	34,819	100	\$43,957	30	2009	2039				\$43,957	
HVAC	\$54.09	S.F.	34,819	94	\$1,770,230	18	2009	2019				\$1,883,246	
Heat Generating Systems	\$4.49	S.F.	34,819	100	\$156,231	25	2009	2034				\$156,231	
Cooling Generating Systems	\$27.97	S.F.	34,819	90	\$876,536	15	2009	2024				\$973,929	
Distribution Systems	\$12.11	S.F.	34,819	100	\$421,559	25	2009	2034				\$421,559	
Terminal & Package Units	\$4.49	S.F.	34,819	90	\$140,608	15	2009	2024				\$156,231	
Controls & Instrumentation	\$2.94	S.F.	34,819	100	\$102,212	10	2009	2019				\$102,212	
Systems Testing & Balancing	\$0.87	S.F.	34,819	100	\$30,187	10	2009	2019				\$30,187	
Other HVAC Systems/Equip	\$1.23	S.F.	34,819	100	\$42,897	15	2009	2024				\$42,897	
Fire Protection	\$6.28	S.F.	34,819	108	\$236,889	15	2009	2024				\$218,724	
Sprinklers	\$5.22	S.F.	34,819	110	\$199,817	15	2009	2024				\$181,652	
Standpipes	\$1.06	S.F.	34,819	100	\$37,072	15	2009	2024				\$37,072	
Electrical	\$29.81	S.F.	34,819	99	\$1,024,824	25	2009	2019				\$1,038,011	
Electrical Service/Distribution	\$3.79	S.F.	34,819	90	\$118,683	30	2009	2039				\$131,870	
Lighting and Branch Wiring	\$19.23	S.F.	34,819	100	\$669,411	30	2009	2039				\$669,411	
Communications and Security	\$5.19	S.F.	34,819	100	\$180,593	10	2009	2019				\$180,593	
Other Electrical Systems	\$1.61	S.F.	34,819	100	\$56,137	10	2009	2019				\$56,137	
Equipment & Furnishings	\$29.17	S.F.	34,819	100	\$1,015,767	15	2009	2024				\$1,015,767	
Equipment	\$29.17	S.F.	34,819	100	\$1,015,767	15	2009	2024				\$1,015,767	
Seating	\$22.31	S.F.	34,819	100	\$776,919	15	2009	2024				\$776,919	
Sound System	\$2.77	S.F.	34,819	100	\$96,387	15	2009	2024				\$96,387	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Lighting System	\$3.50	S.F.	34,819	100	\$121,807	15	2009	2024				\$121,807	
Other Equipment	\$0.59	S.F.	34,819	100	\$20,654	15	2009	2024				\$20,654	
Building Sitework	\$39.64	S.F.	34,819	100	\$1,380,207	30	2009	2039				\$1,380,207	
Site Improvements	\$39.64	S.F.	34,819	100	\$1,380,207	30	2009	2039				\$1,380,207	
Parking Lots	\$2,495.63	Each	300	100	\$748,688	30	2009	2039				\$748,688	
Pedestrian Paving	\$42.10	L.F.	15,000	100	\$631,519	30	2009	2039				\$631,519	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \High Schools\Laurel High\Auditorium (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total			\$177,314					\$708,715		\$43,638	\$63,204
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings											
Roof Openings											
Interiors			\$177,314					\$254,733		\$43,638	\$63,204
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes			\$177,314					\$254,733		\$43,638	\$63,204
Wall Finishes			\$177,314					\$205,555			
Paint			\$177,314					\$205,555			
Tile											
Floor Finishes								\$49,177		\$43,638	
Carpet											
Ceramic Tile											
Concrete								\$49,177			
VCT										\$43,638	
Wood Flooring											
Ceiling Finishes											\$63,204
Plaster Ceilings											
Painted											
Acoustical Ceilings											\$63,204
Services								\$453,982			
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
HVAC								\$162,834			
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems											
Terminal & Package Units											
Controls & Instrumentation								\$125,708			
Systems Testing & Balancing								\$37,126			
Other HVAC Systems/Equip											
Fire Protection											
Sprinklers											
Standpipes											
Electrical								\$291,148			
Electrical Service/Distribution											
Lighting and Branch Wiring											
Communications and Security								\$222,106			
Other Electrical Systems								\$69,042			

13300 Old Marlboro Pike
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Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Laurel High\Class Rooms

Address: 8000 Cherry Lane, Laurel, MD 20707

Attributes:

None

General Information:

Function:

High School

Year Built:

2010

Gross Area:

44,441 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$11,477,013.30

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Laurel High\Class Rooms (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.25	S.F.	44,441	105	\$12,084,024	47	2010	2010			0	\$11,477,013	
Substructure	\$7.73	S.F.	44,441	100	\$343,381	100	2010					\$343,381	
Foundations	\$6.13	S.F.	44,441	100	\$272,407	100	2010					\$272,407	
Standard Foundations	\$1.75	S.F.	44,441	0	\$77,734	100	2010					\$77,734	
Slab on Grade	\$4.38	S.F.	44,441	0	\$194,673	100	2010					\$194,673	
Basement Construction	\$1.60	S.F.	44,441	100	\$70,974	100	2010					\$70,974	
Basement Excavation	\$0.15	S.F.	44,441	0	\$6,759	100	2010					\$6,759	
Basement Walls	\$1.44	S.F.	44,441	0	\$64,215	100	2010					\$64,215	
Shell	\$57.16	S.F.	44,441	103	\$2,604,123	82	2010	2030				\$2,540,211	
Superstructure	\$34.16	S.F.	44,441	100	\$1,518,179	100	2010					\$1,518,179	
Floor Construction	\$19.82	S.F.	44,441	0	\$880,760	100	2010					\$880,760	
Roof Construction	\$14.34	S.F.	44,441	0	\$637,419	100	2010					\$637,419	
Exterior Enclosure	\$17.46	S.F.	44,441	102	\$792,042	70	2010	2040				\$775,988	
Exterior Walls	\$10.24	S.F.	44,441	0	\$454,913	100	2010					\$454,913	
Exterior Windows	\$6.43	S.F.	44,441	105	\$300,222	30	2010	2040				\$285,926	
Exterior Doors	\$0.79	S.F.	44,441	105	\$36,907	30	2010	2040				\$35,149	
Roofing	\$5.54	S.F.	44,441	119	\$293,902	20	2010	2030				\$246,044	
Roof Coverings	\$5.38	S.F.	44,441	120	\$287,143	20	2010	2030				\$239,285	
Roof Openings	\$0.15	S.F.	44,441	100	\$6,759	20	2010	2030				\$6,759	
Interiors	\$49.74	S.F.	44,441	106	\$2,344,188	47	2010	2015				\$2,210,507	
Interior Construction	\$20.02	S.F.	44,441	104	\$928,799	64	2010	2030				\$889,547	
Partitions	\$15.07	S.F.	44,441	105	\$701,499	75	2010	2060				\$669,864	
Concrete Block Partitions - Regular Weight	\$7.95	S.F.	44,441	100	\$353,521	100	2010					\$353,521	
Drywall Partitions/Metal Stud Framing	\$7.12	S.F.	44,441	110	\$347,978	50	2010	2060				\$316,343	
Interior Doors	\$2.45	S.F.	44,441	107	\$116,445	40	2010	2050				\$108,828	
Fittings	\$2.49	S.F.	44,441	100	\$110,855	20	2010	2030				\$110,855	
Stairs	\$1.06	S.F.	44,441	125	\$59,145	50	2010	2060				\$47,316	
Stair Construction	\$1.06	S.F.	44,441	125	\$59,145	50	2010	2060				\$47,316	
Interior Finishes	\$28.66	S.F.	44,441	106	\$1,356,244	35	2010	2015				\$1,273,644	
Wall Finishes	\$6.16	S.F.	44,441	100	\$273,656	14	2010	2015				\$273,656	
Paint	\$5.11	S.F.	37,775	100	\$193,051	5	2010	2015				\$193,051	
Tile	\$12.09	S.F.	6,666	100	\$80,605	35	2010	2045				\$80,605	
Floor Finishes	\$15.00	S.F.	44,441	107	\$716,022	55	2010	2017				\$666,746	
Carpet		S.F.	0	100		7	2010	2017					
Ceramic Tile	\$15.54	S.F.	6,666	110	\$113,982	50	2010	2060				\$103,620	
Concrete		S.F.	0	100		10	2010	2020					
Tile & Covering	\$29.19	S.F.	13,332	110	\$428,048	75	2010	2085				\$389,134	
VAT (Resilient Flooring)		S.F.	0	130		13	2010	2023					
VCT	\$7.12	S.F.	24,443	100	\$173,992	10	2010	2020				\$173,992	
Ceiling Finishes	\$7.50	S.F.	44,441	110	\$366,566	13	2010	2023				\$333,242	
Plaster Ceilings		S.F.	0	110		50	2010	2060					
Acoustical Ceilings	\$7.50	S.F.	44,441	110	\$366,566	13	2010	2023				\$333,242	
Services	\$110.38	S.F.	44,441	105	\$5,165,252	30	2010	2025				\$4,905,354	
Conveying	\$1.57	S.F.	44,441	110	\$76,585	30	2010	2040				\$69,623	
Elevators and Lifts	\$1.57	S.F.	44,441	110	\$76,585	30	2010	2040				\$69,623	
Plumbing	\$11.65	S.F.	44,441	93	\$480,058	30	2010	2040				\$517,776	
Plumbing Fixtures	\$8.49	S.F.	44,441	90	\$339,461	30	2010	2040				\$377,179	
Domestic Water Distribution	\$1.03	S.F.	44,441	100	\$45,964	30	2010	2040				\$45,964	
Sanitary Waste	\$1.13	S.F.	44,441	100	\$50,020	30	2010	2040				\$50,020	
Rain Water Drainage	\$1.00	S.F.	44,441	100	\$44,613	30	2010	2040				\$44,613	
HVAC	\$66.41	S.F.	44,441	110	\$3,239,072	30	2010	2040				\$2,951,189	
Heat Generating Systems	\$5.03	S.F.	44,441	110	\$246,112	30	2010	2040				\$223,739	
Boilers	\$3.01	S.F.	44,441	110	\$147,221	30	2010	2040				\$133,838	
Piping and Misc Equipments	\$2.02	S.F.	44,441	110	\$98,891	30	2010	2040				\$89,901	
Cooling Generating Systems	\$43.70	S.F.	44,441	110	\$2,136,197	30	2010	2040				\$1,941,998	
Chilled Water, Air Cooled	\$21.83	S.F.	44,441	110	\$1,066,983	30	2010	2040				\$969,985	
Condenser Systems													
Chilled Water, Cooling Tower Systems	\$8.75	S.F.	44,441	110	\$427,537	30	2010	2040				\$388,670	
Piping and Misc Equipments	\$13.13	S.F.	44,441	110	\$641,677	30	2010	2040				\$583,343	
Distribution Systems	\$13.45	S.F.	44,441	110	\$657,291	30	2010	2040				\$597,538	
Controls & Instrumentation	\$3.25	S.F.	44,441	105	\$151,885	30	2010	2040				\$144,653	
Systems Testing & Balancing	\$0.97	S.F.	44,441	110	\$47,587	30	2010	2040				\$43,261	
Fire Protection	\$4.38	S.F.	44,441	100	\$194,673	30	2010	2040				\$194,673	
Sprinklers	\$4.38	S.F.	44,441	100	\$194,673	30	2010	2040				\$194,673	
Electrical	\$26.37	S.F.	44,441	100	\$1,174,864	30	2010	2025				\$1,172,093	

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.25	S.F.	44,441	105	\$58,199	30	2010	2040				\$55,428	
Lighting and Branch Wiring	\$18.66	S.F.	44,441	100	\$829,388	30	2010	2040				\$829,388	
Communications and Security	\$5.72	S.F.	44,441	100	\$254,156	30	2010	2040				\$254,156	
Other Electrical Systems	\$0.75	S.F.	44,441	100	\$33,121	15	2010	2025				\$33,121	
Equipment & Furnishings	\$13.72	S.F.	44,441	100	\$609,705	12	2010	2010				\$609,705	
Equipment	\$13.72	S.F.	44,441	100	\$609,705	12	2010	2010				\$609,705	
Institutional Equipment	\$5.17	S.F.	44,441	100	\$229,822	15	2010	2025				\$229,822	
Other Equipment	\$8.55	S.F.	44,441	100	\$379,883	10	2010	2010				\$379,883	
Food Service Equipment			44,441	0		0	2010	2010					
Other Equipment	\$8.55	S.F.	44,441	100	\$379,883	10	2010	2020				\$379,883	
Building Sitework	\$19.53	S.F.	44,441	117	\$1,017,375	48	2010	2040				\$867,855	
Site Improvements	\$16.82	S.F.	44,441	120	\$897,118	50	2010	2060				\$747,598	
Parking Lots	\$10.21	S.F.	44,441	120	\$544,273	50	2010	2060				\$453,561	
Pedestrian Paving	\$6.62	S.F.	44,441	120	\$352,845	50	2010	2060				\$294,037	
Site Mechanical Utilities	\$2.71	S.F.	44,441	100	\$120,257	30	2010	2040				\$120,257	
Fuel Distribution	\$2.71	S.F.	44,441	100	\$120,257	30	2010	2040				\$120,257	
Propane Tank	\$18,495.50	SYSTEM	1	100	\$18,495	30	2010	2040				\$18,495	
Pumps	\$27,743.22	SYSTEM	1	100	\$27,743	30	2010	2040				\$27,743	
Underground Tank	\$74,018.73	SYSTEM	1	100	\$74,019	30	2010	2040				\$74,019	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \High Schools\Laurel High\Class Rooms (continued)

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13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Oxon Hill High**Address:** 6701 Leyte Drive, Oxon Hill, MD 20745**Attributes:**

School Area	HSC
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 2013, 254,878 S.F.
School Addition 1	Built in 2004, 32,130 S.F. (Gymnasium)
School Board District	8
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	287,008 S.F.

Year Built:**Last Renovation:****Facility Description:**

Oxon Hill High School is being replaced with a 287,008 square foot facility located on a 38.5-acre site close to Eastern Avenue NE and US Route 50 in Capitol Heights, MD. The Gym building was constructed in 2004 and is expected to remain as part of the new school construction. The school has been designed to achieve LEED Gold (LEED for Schools rating) and is expected to be completed in 2013.

The cost model for this school is based on the available design drawings and planned construction.

Current Repair Cost: \$290,286.20**Replacement Cost:** \$71,461,114.69**FCI:** 0.41%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Oxon Hill High_Original Building

Address: , , 20745

Attributes:

None

General Information:

Function:

High School

Year Built:

2013

Gross Area:

254,878 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$63,837,359.85

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Oxon Hill High_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$250.46	S.F.	254,878	100	\$64,146,869	49	2013	2013			0	\$63,837,354	
Substructure	\$9.51	S.F.	254,878	100	\$2,422,934	100	2013					\$2,422,934	
Foundations	\$7.64	S.F.	254,878	100	\$1,946,101	100	2013					\$1,946,101	
Standard Foundations	\$2.31	S.F.	254,878	0	\$589,258	100	2013					\$589,258	
Slab on Grade	\$5.32	S.F.	254,878	0	\$1,356,843	100	2013					\$1,356,843	
Basement Construction	\$1.87	S.F.	254,878	100	\$476,833	100	2013					\$476,833	
Basement Excavation	\$0.18	S.F.	254,878	0	\$46,520	100	2013					\$46,520	
Basement Walls	\$1.69	S.F.	254,878	0	\$430,313	100	2013					\$430,313	
Shell	\$77.31	S.F.	254,878	100	\$19,705,236	76	2013	2033				\$19,705,236	
Superstructure	\$37.25	S.F.	254,878	100	\$9,494,024	100	2013					\$9,494,024	
Floor Construction	\$21.99	S.F.	254,878	0	\$5,605,700	100	2013					\$5,605,700	
Roof Construction	\$15.26	S.F.	254,878	0	\$3,888,324	100	2013					\$3,888,324	
Exterior Enclosure	\$27.86	S.F.	254,878	100	\$7,102,103	68	2013	2043				\$7,102,103	
Exterior Walls	\$15.26	S.F.	254,878	0	\$3,888,324	100	2013					\$3,888,324	
Exterior Windows	\$11.57	S.F.	254,878	100	\$2,950,164	30	2013	2043				\$2,950,164	
Exterior Doors	\$1.03	S.F.	254,878	100	\$263,615	30	2013	2043				\$263,615	
Roofing	\$12.20	S.F.	254,878	100	\$3,109,109	20	2013	2033				\$3,109,109	
Roof Coverings	\$12.15	S.F.	254,878	100	\$3,097,479	20	2013	2033				\$3,097,479	
Roof Openings	\$0.05	S.F.	254,878	100	\$11,630	20	2013	2033				\$11,630	
Interiors	\$28.51	S.F.	254,878	100	\$7,287,375	56	2013	2018				\$7,267,061	
Interior Construction	\$16.72	S.F.	254,878	100	\$4,260,486	78	2013	2033				\$4,260,486	
Partitions	\$11.22	S.F.	254,878	100	\$2,861,000	100	2013					\$2,861,000	
Concrete Block Partitions - Regular Weight	\$11.22	S.F.	254,878	100	\$2,861,000	100	2013					\$2,861,000	
Interior Doors	\$3.22	S.F.	254,878	100	\$821,859	40	2013	2053				\$821,859	
Fittings	\$2.27	S.F.	254,878	100	\$577,627	20	2013	2033				\$577,627	
Stairs	\$1.25	S.F.	254,878	100	\$317,889	50	2013	2063				\$317,889	
Stair Construction	\$1.25	S.F.	254,878	100	\$317,889	50	2013	2063				\$317,889	
Interior Finishes	\$10.55	S.F.	254,878	101	\$2,709,000	23	2013	2018				\$2,688,686	
Wall Finishes	\$2.94	S.F.	254,878	103	\$769,291	14	2013	2018				\$748,977	
Paint	\$2.68	S.F.	203,902	100	\$545,837	5	2013	2018				\$545,837	
Tile	\$3.99	S.F.	50,976	110	\$223,454	35	2013	2048				\$203,140	
Floor Finishes	\$2.64	S.F.	254,878	100	\$672,030	54	2013	2018				\$672,030	
Carpet	\$2.14	S.F.	38,232	100	\$81,993	5	2013	2018				\$81,993	
Ceramic Tile	\$2.87	S.F.	50,976	100	\$146,540	50	2013	2063				\$146,540	
Concrete	\$1.16	S.F.	38,232	100	\$44,195	10	2013	2023				\$44,195	
Terrazo	\$7.19	S.F.	50,976	100	\$366,738	75	2013	2088				\$366,738	
VAT (Resilient Flooring)		S.F.	0	130		13	2013	2026					
VCT	\$0.43	S.F.	76,463	100	\$32,564	12	2013	2025				\$32,564	
Ceiling Finishes	\$4.97	S.F.	254,878	100	\$1,267,679	13	2013	2026				\$1,267,679	
Plaster Ceilings		S.F.	0	100		50	2013	2063					
Acoustical Ceilings	\$4.97	S.F.	254,878	100	\$1,267,679	13	2013	2026				\$1,267,679	
Services	\$118.73	S.F.	254,878	101	\$30,550,675	29	2013	2028				\$30,261,474	
Conveying	\$1.29	S.F.	254,878	100	\$329,519	30	2013	2043				\$329,519	
Elevators and Lifts	\$1.29	S.F.	254,878	100	\$329,519	30	2013	2043				\$329,519	
Plumbing	\$13.10	S.F.	254,878	100	\$3,337,833	30	2013	2043				\$3,337,833	
Plumbing Fixtures	\$10.33	S.F.	254,878	100	\$2,632,275	30	2013	2043				\$2,632,275	
Domestic Water Distribution	\$0.82	S.F.	254,878	100	\$209,341	30	2013	2043				\$209,341	
Sanitary Waste	\$0.55	S.F.	254,878	100	\$139,561	30	2013	2043				\$139,561	
Rain Water Drainage	\$1.40	S.F.	254,878	100	\$356,656	30	2013	2043				\$356,656	
HVAC	\$47.85	S.F.	254,878	102	\$12,451,166	29	2013	2033				\$12,196,080	
Heat Generating Systems	\$10.01	S.F.	254,878	110	\$2,805,951	30	2013	2043				\$2,550,865	
Boilers	\$10.01	S.F.	254,878	110	\$2,805,951	30	2013	2043				\$2,550,865	
Cooling Generating Systems	\$16.65	S.F.	254,878	100	\$4,244,980	30	2013	2043				\$4,244,980	
Chilled Water, Air Cooled	\$16.65	S.F.	254,878	100	\$4,244,980	30	2013	2043				\$4,244,980	
Condenser Systems													
Distribution Systems	\$12.34	S.F.	254,878	100	\$3,143,999	30	2013	2043				\$3,143,999	
Terminal & Package Units	\$5.90	S.F.	254,878	100	\$1,504,157	20	2013	2033				\$1,504,157	
Controls & Instrumentation	\$2.36	S.F.	254,878	100	\$600,888	30	2013	2043				\$600,888	
Systems Testing & Balancing	\$0.59	S.F.	254,878	100	\$151,191	30	2013	2043				\$151,191	
Fire Protection	\$5.90	S.F.	254,878	100	\$1,504,157	30	2013	2043				\$1,504,157	
Sprinklers	\$5.90	S.F.	254,878	100	\$1,504,157	30	2013	2043				\$1,504,157	
Electrical	\$50.59	S.F.	254,878	100	\$12,928,000	30	2013	2028				\$12,893,885	
Electrical Service/Distribution	\$8.58	S.F.	254,878	102	\$2,220,570	30	2013	2043				\$2,186,455	
New Main Line	\$5.90	S.F.	254,878	100	\$1,504,157	30	2013	2043				\$1,504,157	
Main Panel	\$2.68	S.F.	254,878	105	\$716,413	30	2013	2043				\$682,298	
Lighting and Branch Wiring	\$33.99	S.F.	254,878	100	\$8,664,412	30	2013	2043				\$8,664,412	
Communications and Security	\$6.78	S.F.	254,878	100	\$1,729,006	30	2013	2043				\$1,729,006	

Prince George County Public Schools13300 Old Marlboro Pike
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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Electrical Systems	\$1.23	S.F.	254,878	100	\$314,012	15	2013	2028				\$314,012	
Equipment & Furnishings	\$8.40	S.F.	254,878	100	\$2,141,435	17	2013	2028				\$2,141,435	
Equipment	\$8.40	S.F.	254,878	100	\$2,141,435	17	2013	2028				\$2,141,435	
Institutional Equipment	\$4.70	S.F.	254,878	100	\$1,197,899	15	2013	2028				\$1,197,899	
Other Equipment	\$3.70	S.F.	254,878	100	\$943,536	20	2013	2033				\$943,536	
Food Service Equipment, EACH	\$943,536.18	SYSTEM	1	100	\$943,536	20	2013	2033				\$943,536	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	2013	2013					
Building Sitework	\$8.00	S.F.	254,878	100	\$2,039,214	30	2013	2043				\$2,039,214	
Site Improvements	\$7.47	S.F.	254,878	100	\$1,903,296	30	2013	2043				\$1,903,296	
Parking Lots	\$3,220.09	Each	500	100	\$1,610,047	30	2013	2043				\$1,610,047	
Pedestrian Paving	\$58.65	L.F.	5,000	100	\$293,249	30	2013	2043				\$293,249	
Site Mechanical Utilities	\$0.53	S.F.	254,878	100	\$135,918	30	2013	2043				\$135,918	
Fuel Distribution	\$0.53	S.F.	254,878	100	\$135,918	30	2013	2043				\$135,918	
Natural Gas	\$7,550.40	Ea.	1	100	\$7,550	30	2013	2043				\$7,550	
Propane Tank	\$10,345.16	SYSTEM	1	100	\$10,345	30	2013	2043				\$10,345	
Underground Tank	\$118,023.14	SYSTEM	1	100	\$118,023	30	2013	2043				\$118,023	

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Facility Executive Summary

Facility: \High Schools\Oxon Hill High_Original Building (continued)

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[illegible]

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Oxon Hill High\Gymnasium

Attributes:

None

General Information:

Function: High School

Year Built: 2004

Gross Area: 32,130 S.F.

Last Renovation:

Facility Description:

This building and the additions with the exception of the GYM Addition is scheduled for demolition in 2008. The GYM was constructed in 2004 and is expected to remain as part of the new school construction.

Current Repair Cost: \$290,286.20

Replacement Cost: \$7,623,754.84

FCI: 3.81%

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Facility Executive Summary

Facility: \High Schools\Oxon Hill High\Gymnasium (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$237.28	S.F.	32,130	100	\$7,630,631	44	2004	2009	2009		\$290,286	\$7,623,755	4
Substructure	\$15.39	S.F.	32,130	100	\$494,562	100	2004					\$494,562	
Foundations	\$15.39	S.F.	32,130	100	\$494,562	100	2004					\$494,562	
Standard Foundations	\$5.17	S.F.	32,130	0	\$166,157	100	2004					\$166,157	
Slab on Grade	\$10.22	S.F.	32,130	0	\$328,405	100	2004					\$328,405	
Basement Construction			0			0	0						
Basement Excavation	\$0.23	S.F.	0	0		100	2004						
Basement Walls	\$4.37	S.F.	0	0		100	2004						
Shell	\$67.73	S.F.	32,130	100	\$2,176,169	59	2004	2024				\$2,176,169	
Superstructure	\$20.91	S.F.	32,130	100	\$671,959	100	2004					\$671,959	
Roof Construction	\$20.91	S.F.	32,130	0	\$671,959	100	2004					\$671,959	
Exterior Enclosure	\$18.66	S.F.	32,130	100	\$599,631	71	2004	2034				\$599,631	
Exterior Walls	\$10.92	S.F.	32,130	0	\$350,885	100	2004					\$350,885	
Exterior Windows	\$4.70	S.F.	32,130	100	\$151,007	30	2004	2034				\$151,007	
Exterior Doors	\$3.04	S.F.	32,130	100	\$97,739	30	2004	2034				\$97,739	
Roofing	\$28.15	S.F.	32,130	100	\$904,579	20	2004	2024				\$904,579	
Roof Coverings	\$28.00	S.F.	32,130	100	\$899,692	20	2004	2024				\$899,692	
Roof Openings	\$0.15	S.F.	32,130	100	\$4,887	20	2004	2024				\$4,887	
Interiors	\$44.74	S.F.	32,130	100	\$1,444,212	38	2004	2009				\$1,437,336	
Interior Construction	\$18.19	S.F.	32,130	101	\$591,358	70	2004	2024				\$584,482	
Partitions	\$10.68	S.F.	32,130	100	\$343,066	100	2004	2054				\$343,066	
Concrete Block Partitions - Regular Weight	\$10.68	S.F.	32,130	100	\$343,066	100	2004					\$343,066	
Drywall Partitions/Metal Stud Framing	\$8.99	S.F.	0	100		50	2004	2054					
Interior Doors	\$3.06	S.F.	32,130	107	\$105,104	40	2004	2044				\$98,228	
Fittings	\$4.46	S.F.	32,130	100	\$143,188	20	2004	2024				\$143,188	
Interior Finishes	\$26.54	S.F.	32,130	100	\$852,854	16	2004	2009				\$852,854	
Wall Finishes	\$6.46	S.F.	32,130	100	\$207,696	5	2004	2009				\$207,696	
Paint	\$6.46	S.F.	32,130	100	\$207,696	5	2004	2009				\$207,696	
Tile	\$15.24	S.F.	0	100		35	2004	2039					
Floor Finishes	\$20.08	S.F.	32,130	100	\$645,158	19	2004	2009				\$645,158	
Carpet	\$7.65	S.F.	0	0		5	2004	2009					
Ceramic Tile	\$19.58	S.F.	5,560	100	\$108,839	50	2004	2054				\$108,839	
Concrete	\$12.82	S.F.	1,380	100	\$17,694	10	2004	2014				\$17,694	
Gym Flooring	\$25.01	S.F.	18,250	100	\$456,346	13	2004	2017				\$456,346	
Terrazo	\$36.76	S.F.	0	100		75	2004	2079					
VCT	\$8.97	S.F.	6,940	100	\$62,279	12	2004	2016				\$62,279	
Ceiling Finishes			0			0	0						
Plaster Ceilings	\$17.14	S.F.	0	110		50	2004	2054					
Acoustical Ceilings	\$9.43	S.F.	0	100		13	2004	2017					
Services	\$106.38	S.F.	32,130	100	\$3,417,949	30	2004	2019	2009		\$287,354	\$3,417,949	8
Plumbing	\$15.62	S.F.	32,130	100	\$501,892	30	2004	2034				\$501,892	
Plumbing Fixtures	\$12.41	S.F.	32,130	100	\$398,777	30	2004	2034				\$398,777	
Domestic Water Distribution	\$0.88	S.F.	32,130	100	\$28,344	30	2004	2034				\$28,344	
Sanitary Waste	\$1.37	S.F.	32,130	100	\$43,983	30	2004	2034				\$43,983	
Rain Water Drainage	\$0.96	S.F.	32,130	100	\$30,788	30	2004	2034				\$30,788	
HVAC	\$55.41	S.F.	32,130	100	\$1,780,324	30	2004	2034	2009		\$287,354	\$1,780,324	16
Heat Generating Systems	\$8.94	S.F.	32,130	100	\$287,354	30	0		2009		\$287,354	\$287,354	100
Cooling Generating Systems	\$43.79	S.F.	32,130	100	\$1,406,960	30	2004	2034				\$1,406,960	
Terminal And Pkg Units	\$43.79	S.F.	32,130	100	\$1,406,960	30	2004	2034				\$1,406,960	
Controls & Instrumentation	\$1.49	S.F.	32,130	100	\$47,892	30	2004	2034				\$47,892	
Systems Testing & Balancing	\$1.19	S.F.	32,130	100	\$38,118	30	2004	2034				\$38,118	
Fire Protection	\$6.10	S.F.	32,130	100	\$195,968	30	2004	2034				\$195,968	
Sprinklers	\$6.10	S.F.	32,130	100	\$195,968	30	2004	2034				\$195,968	
Electrical	\$29.25	S.F.	32,130	100	\$939,765	29	2004	2019				\$939,765	
Electrical Service/Distribution	\$2.69	S.F.	32,130	100	\$86,499	30	2004	2034				\$86,499	
Lighting and Branch Wiring	\$21.25	S.F.	32,130	100	\$682,710	30	2004	2034				\$682,710	
Communications and Security	\$4.23	S.F.	32,130	100	\$135,858	30	2004	2034				\$135,858	
Other Electrical Systems	\$1.08	S.F.	32,130	100	\$34,698	15	2004	2019				\$34,698	
Equipment & Furnishings	\$2.95	S.F.	32,130	100	\$94,807	15	2004	2019				\$94,807	
Equipment	\$2.95	S.F.	32,130	100	\$94,807	15	2004	2019				\$94,807	
Institutional Equipment	\$2.95	S.F.	32,130	100	\$94,807	15	2004	2019				\$94,807	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Facilities			0	0		0	0						
Building Sitework	\$0.09	S.F.	32,130	100	\$2,932	30	0		2009		\$2,932	\$2,932	100
Site Mechanical Utilities	\$0.09	S.F.	32,130	100	\$2,932	30	0		2009		\$2,932	\$2,932	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
NG Supply	\$0.09	S.F.	32,130	100	\$2,932	30	0		2009		\$2,932	\$2,932	100

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Facility Executive Summary

Facility: \High Schools\Oxon Hill High\Gymnasium (continued)

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Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Oxon Hill High\Gymnasium (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$190,852	\$99,434	\$290,286	Necess ary- 2-5 Yrs	Deferred Maintena nce	
								\$188,924	\$98,430	\$287,354			
G3060		NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$1,928	\$1,004	\$2,932	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \High Schools\Parkdale High**Address:** 6001 Good Luck Road, Riverdale, MD 20737**Attributes:**

School Area	HSC
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1968, 193,191 S.F.
School Addition 1	Built in 1970, 61,774 S.F.
School Addition 2	Built in 2008, 49,684 S.F.
School Board District	2
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	304,649 S.F.

Year Built:**Last Renovation:****Facility Description:**

Parkdale High School is a two-story, 307,510 square foot facility located on a 34.9-acre site close to MD Route 295 (Baltimore-Washington Parkway) in Riverdale, MD. The original building was constructed in 1968, with additions constructed in 1970 and 2007 and no major renovations performed, with exception of Science Renovation (6,167 square feet) in 1998, Chiller Replacement in 1999, and FY02 QZAB Windows/Doors/Elevation in 2004. The 2008 additions (10,236 S.F.) are complete and include kitchen/multi-purpose room/cafeteria expansion and a two-story classroom building. Renovation to the school also includes FY2011 Science Lab (6,365 S.F.).

ACCESSIBILITY ISSUES

The main entrance to the facility appears to comply with ADA requirements. The main entrance has curb cuts, wide enough doors for wheel chair access, and push button wall switches and automatic door openers. The facility has two elevators and all the programs in the facility are handicap accessible. ADA upgrades are currently planned.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement or crawl space.

B. SHELL

The superstructure of the facility is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, double pane metal windows with operable frames, and hollow metal steel doors. The metal windows throughout the building were replaced in 2004. The double pane windows are energy efficient. Most of the classrooms have a fire window exits. The exterior doors throughout the building were replaced in 2004; some do not close properly and are difficult to operate. The building has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 2002.

C. INTERIORS

The interior partition walls typically include painted CMU with glazed block wainscot in the corridors, folding metal partitions in a few classrooms, and drywall. The interior doors are generally solid core wood doors with hollow metal frames. Many interior fire doors (60%) and stairway doors were replaced in 2004.

Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. The toilet accessories, such as metal toilet partitions, were partially replaced (60%) in 2006 and 2007. The facility has ten concrete stair cases (concrete risers and treads with steel frame). The handrails on the stairs have been replaced. There is a metal ladder to access the roof rough the roof hatch.

The interior wall finishes are typically painted CMU, folding metal partitions, and drywall. The floor finishes throughout the building are typically terrazzo, vinyl asbestos tiles (VAT), carpet, and ceramic tiles. There is terrazzo flooring in the corridors in the first. There is VAT floor finishes in the classrooms and in the corridors on the second floor. The VAT in 15 classrooms, including room 250 through 259, 216, and 217, were replaced with VCT. The carpet in a few classrooms (rooms 104, 106, 115, 112, and media center) is stained and worn. There is carpet in the main office. There are ceramic tiles in the restrooms which are stained. During the 2008 assessment it was noted in the A.H.E.R.A. Management Plan that the school contains 79,800 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES**Conveying**

The building includes two hydraulic elevators, which were repaired in 2004.

Plumbing

The plumbing fixtures are mostly original, even though some new toilets and urinals were recently installed. Sinks, faucets, urinals, toilets, and other plumbing fixtures were partially updated and mostly original. Domestic water distribution is a mixture of copper and galvanized piping. The sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Domestic hot water is provided by a gas water heater located in the boiler room.

Facility Executive Summary

HVAC

Heating is provided by two original gas/oil fired boilers and also provided by three gas/oil fired steam boilers, which were installed in 2006. Cooling is supplied by a chiller, which was installed in 2001, and a cooling tower, which was installed in 1998. The heating/cooling distribution system is ductwork and a 2-pipe system using radiators and unit ventilators. Fresh air is supplied by infiltration. Ceiling exhaust fans are installed in the restrooms. Controls and instrumentation are a mix of digital and pneumatic and not centrally controlled by an energy management system.

Fire Protection

The building includes a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent fixtures. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors and appears to not comply with ADA requirements. The system is activated by pull stations and is not centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system equipped with 13 interior and four exterior cameras.

Other Electrical Systems: The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 3 out of 296 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has an underground fuel oil storage tank installed in 2007. The playground equipment was replaced in 2012.

Current Repair Cost: \$23,617,483.00**Replacement Cost:** \$78,872,704.21**FCI:** 29.94%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Parkdale High_Building

Attributes:

None

General Information:

Function: High School
Gross Area: 254,965 S.F.

Year Built: 1968
Last Renovation:

Facility Description:

Current Repair Cost: \$23,617,483.00

Replacement Cost: \$66,004,543.77

FCI: 35.78%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Parkdale High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.88	S.F.	254,965	101	\$66,707,700	43	1983	1981	2015		\$23,617,484	\$66,004,545	36
Substructure	\$14.33	S.F.	254,965	100	\$3,653,093	100	1968				\$15,471	\$3,653,093	
Foundations	\$14.33	S.F.	254,965	100	\$3,653,093	100	1968				\$15,471	\$3,653,093	
Standard Foundations	\$4.09	S.F.	254,965	0	\$1,043,187	100	1968				\$15,471	\$1,043,187	1
Slab on Grade	\$10.24	S.F.	254,965	0	\$2,609,906	100	1968					\$2,609,906	
Shell	\$52.76	S.F.	254,965	100	\$13,452,810	68	1989	2022	2015			\$13,452,810	
Superstructure	\$20.01	S.F.	254,965	100	\$5,101,513	100	1968					\$5,101,513	
Floor Construction	\$19.07	S.F.	127,482	0	\$2,431,508	100	1968					\$2,431,508	
Roof Construction	\$20.94	S.F.	127,482	0	\$2,670,005	100	1968					\$2,670,005	
Exterior Enclosure	\$18.68	S.F.	254,965	100	\$4,762,206	71	1992	2034	2015			\$4,762,206	
Exterior Walls	\$10.94	S.F.	254,965	0	\$2,788,295	100	1968					\$2,788,295	
Exterior Windows	\$4.72	S.F.	254,965	100	\$1,202,185	30	2004	2034				\$1,202,185	
Exterior Doors	\$3.03	S.F.	254,965	100	\$771,726	30	2004	2034	2015	3		\$771,726	
Roofing	\$14.08	S.F.	254,965	100	\$3,589,091	20	2002	2022				\$3,589,091	
Roof Coverings	\$28.02	S.F.	127,482	100	\$3,571,640	20	2002	2022				\$3,571,640	
Roof Openings	\$0.14	S.F.	127,482	100	\$17,451	20	2002	2022				\$17,451	
Interiors	\$55.68	S.F.	254,965	105	\$14,899,405	37	1977	1981			\$8,530,528	\$14,196,250	60
Interior Construction	\$17.68	S.F.	254,965	100	\$4,507,032	64	1976	1988			\$1,235,537	\$4,507,032	27
Partitions	\$10.15	S.F.	254,965	100	\$2,587,413	91	1968	2018				\$2,587,413	
Concrete Block Partitions - Regular Weight	\$10.43	S.F.	203,972	100	\$2,128,256	100	1968					\$2,128,256	
Drywall Partitions/Metal Stud Framing	\$9.00	S.F.	50,993	100	\$459,157	50	1968	2018				\$459,157	
Interior Doors	\$3.06	S.F.	254,965	100	\$779,482	40	1968	2008			\$779,482	\$779,482	100
Fittings	\$4.47	S.F.	101,986	100	\$456,055	20	1968	1988			\$456,055	\$456,055	100
Fittings	\$4.47	S.F.	152,979	100	\$684,082	20	2006	2026				\$684,082	
Stairs	\$1.03	S.F.	254,965	100	\$263,705	50	1968	2018				\$263,705	
Stair Construction	\$1.03	S.F.	254,965	100	\$263,705	50	1968	2018				\$263,705	
Interior Finishes	\$36.97	S.F.	254,965	107	\$10,128,668	25	1982	1981			\$7,294,991	\$9,425,513	77
Wall Finishes	\$6.46	S.F.	254,965	100	\$1,648,158	5	2000	2005			\$1,648,158	\$1,648,158	100
Paint	\$6.46	S.F.	254,965	100	\$1,648,158	5	2000	2005			\$1,648,158	\$1,648,158	100
Floor Finishes	\$21.07	S.F.	254,965	113	\$6,076,139	35	1979	1981			\$3,242,462	\$5,372,984	60
Carpet	\$7.67	S.F.	25,497	100	\$195,456	5	1997	2002			\$195,456	\$195,456	100
Ceramic Tile	\$19.61	S.F.	25,497	100	\$499,886	50	1968	2018				\$499,886	
Terrazo	\$36.79	S.F.	50,993	100	\$1,876,185	75	1968	2043				\$1,876,185	
VAT (Resilient Flooring)	\$22.98	S.F.	101,985	130	\$3,047,006	13	1968	1981			\$3,047,006	\$2,343,851	130
VCT	\$8.97	S.F.	50,993	100	\$457,606	12	2006	2018				\$457,606	
Ceiling Finishes	\$9.43	S.F.	254,965	100	\$2,404,371	13	1968	1981			\$2,404,371	\$2,404,371	100
Acoustical Ceilings	\$9.43	S.F.	254,965	100	\$2,404,371	13	1968	1981			\$2,404,371	\$2,404,371	100
Services	\$124.71	S.F.	254,965	100	\$31,795,867	30	1987	1983			\$12,677,240	\$31,795,867	40
Conveying	\$1.54	S.F.	254,965	100	\$391,680	30	2002	2032				\$391,680	
Elevators and Lifts	\$1.54	S.F.	254,965	100	\$391,680	30	2002	2032				\$391,680	
Plumbing	\$15.62	S.F.	254,965	100	\$3,982,724	30	1968	1998			\$3,982,724	\$3,982,724	100
Plumbing Fixtures	\$12.43	S.F.	254,965	100	\$3,168,340	30	1968	1998			\$3,168,340	\$3,168,340	100
Domestic Water Distribution	\$0.88	S.F.	254,965	100	\$224,925	30	1968	1998			\$224,925	\$224,925	100
Sanitary Waste	\$1.35	S.F.	254,965	100	\$345,144	30	1968	1998			\$345,144	\$345,144	100
Rain Water Drainage	\$0.96	S.F.	254,965	100	\$244,315	30	1968	1998			\$244,315	\$244,315	100
HVAC	\$72.51	S.F.	254,965	100	\$18,486,510	30	1996	1998			\$7,426,404	\$18,486,510	40
Heat Generating Systems	\$10.75	S.F.	254,965	100	\$2,741,758	30	2006	2036				\$2,741,758	
Boilers	\$8.79	S.F.	254,965	100	\$2,241,494	30	2006	2036				\$2,241,494	
Piping and Misc Equipments	\$1.96	S.F.	254,965	100	\$500,264	30	2006	2036				\$500,264	
Cooling Generating Systems	\$42.79	S.F.	254,965	100	\$10,908,864	30	1993	1998			\$3,273,047	\$10,908,864	30
Chilled Water Air Cooled Condenser Systems	\$21.39	S.F.	254,965	100	\$5,452,493	30	2006	2036				\$5,452,493	
Chilled Water Cooling Tower Systems	\$8.56	S.F.	254,965	100	\$2,183,324	30	2006	2036				\$2,183,324	
Piping and Misc Equipments	\$12.84	S.F.	254,965	100	\$3,273,047	30	1968	1998			\$3,273,047	\$3,273,047	100
Distribution Systems	\$16.29	S.F.	254,965	100	\$4,153,357	30	1968	1998			\$4,153,357	\$4,153,357	100
Controls & Instrumentation	\$1.49	S.F.	254,965	100	\$380,046	30	2006	2036				\$380,046	
Systems Testing & Balancing	\$1.19	S.F.	254,965	100	\$302,485	30	2006	2036				\$302,485	
Fire Protection	\$6.10	S.F.	254,965	100	\$1,555,085	30	1968	1998				\$1,555,085	
Sprinklers	\$6.10	S.F.	254,965	100	\$1,555,085	30	1968	1998				\$1,555,085	
Electrical	\$28.94	S.F.	254,965	100	\$7,379,868	30	1988	1983			\$1,268,112	\$7,379,868	17
Electrical Service/Distribution	\$2.71	S.F.	254,965	100	\$690,287	30	2007	2037				\$690,287	
Lighting and Branch Wiring	\$21.26	S.F.	254,965	100	\$5,421,469	30	2007	2037				\$5,421,469	
Communications and Security	\$4.23	S.F.	254,965	100	\$1,078,089	30	1968	1998			\$1,078,089	\$1,078,089	100
Other Electrical Systems	\$0.75	S.F.	254,965	100	\$190,023	15	1968	1983			\$190,023	\$190,023	100
Equipment & Furnishings	\$7.81	S.F.	254,965	100	\$1,990,093	24	1968	1983			\$1,342,464	\$1,990,093	67

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment	\$7.81	S.F.	254,965	100	\$1,990,093	24	1968	1983			\$1,342,464	\$1,990,093	67
Institutional Equipment	\$2.95	S.F.	254,965	100	\$752,335	15	1968	1983			\$752,335	\$752,335	100
Other Equipment	\$4.85	S.F.	254,965	100	\$1,237,758	30	1968	1998			\$590,129	\$1,237,758	48
Food Service Equipment	\$590,128.52	SYSTE M	1	100	\$590,129	30	1968	1998			\$590,129	\$590,129	100
Other Equipment	\$2.54	S.F.	254,965	100	\$647,629	30	1968	1998				\$647,629	
Special Construction			0			0	0				\$243,384		
Special Construction			0			0	0				\$243,384		
ADA Compliance			0	0		0	0				\$243,384		
Building Sitework	\$3.59	S.F.	254,965	100	\$916,432	30	1968	1998			\$808,397	\$916,432	88
Site Improvements	\$3.04	S.F.	254,965	100	\$774,340	30	1968	1998			\$774,340	\$774,340	100
Parking Lots	\$2,430.10	Ea.	296	100	\$719,310	30	1968	1998			\$719,310	\$719,310	100
Pedestrian Paving	\$36.69	L.F.	1,500	100	\$55,030	30	1968	1998			\$55,030	\$55,030	100
Site Mechanical Utilities	\$0.56	S.F.	254,965	100	\$142,092	30	1968	1998			\$34,057	\$142,092	24
Fuel Distribution	\$0.56	S.F.	254,965	100	\$142,092	30	1968	1998			\$34,057	\$142,092	24
NG Supply	\$0.11	S.F.	254,965	100	\$27,146	30	1968	1998			\$27,146	\$27,146	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1968	1998			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2007	2037				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Parkdale High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$23,617,483			\$843,285		\$2,137,253	\$2,006,432				\$7,301,101
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Shell				\$843,285							\$4,823,439
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure				\$843,285							
Exterior Walls											
Exterior Windows											
Exterior Doors				\$843,285							
Roofing											\$4,823,439
Roof Coverings											\$4,799,986
Roof Openings											\$23,453
Interiors	\$8,530,527					\$2,137,253	\$2,006,432				\$2,477,662
Interior Construction	\$1,235,536						\$548,258				
Partitions							\$548,258				
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing							\$548,258				
Interior Doors	\$779,482										
Fittings	\$456,055										
Fittings											
Stairs							\$314,878				
Stair Construction							\$314,878				
Interior Finishes	\$7,294,991					\$2,137,253	\$1,143,296				\$2,477,662
Wall Finishes	\$1,648,158					\$1,910,666					\$2,214,986
Paint	\$1,648,158					\$1,910,666					\$2,214,986
Floor Finishes	\$3,242,462					\$226,587	\$1,143,296				\$262,676
Carpet	\$195,456					\$226,587					\$262,676
Ceramic Tile							\$596,890				
Terrazo											
VAT (Resilient Flooring)	\$3,047,006										
VCT							\$546,406				
Ceiling Finishes	\$2,404,371										
Acoustical Ceilings	\$2,404,371										
Services	\$12,677,240										
Conveying											
Elevators and Lifts											
Plumbing	\$3,982,724										
Plumbing Fixtures	\$3,168,340										
Domestic Water Distribution	\$224,925										
Sanitary Waste	\$345,144										
Rain Water Drainage	\$244,315										
HVAC	\$7,426,404										
Heat Generating Systems											
Boilers											
Piping and Misc Equipments											
Cooling Generating Systems	\$3,273,047										
Chilled Water Air Cooled Condenser Systems											
Chilled Water Cooling Tower Systems											
Piping and Misc Equipments	\$3,273,047										
Distribution Systems	\$4,153,357										
Controls & Instrumentation											
Systems Testing & Balancing											
Fire Protection											
Sprinklers											

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Parkdale High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$15,527,602 \$512,480	\$8,089,881 \$267,002	\$23,617,483 \$779,482	Necessary- 2-5 Yrs	Deferred Maintenance	The interior doors are in fair to poor condition. They do not close properly, have chipped corners and worn surface finishes and are beyond their useful life. The door hardware is in fair condition (hard to lock and unlock).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$299,839	\$156,216	\$456,055	Necessary- 2-5 Yrs	Deferred Maintenance	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are beyond useful life and in fair condition. Toilet accessories, such as metal toilet partitions were partially replaced (60%) in 2006/2007 and are in good condition. Remaining toilet accessories are original, beyond useful life, rusted, stained, and in poor condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$1,083,601	\$564,556	\$1,648,158	Necessary- 2-5 Yrs	Deferred Maintenance	The facility has not been painted for more than five years and the paint is in fair condition (stained and peeling off the walls).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$128,505	\$66,951	\$195,456	Necessary- 2-5 Yrs	Deferred Maintenance	The carpet in a few classrooms 104, 106, 115, 112, and media center is beyond useful life and in fair to poor condition (stained and worn).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$2,003,291	\$1,043,715	\$3,047,006	Necessary- 2-5 Yrs	Deferred Maintenance	The 9x9 vinyl asbestos tile floor finishes in all the classrooms and in the second floor corridors are beyond useful life and in fair to poor condition.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$1,580,783	\$823,588	\$2,404,371	Necessary- 2-5 Yrs	Deferred Maintenance	The acoustical ceiling tiles throughout the building are beyond useful life and in fair condition (stained and warped).
G2020	Parking Lots	System		Beyond Useful Life	Renew System	1	Ea.	\$472,919	\$246,391	\$719,310	Necessary- 2-5 Yrs	Deferred Maintenance	Asphalt surface parking is in poor condition, with cracks, pot holes, and uneven surfaces. There is insufficient parking capacity for the occupants after one of the three parking spaces was demolished due to construction work. Parking striping is worn and is in fair to poor condition.

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$36,180	\$18,850	\$55,030	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in fair condition, with cracks and damaged edges. Concrete sidewalks are not present all around the building.
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure. Structural cracks were observed on walls in the boiler room, gymnasium, library, and classrooms that indicate possible settlement or damage to the slab-on-grade.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$2,083,064	\$1,085,276	\$3,168,340	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original and need update. Some toilets and urinals were updated, while most sinks, faucets, drinking fountains and other plumbing fixtures were not updated. Some were covered with plastic bags to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$147,880	\$77,045	\$224,925	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water lines and equipment are mostly original and have few line leaks and limited capacity.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$160,628	\$83,687	\$244,315	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary piping is beyond useful life, outdated, and some areas are clogged and others are leaking.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$226,919	\$118,225	\$345,144	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Piping and Misc Equipments	System	Beyond Useful Life	Renew System	1	Ea.	\$2,151,905	\$1,121,142	\$3,273,047	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,730,675	\$1,422,682	\$4,153,357	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system pipes, pumps, ductwork, vents, and units are mostly outdated and beyond useful life. Circulation pumps an pipes are leaking and pipe insulation is peeling off. There are leaks and stains throughout the school.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$708,803	\$369,286	\$1,078,089	Necess ary- 2-5 Yrs	Deferred Maintena nce	The security and communication systems are beyond useful life and in need of update. Other electrical systems are not included in dedicated space and jammed with other materials in small storage room. Some electrical panels have no expanding capacity.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$124,933	\$65,090	\$190,023	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$494,632	\$257,703	\$752,335	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$17,848	\$9,299	\$27,146	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Report Date: 08 Sep 2012

Facility Executive Summary

E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1 Ea.	\$387,987	\$202,141	\$590,129	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	254,965 S.F.	\$160,016	\$83,368	\$243,384	Does Not Meet Current Code/Standards	ADA / Accessibility
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1 Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Parkdale High\Class Room Addition

Address: , , 20737

Attributes:

None

General Information:

Function:

High School

Year Built:

2008

Gross Area:

49,684 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$12,868,160.44

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Parkdale High\Class Room Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.00	S.F.	49,684	105	\$13,521,085	46	2008	2013			0	\$12,868,161	
Substructure	\$8.00	S.F.	49,684	100	\$397,495	100	2008					\$397,495	
Foundations	\$6.36	S.F.	49,684	100	\$315,880	100	2008					\$315,880	
Standard Foundations	\$1.81	S.F.	49,684	0	\$89,928	100	2008					\$89,928	
Slab on Grade	\$4.55	S.F.	49,684	0	\$225,952	100	2008					\$225,952	
Basement Construction	\$1.64	S.F.	49,684	100	\$81,615	100	2008					\$81,615	
Basement Excavation	\$0.15	S.F.	49,684	0	\$7,557	100	2008					\$7,557	
Basement Walls	\$1.49	S.F.	49,684	0	\$74,058	100	2008					\$74,058	
Shell	\$59.15	S.F.	49,684	103	\$3,012,950	82	2008	2028				\$2,938,892	
Superstructure	\$35.32	S.F.	49,684	100	\$1,754,720	100	2008					\$1,754,720	
Floor Construction	\$20.49	S.F.	49,684	0	\$1,017,919	100	2008					\$1,017,919	
Roof Construction	\$14.83	S.F.	49,684	0	\$736,801	100	2008					\$736,801	
Exterior Enclosure	\$18.10	S.F.	49,684	102	\$917,866	70	2008	2038				\$899,275	
Exterior Walls	\$10.62	S.F.	49,684	0	\$527,474	100	2008					\$527,474	
Exterior Windows	\$6.66	S.F.	49,684	105	\$347,544	30	2008	2038				\$330,994	
Exterior Doors	\$0.82	S.F.	49,684	105	\$42,848	30	2008	2038				\$40,807	
Roofing	\$5.73	S.F.	49,684	119	\$340,364	20	2008	2028				\$284,897	
Roof Coverings	\$5.58	S.F.	49,684	120	\$332,807	20	2008	2028				\$277,340	
Roof Openings	\$0.15	S.F.	49,684	100	\$7,557	20	2008	2028				\$7,557	
Interiors	\$46.01	S.F.	49,684	105	\$2,391,683	40	2008	2013				\$2,286,183	
Interior Construction	\$20.70	S.F.	49,684	104	\$1,073,855	64	2008	2028				\$1,028,499	
Partitions	\$15.59	S.F.	49,684	105	\$811,161	75	2008	2058				\$774,586	
Concrete Block Partitions - Regular Weight	\$8.23	S.F.	49,684	100	\$408,830	100	2008					\$408,830	
Drywall Partitions/Metal Stud Framing	\$7.36	S.F.	49,684	110	\$402,331	50	2008	2058				\$365,756	
Interior Doors	\$2.52	S.F.	49,684	107	\$134,226	40	2008	2048				\$125,445	
Fittings	\$2.59	S.F.	49,684	100	\$128,468	20	2008	2028				\$128,468	
Stairs	\$1.10	S.F.	49,684	125	\$68,012	50	2008	2058				\$54,410	
Stair Construction	\$1.10	S.F.	49,684	125	\$68,012	50	2008	2058				\$54,410	
Interior Finishes	\$24.22	S.F.	49,684	104	\$1,249,816	18	2008	2013				\$1,203,274	
Wall Finishes	\$8.18	S.F.	49,684	100	\$406,566	23	2008	2013				\$406,566	
Paint	\$5.29	S.F.	29,810	100	\$157,787	5	2008	2013				\$157,787	
Tile	\$12.52	S.F.	19,874	100	\$248,779	35	2008	2043				\$248,779	
Floor Finishes	\$8.28	S.F.	49,684	102	\$419,306	18	2008	2015				\$411,304	
Carpet		S.F.	0	100		7	2008	2015					
Ceramic Tile	\$16.11	S.F.	4,968	110	\$88,024	50	2008	2058				\$80,022	
Concrete	\$9.46	S.F.	1,000	100	\$9,461	10	2008	2018				\$9,461	
Tile & Covering		S.F.	0	110		75	2008	2083					
VAT (Resilient Flooring)		S.F.	0	130		13	2008	2021					
VCT	\$7.36	S.F.	43,716	100	\$321,821	10	2008	2018				\$321,821	
Ceiling Finishes	\$7.76	S.F.	49,684	110	\$423,944	13	2008	2021				\$385,404	
Plaster Ceilings	\$14.08	S.F.	0	110		50	2008	2058					
Acoustical Ceilings	\$7.76	S.F.	49,684	110	\$423,944	13	2008	2021				\$385,404	
Services	\$114.24	S.F.	49,684	105	\$5,976,630	30	2008	2023				\$5,676,016	
Conveying	\$1.63	S.F.	49,684	110	\$88,945	30	2008	2038				\$80,859	
Elevators and Lifts	\$1.63	S.F.	49,684	110	\$88,945	30	2008	2038				\$80,859	
Plumbing	\$12.08	S.F.	49,684	93	\$556,266	30	2008	2038				\$600,021	
Plumbing Fixtures	\$8.81	S.F.	49,684	90	\$393,792	30	2008	2038				\$437,547	
Domestic Water Distribution	\$1.08	S.F.	49,684	100	\$53,654	30	2008	2038				\$53,654	
Sanitary Waste	\$1.16	S.F.	49,684	100	\$57,433	30	2008	2038				\$57,433	
Rain Water Drainage	\$1.03	S.F.	49,684	100	\$51,387	30	2008	2038				\$51,387	
HVAC	\$68.73	S.F.	49,684	110	\$3,748,052	30	2008	2038				\$3,414,981	
Heat Generating Systems	\$5.19	S.F.	49,684	110	\$283,461	30	2008	2038				\$257,692	
Boilers	\$3.10	S.F.	49,684	110	\$169,578	30	2008	2038				\$154,162	
Piping and Misc Equipments	\$2.08	S.F.	49,684	110	\$113,883	30	2008	2038				\$103,530	
Cooling Generating Systems	\$45.23	S.F.	49,684	110	\$2,472,176	30	2008	2038				\$2,247,433	
Chilled Water, Air Cooled	\$22.62	S.F.	49,684	110	\$1,236,088	30	2008	2038				\$1,123,716	
Condenser Systems													
Chilled Water, Cooling Tower Systems	\$9.05	S.F.	49,684	110	\$494,601	30	2008	2038				\$449,638	
Piping and Misc Equipments	\$13.57	S.F.	49,684	110	\$741,487	30	2008	2038				\$674,079	
Distribution Systems	\$13.92	S.F.	49,684	110	\$760,606	30	2008	2038				\$691,460	
Controls & Instrumentation	\$3.39	S.F.	49,684	105	\$176,946	30	2008	2038				\$168,520	
Systems Testing & Balancing	\$1.00	S.F.	49,684	110	\$54,863	30	2008	2038				\$49,876	
Fire Protection	\$4.52	S.F.	49,684	100	\$224,441	30	2008	2038				\$224,441	
Sprinklers	\$4.52	S.F.	49,684	100	\$224,441	30	2008	2038				\$224,441	
Electrical	\$27.29	S.F.	49,684	100	\$1,358,926	30	2008	2023				\$1,355,714	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.29	S.F.	49,684	105	\$67,446	30	2008	2038				\$64,234	
Lighting and Branch Wiring	\$19.30	S.F.	49,684	100	\$958,975	30	2008	2038				\$958,975	
Communications and Security	\$5.92	S.F.	49,684	100	\$293,965	30	2008	2038				\$293,965	
Other Electrical Systems	\$0.78	S.F.	49,684	100	\$38,540	15	2008	2023				\$38,540	
Equipment & Furnishings	\$14.21	S.F.	49,684	100	\$705,817	15	2008	2023				\$705,817	
Equipment	\$14.21	S.F.	49,684	100	\$705,817	15	2008	2023				\$705,817	
Institutional Equipment	\$5.34	S.F.	49,684	100	\$265,248	15	2008	2023				\$265,248	
Other Equipment	\$8.87	S.F.	49,684	100	\$440,569	15	2008	2023				\$440,569	
Food Service Equipment			49,684	0		15	2008	2023					
Other Equipment	\$8.87	S.F.	49,684	100	\$440,569	15	2008	2023				\$440,569	
Building Sitework	\$17.39	S.F.	49,684	120	\$1,036,510	50	2008	2038				\$863,758	
Site Improvements	\$17.39	S.F.	49,684	120	\$1,036,510	50	2008	2058				\$863,758	
Parking Lots	\$10.54	S.F.	49,684	120	\$628,435	50	2008	2058				\$523,696	
Pedestrian Paving	\$6.84	S.F.	49,684	120	\$408,075	50	2008	2058				\$340,062	
Site Mechanical Utilities			0			0	0						
Fuel Distribution			0			0	0						
Propane Tank		SYSTEM	0	100		30	2008	2038					
Pumps		SYSTEM	0	100		30	2008	2038					
Underground Tank		SYSTEM	0	100		30	2008	2038					

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Parkdale High\Class Room Addition (continued)[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Potomac High

Address: 5211 Boydell Avenue, Oxon Hill, MD 20745

Attributes:

School Area	HSC
Congressional	4
County Council	7
Historical Building	No
Legislative	26
Original Building	Built in 1965, 142,274 S.F.
School Addition 1	Built in 1968, 59,318 S.F.
School Addition 2	Built in 1981, 8,538 S.F.
School Addition 3	Built in 2009, 13,500 S.F. (Lecture/Dance)
School Addition 4	Built in 2009, 47,908 S.F. (Science)
School Addition 5	Built in 2009, 5,300 S.F. (Multi Purpose Area)
School Board District	8
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	276,838 S.F.

Year Built:
Last Renovation:

Facility Description:

Potomac High School is a two-story, 276,838 square foot facility located on a 45.8-acre site close to I-495 (Capital Beltway) in Oxon Hill, MD. The original building was constructed in 1965 and additions were constructed in 1968 and 1981. The air conditioning was upgraded in 1978, a science renovation (county) was conducted in 2003, another science renovation in 2006, the Lecture and Dance addition was completed in 2009, and a new Science Wing was also completed in 2009. In addition, another Science renovation (1,900 S.F.) is being conducted as part of FY2012.

ACCESSIBILITY ISSUES

The main entrance has a ramp, doors wide enough for wheel chair access, and has push button wall switches and automatic door openers. Handicap accessible toilet stalls are available on both floors in the gang restrooms. The school has an elevator and all the programs on the second floor are handicap accessible to the handicapped. In addition, some stairs have a chair lift. ADA upgrades are currently planned.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor. The building has a crawl space that is accessible from the boiler room.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow core metal doors. All classrooms have fire exit windows. Roof construction is low-slope built-up roof with stone ballast.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors and few gypsum drywalls. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. Most classrooms have the original chalk boards. Metal toilet partitions were completely replaced in 2007. Interior wall finishes are typically painted CMU and drywall. Floor finishes are typically terrazzo, vinyl asbestos tiles (VAT), carpet, and ceramic tile. There is terrazzo flooring in the corridors. All classrooms and kitchens have VAT. There is carpet in the offices. There are ceramic tiles in the restrooms. The overall ceiling finishes are typically suspended acoustical tiles. The acoustical tiles in the hallways were replaced in summer 2007.

D. SERVICES

Conveying

The building includes hydraulic conveying equipment.

Plumbing

The plumbing fixtures are mostly original with the exception of toilets that were installed in 2008. Domestic water distribution is copper and galvanized steel piping and the sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided by three gas/oil-fired boilers updated in October 2007. Cooling is supplied by water cooled chillers and roof-top package units. The heating/cooling distribution system is a 2-pipe system using original fan coil units. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building does not have a full fire sprinkler system; only few areas, such as the custodian closet are sprinkled. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring (from branch panels) is typically copper. Lighting and branch wiring is typically serving suspended fluorescent fixtures. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in interior corridors and is scheduled for update in early 2008. The system is activated by pull stations and smoke detectors and is not centrally monitored. The system needs to be upgraded to comply with current code and ADA requirements. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored with no surveillance.

Other Electrical Systems: The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 10 out of 110 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has an underground fuel oil storage tank.

Current Repair Cost: \$34,774,997.60**Replacement Cost:** \$73,428,986.12**FCI:** 47.36%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Potomac High_Building

Address: , , 20745

Attributes:

None

General Information:

Function: High School
Gross Area: 215,430 S.F.

Year Built: 1965

Last Renovation:

Facility Description:

Current Repair Cost: \$34,774,997.60

Replacement Cost: \$57,513,058.14

FCI: 60.46%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Potomac High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$266.97	S.F.	215,430	101	\$58,331,337	46	1969	1970			\$34,774,995	\$57,513,055	60
Substructure	\$14.55	S.F.	215,430	100	\$3,135,351	100	1965					\$3,135,351	
Foundations	\$14.55	S.F.	215,430	100	\$3,135,351	100	1965					\$3,135,351	
Standard Foundations	\$5.00	S.F.	210,130	0	\$1,051,509	100	1965					\$1,051,509	
Slab on Grade	\$9.92	S.F.	210,130	0	\$2,083,842	100	1965					\$2,083,842	
Shell	\$68.79	S.F.	215,430	100	\$14,819,198	77	1970	1995			\$1,575,666	\$14,819,198	11
Superstructure	\$37.85	S.F.	215,430	100	\$8,153,779	100	1965					\$8,153,779	
Floor Construction	\$18.48	S.F.	210,310	0	\$3,886,560	100	1965					\$3,886,560	
Roof Construction	\$20.29	S.F.	210,310	0	\$4,267,219	100	1965					\$4,267,219	
Exterior Enclosure	\$17.64	S.F.	215,430	100	\$3,800,136	71	1965	1995			\$1,575,666	\$3,800,136	41
Exterior Walls	\$10.59	S.F.	210,130	0	\$2,224,470	100	1965					\$2,224,470	
Exterior Windows	\$4.56	S.F.	210,130	100	\$958,823	30	1965	1995			\$958,823	\$958,823	100
Exterior Doors	\$2.94	S.F.	210,130	100	\$616,843	30	1965	1995			\$616,843	\$616,843	100
Roofing	\$13.30	S.F.	215,430	100	\$2,865,283	20	1997	2017				\$2,865,283	
Roof Coverings	\$27.15	S.F.	105,065	100	\$2,852,499	20	1997	2017				\$2,852,499	
Roof Openings	\$0.12	S.F.	105,065	100	\$12,784	20	1997	2017				\$12,784	
Interiors	\$57.08	S.F.	215,430	106	\$13,025,207	40	1979	1970			\$5,357,917	\$12,296,194	44
Interior Construction	\$16.99	S.F.	215,430	100	\$3,659,508	70	1979	2005			\$623,235	\$3,659,508	17
Partitions	\$9.88	S.F.	215,430	100	\$2,128,587	100	1965					\$2,128,587	
Concrete Block Partitions - Regular Weight	\$10.13	S.F.	210,130	0	\$2,128,587	100	1965					\$2,128,587	
Interior Doors	\$2.97	S.F.	210,130	100	\$623,235	40	1965	2005			\$623,235	\$623,235	100
Fittings	\$4.32	S.F.	210,130	100	\$907,686	20	2007	2027				\$907,686	
Stairs	\$0.96	S.F.	215,430	100	\$207,745	50	1965	2015				\$207,745	
Stair Construction	\$0.99	S.F.	210,130	100	\$207,745	50	1965	2015				\$207,745	
Interior Finishes	\$39.13	S.F.	215,430	109	\$9,157,954	28	1983	1970			\$4,734,682	\$8,428,941	56
Wall Finishes	\$6.10	S.F.	215,430	100	\$1,313,588	5	2008	2013				\$1,313,588	
Paint	\$6.25	S.F.	210,130	100	\$1,313,588	5	2008	2013				\$1,313,588	
Floor Finishes	\$23.76	S.F.	215,430	114	\$5,846,818	38	1965	1970			\$3,307,509	\$5,117,805	65
Carpet	\$7.42	S.F.	20,000	100	\$148,450	5	1965	1970			\$148,450	\$148,450	100
Ceramic Tile	\$19.01	S.F.	21,000	100	\$399,262	50	1965	2015				\$399,262	
Terrazo	\$35.67	S.F.	60,000	100	\$2,140,047	75	1965	2040				\$2,140,047	
VAT (Resilient Flooring)	\$22.27	S.F.	109,130	130	\$3,159,059	13	1965	1978			\$3,159,059	\$2,430,046	130
Ceiling Finishes	\$9.27	S.F.	215,430	100	\$1,997,548	13	1977	1978			\$1,427,173	\$1,997,548	71
Acoustical Ceilings (Classrooms)	\$9.51	S.F.	150,130	100	\$1,427,173	13	1965	1978			\$1,427,173	\$1,427,173	100
Acoustical Ceilings (Corridors)	\$9.51	S.F.	60,000	100	\$570,375	13	2007	2020				\$570,375	
Services	\$118.97	S.F.	215,430	100	\$25,654,727	27	1966	1980			\$25,654,727	\$25,630,437	100
Conveying	\$0.74	S.F.	215,430	100	\$159,804	30	1965	1995			\$159,804	\$159,804	100
Elevators and Lifts	\$0.76	S.F.	210,130	100	\$159,804	30	1965	1995			\$159,804	\$159,804	100
Plumbing	\$14.76	S.F.	215,430	100	\$3,180,097	30	1965	1995			\$3,180,097	\$3,180,097	100
Plumbing Fixtures	\$12.03	S.F.	210,130	100	\$2,528,097	30	1965	1995			\$2,528,097	\$2,528,097	100
Domestic Water Distribution	\$0.85	S.F.	210,130	100	\$178,980	30	1965	1995			\$178,980	\$178,980	100
Sanitary Waste	\$1.32	S.F.	210,130	100	\$278,059	30	1965	1995			\$278,059	\$278,059	100
Rain Water Drainage	\$0.93	S.F.	210,130	100	\$194,961	30	1965	1995			\$194,961	\$194,961	100
HVAC	\$70.53	S.F.	215,430	100	\$15,218,550	25	1967	1995			\$15,218,550	\$15,194,260	100
Heat Generating Systems	\$8.32	S.F.	215,430	100	\$1,791,336	30	1965	1995			\$1,791,336	\$1,791,336	100
Boilers	\$8.52	S.F.	210,310	100	\$1,791,336	30	1965	1995			\$1,791,336	\$1,791,336	100
Cooling Generating Systems	\$6.27	S.F.	215,430	100	\$1,349,900	30	1965	1995			\$1,349,900	\$1,349,900	100
Chilled Water, Air Cooled Condenser Systems	\$6.42	S.F.	210,310	100	\$1,349,900	30	1965	1995			\$1,349,900	\$1,349,900	100
Distribution Systems	\$15.79	S.F.	210,130	100	\$3,317,528	30	1965	1995			\$3,317,528	\$3,317,528	100
Terminal & Package Units	\$38.94	S.F.	210,310	100	\$8,188,967	20	1978	1998			\$8,188,967	\$8,188,967	100
Controls & Instrumentation	\$1.44	Seat	210,130	100	\$303,627	30	1965	1995			\$303,627	\$303,627	100
Systems Testing & Balancing	\$1.16	S.F.	210,130	110	\$267,192	30	1965	1995			\$267,192	\$242,902	110
Fire Protection	\$5.77	S.F.	215,430	100	\$1,243,274	30	1965	1995			\$1,243,274	\$1,243,274	100
Sprinklers	\$5.92	S.F.	210,130	100	\$1,243,274	30	1965	1995			\$1,243,274	\$1,243,274	100
Electrical	\$27.17	S.F.	215,430	100	\$5,853,002	30	1965	1980			\$5,853,002	\$5,853,002	100
Electrical Service/Distribution	\$2.55	S.F.	215,430	100	\$550,196	30	1965	1995			\$550,196	\$550,196	100
Electrical Service	\$2.62	S.F.	210,310	100	\$550,196	30	1965	1995			\$550,196	\$550,196	100
Lighting and Branch Wiring	\$20.61	S.F.	210,310	100	\$4,334,394	30	1965	1995			\$4,334,394	\$4,334,394	100
Communications and Security	\$4.11	S.F.	210,130	100	\$862,941	30	1965	1995			\$862,941	\$862,941	100
Other Electrical Systems	\$0.50	S.F.	210,130	100	\$105,471	15	1965	1980			\$105,471	\$105,471	100
Equipment & Furnishings	\$5.43	S.F.	215,430	100	\$1,169,636	22	1965	1980			\$1,169,636	\$1,169,636	100
Equipment	\$5.43	S.F.	215,430	100	\$1,169,636	22	1965	1980			\$1,169,636	\$1,169,636	100
Institutional Equipment	\$2.84	S.F.	210,130	100	\$597,666	15	1965	1980			\$597,666	\$597,666	100
Other Equipment	\$2.66	S.F.	215,430	100	\$571,970	30	1965	1995			\$571,970	\$571,970	100
Food Service Equipment, EACH	\$571,970.30	SYSTE M	1	100	\$571,970	30	1965	1995			\$571,970	\$571,970	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$489,831		
Special Construction			0			0	0				\$489,831		
ADA Compliance			0	0		0	0				\$489,831		
Building Sitework	\$2.15	S.F.	215,430	114	\$527,218	30	1965	1995			\$527,218	\$462,239	114
Site Improvements	\$1.51	S.F.	215,430	120	\$389,880	30	1965	1995			\$389,880	\$324,901	120
Parking Lots	\$2,355.31	Each	110	120	\$310,901	30	1965	1995			\$310,901	\$259,085	120
Pedestrian Paving	\$35.58	L.F.	1,850	120	\$78,979	30	1965	1995			\$78,979	\$65,816	120
Site Mechanical Utilities	\$0.64	S.F.	215,430	100	\$137,338	30	1965	1995			\$137,338	\$137,338	100
Fuel Distribution	\$0.64	S.F.	215,430	100	\$137,338	30	1965	1995			\$137,338	\$137,338	100
NG Supply	\$0.11	S.F.	210,310	100	\$22,392	30	1965	1995			\$22,392	\$22,392	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1965	1995			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1965	1995			\$108,035	\$108,035	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Potomac High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$34,774,998	\$1,352,995		\$663,294		\$3,493,742	\$1,568,492		\$722,534		\$199,504
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,575,666					\$3,321,649					
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,575,666										
Exterior Walls											
Exterior Windows	\$958,823										
Exterior Doors	\$616,843										
Roofing						\$3,321,649					
Roof Coverings						\$3,306,828					
Roof Openings						\$14,821					
Interiors	\$5,357,917	\$1,352,995		\$663,294		\$172,094	\$1,568,492		\$722,534		\$199,504
Interior Construction	\$623,235										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$623,235										
Fittings											
Stairs				\$227,009							
Stair Construction				\$227,009							
Interior Finishes	\$4,734,682	\$1,352,995		\$436,285		\$172,094	\$1,568,492		\$722,534		\$199,504
Wall Finishes		\$1,352,995					\$1,568,492				
Paint		\$1,352,995					\$1,568,492				
Floor Finishes	\$3,307,509			\$436,285		\$172,094					\$199,504
Carpet	\$148,450					\$172,094					\$199,504
Ceramic Tile				\$436,285							
Terrazo											
VAT (Resilient Flooring)	\$3,159,059										
Ceiling Finishes	\$1,427,173								\$722,534		
Acoustical Ceilings (Classrooms)	\$1,427,173										
Acoustical Ceilings (Corridors)									\$722,534		
Services	\$25,654,728										
Conveying	\$159,804										
Elevators and Lifts	\$159,804										
Plumbing	\$3,180,097										
Plumbing Fixtures	\$2,528,097										
Domestic Water Distribution	\$178,980										
Sanitary Waste	\$278,059										
Rain Water Drainage	\$194,961										
HVAC	\$15,218,551										
Heat Generating Systems	\$1,791,336										
Boilers	\$1,791,336										
Cooling Generating Systems	\$1,349,900										
Chilled Water, Air Cooled	\$1,349,900										
Condenser Systems											
Distribution Systems	\$3,317,528										
Terminal & Package Units	\$8,188,967										
Controls & Instrumentation	\$303,627										
Systems Testing & Balancing	\$267,192										
Fire Protection	\$1,243,274										
Sprinklers	\$1,243,274										
Electrical	\$5,853,002										
Electrical Service/Distribution	\$550,196										
Electrical Service	\$550,196										
Lighting and Branch Wiring	\$4,334,394										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Potomac High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$22,863,246 \$630,390	\$11,911,751 \$328,433	\$34,774,998 \$958,823	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original, difficult to open, not energy efficient, and in fair to poor condition. The flashing and caulking around the windows are damaged. Some windows do not lock properly.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$405,551	\$211,292	\$616,843	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are original, beyond its useful life, and in fair to poor condition, with rusted metal frames. The main entrance doors were replaced recently and are in fair condition. The exterior doors are not easy to operate and they do not seal tightly. The door hardware is in fair condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$409,754	\$213,482	\$623,235	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors and are in fair to poor condition; some do not operate properly. The door hardware is in fair condition.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$97,600	\$50,850	\$148,450	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices is old, stained, worn-out, and in poor condition.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$2,076,962	\$1,082,097	\$3,159,059	Necess ary- 2-5 Yrs	Deferred Maintena nce	All of the classrooms and kitchen have 9x9 vinyl asbestos tiles, which are beyond useful life and are in poor condition.
	C3030210	Acoustical Ceilings (Classrooms)	System	Beyond Useful Life	Renew System	1	Ea.	\$938,313	\$488,861	\$1,427,173	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings in classrooms are old and in fair to poor condition (stained and warped). Acoustical ceilings in the hallways were replaced in 2007 and are in good condition.
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$204,406	\$106,496	\$310,901	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking lots are in fair to poor condition and has been patched several times in the past, including December 2007. The road surface is in fair condition with some damage, especially on the back side of the building.
	G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$51,926	\$27,053	\$78,979	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in fair condition.
	D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$105,065	\$54,739	\$159,804	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$117,673	\$61,308	\$178,980	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$182,813	\$95,246	\$278,059	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$199,624	\$104,004	\$303,627	Necess ary- 2-5 Yrs	Deferred Maintena nce	Systems are aged. Some have been reported not to work.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$175,669	\$91,523	\$267,192	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$817,406	\$425,868	\$1,243,274	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$567,351	\$295,590	\$862,941	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$69,343	\$36,128	\$105,471	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,181,149	\$1,136,379	\$3,317,528	Necess ary- 2-5 Yrs	Deferred Maintena nce	Distribution systems are original to the building.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$1,662,128	\$865,969	\$2,528,097	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$128,179	\$66,781	\$194,961	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,177,736	\$613,600	\$1,791,336	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030110	Chilled Water, Air Cooled Condenser Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$887,508	\$462,392	\$1,349,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120	Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$361,733	\$188,463	\$550,196	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,849,701	\$1,484,694	\$4,334,394	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$5,383,936	\$2,805,031	\$8,188,967	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$14,722	\$7,670	\$22,392	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$392,943	\$204,723	\$597,666	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$376,049	\$195,921	\$571,970	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	210,130	S.F.	\$322,045	\$167,786	\$489,831	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Potomac High\Lecture And Dance Wing

Address: , , 20745

Attributes:

None

General Information:

Function:

High School

Year Built:

2009

Gross Area:

13,500 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$3,508,939.01

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Potomac High\Lecture And Dance Wing (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.92	S.F.	13,500	101	\$3,558,325	48	2009	2014			0	\$3,508,938	
Substructure	\$16.18	S.F.	13,500	100	\$218,477	100	2009					\$218,477	
Foundations	\$11.57	S.F.	13,500	100	\$156,260	100	2009					\$156,260	
Standard Foundations	\$2.65	S.F.	13,500	0	\$35,728	100	2009					\$35,728	
Slab on Grade	\$8.93	S.F.	13,500	0	\$120,532	100	2009					\$120,532	
Basement Construction	\$4.61	S.F.	13,500	100	\$62,217	100	2009					\$62,217	
Basement Excavation	\$0.30	S.F.	13,500	0	\$4,107	100	2009					\$4,107	
Basement Walls	\$4.30	S.F.	13,500	0	\$58,110	100	2009					\$58,110	
Shell	\$70.67	S.F.	13,500	103	\$987,056	79	2009	2029				\$953,986	
Superstructure	\$37.49	S.F.	13,500	100	\$506,151	100	2009					\$506,151	
Roof Construction	\$37.49	S.F.	13,500	0	\$506,151	100	2009					\$506,151	
Exterior Enclosure	\$22.47	S.F.	13,500	102	\$307,889	78	2009	2039				\$303,279	
Exterior Walls	\$15.64	S.F.	13,500	0	\$211,084	100	2009					\$211,084	
Exterior Windows	\$5.81	S.F.	13,500	105	\$82,360	30	2009	2039				\$78,438	
Exterior Doors	\$1.02	S.F.	13,500	105	\$14,445	30	2009	2039				\$13,757	
Roofing	\$10.71	S.F.	13,500	120	\$173,016	20	2009	2029				\$144,556	
Roof Coverings	\$10.54	S.F.	13,500	120	\$170,757	20	2009	2029				\$142,297	
Roof Openings	\$0.17	S.F.	13,500	100	\$2,259	20	2009	2029				\$2,259	
Interiors	\$54.86	S.F.	13,500	98	\$726,936	34	2009	2014				\$740,611	
Interior Construction	\$20.31	S.F.	13,500	106	\$290,942	51	2009	2029				\$274,122	
Partitions	\$13.17	S.F.	13,500	107	\$191,147	62	2009	2059				\$177,820	
Concrete Block Partitions - Regular Weight	\$3.30	S.F.	13,500	100	\$44,558	100	2009					\$44,558	
Drywall Partitions/Metal Stud Framing	\$9.87	S.F.	13,500	110	\$146,589	50	2009	2059				\$133,262	
Interior Doors	\$3.70	S.F.	13,500	107	\$53,389	40	2009	2049				\$49,896	
Fittings	\$3.44	S.F.	13,500	100	\$46,406	20	2009	2029				\$46,406	
Interior Finishes	\$34.55	S.F.	13,500	93	\$435,994	23	2009	2014				\$466,489	
Wall Finishes	\$8.23	S.F.	13,500	48	\$52,799	26	2009	2014				\$111,117	
Paint	\$6.72	S.F.	11,475	20	\$15,429	5	2009	2014				\$77,144	
Tile	\$16.78	S.F.	2,025	110	\$37,370	35	2009	2044				\$33,973	
Floor Finishes	\$15.95	S.F.	13,500	113	\$243,157	29	2009	2014				\$215,334	
Carpet		S.F.	0	10		5	2009	2014					
Ceramic Tile	\$21.52	S.F.	2,025	110	\$47,941	50	2009	2059				\$43,582	
Concrete		S.F.	0	100		10	2009	2019					
Gym Flooring	\$25.22	S.F.	2,700	130	\$88,516	13	2009	2022				\$68,089	
VCT	\$9.87	S.F.	7,425	100	\$73,294	12	2009	2021				\$73,294	
Walk Off Mat	\$22.50	S.F.	1,350	110	\$33,406	75	2009	2084				\$30,369	
Ceiling Finishes	\$10.37	S.F.	13,500	100	\$140,038	13	2009	2022				\$140,038	
Plaster Ceilings	\$18.88	S.F.	0	110		50	2009	2059					
Acoustical Ceilings	\$10.37	S.F.	13,500	100	\$140,038	13	2009	2022				\$140,038	
Services	\$99.18	S.F.	13,500	102	\$1,368,982	30	2009	2024				\$1,338,990	
Plumbing	\$21.10	S.F.	13,500	95	\$269,195	30	2009	2039				\$284,801	
Plumbing Fixtures	\$11.56	S.F.	13,500	90	\$140,449	30	2009	2039				\$156,055	
Domestic Water Distribution	\$6.62	S.F.	13,500	100	\$89,321	30	2009	2039				\$89,321	
Sanitary Waste	\$1.57	S.F.	13,500	100	\$21,150	30	2009	2039				\$21,150	
Rain Water Drainage	\$1.35	S.F.	13,500	100	\$18,275	30	2009	2039				\$18,275	
HVAC	\$34.94	S.F.	13,500	109	\$515,772	30	2009	2039				\$471,653	
Heat Generating Systems	\$2.19	S.F.	13,500	110	\$32,526	30	2009	2039				\$29,568	
Boilers	\$1.32	S.F.	13,500	110	\$19,651	30	2009	2039				\$17,864	
Piping and Misc Equipment	\$0.87	S.F.	13,500	110	\$12,875	30	2009	2039				\$11,704	
Cooling Generating Systems	\$26.85	S.F.	13,500	110	\$398,658	30	2009	2039				\$362,416	
Terminal And Pkg Units	\$26.85	S.F.	13,500	110	\$398,658	30	2009	2039				\$362,416	
Piping and Misc Equipment		S.F.	13,500	110		30	2009	2039					
Controls & Instrumentation	\$4.52	S.F.	13,500	105	\$64,034	30	2009	2039				\$60,984	
Systems Testing & Balancing	\$1.38	S.F.	13,500	110	\$20,554	30	2009	2039				\$18,685	
Fire Protection	\$6.07	S.F.	13,500	100	\$81,929	30	2009	2039				\$81,929	
Sprinklers	\$6.07	S.F.	13,500	100	\$81,929	30	2009	2039				\$81,929	
Electrical	\$37.08	S.F.	13,500	100	\$502,086	30	2009	2024				\$500,607	
Electrical Service/Distribution	\$2.19	S.F.	13,500	105	\$31,047	30	2009	2039				\$29,568	
Lighting and Branch Wiring	\$25.86	S.F.	13,500	100	\$349,070	30	2009	2039				\$349,070	
Communications and Security	\$7.94	S.F.	13,500	100	\$107,185	30	2009	2039				\$107,185	
Other Electrical Systems	\$1.10	S.F.	13,500	100	\$14,784	15	2009	2024				\$14,784	
Equipment & Furnishings	\$19.03	S.F.	13,500	100	\$256,874	15	2009	2024				\$256,874	
Equipment	\$19.03	S.F.	13,500	100	\$256,874	15	2009	2024				\$256,874	
Institutional Equipment	\$7.16	S.F.	13,500	100	\$96,713	15	2009	2024				\$96,713	
Other Equipment	\$11.86	S.F.	13,500	100	\$160,161	15	2009	2024				\$160,161	
Building Sitework		S.F.	13,500			0	2009	2039					

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements		S.F.	13,500			0	2009	2039					
Parking Lots		S.F.	13,500	120		30	2009	2039					
Pedestrian Paving		S.F.	13,500	120		30	2009	2039					

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Potomac High\Lecture And Dance Wing (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Potomac High\Science Wing

Address: , , 20745

Attributes:

None

General Information:

Function:

High School

Year Built:

2009

Gross Area:

47,908 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$12,406,988.97

FCI: 0.00%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \High Schools\Potomac High\Science Wing (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.98	S.F.	47,908	105	\$13,023,121	46	2009	2014			0	\$12,406,987	
Substructure	\$7.85	S.F.	47,908	100	\$376,000	100	2009					\$376,000	
Foundations	\$6.22	S.F.	47,908	100	\$298,031	100	2009					\$298,031	
Standard Foundations	\$1.78	S.F.	47,908	0	\$85,256	100	2009					\$85,256	
Slab on Grade	\$4.44	S.F.	47,908	0	\$212,775	100	2009					\$212,775	
Basement Construction	\$1.63	S.F.	47,908	100	\$77,969	100	2009					\$77,969	
Basement Excavation	\$0.15	S.F.	47,908	0	\$7,287	100	2009					\$7,287	
Basement Walls	\$1.48	S.F.	47,908	0	\$70,682	100	2009					\$70,682	
Shell	\$57.93	S.F.	47,908	103	\$2,845,570	82	2009	2029				\$2,775,544	
Superstructure	\$34.60	S.F.	47,908	100	\$1,657,748	100	2009					\$1,657,748	
Floor Construction	\$20.08	S.F.	47,908	0	\$961,858	100	2009					\$961,858	
Roof Construction	\$14.53	S.F.	47,908	0	\$695,890	100	2009					\$695,890	
Exterior Enclosure	\$17.70	S.F.	47,908	102	\$865,745	70	2009	2039				\$848,184	
Exterior Walls	\$10.37	S.F.	47,908	0	\$496,960	100	2009					\$496,960	
Exterior Windows	\$6.53	S.F.	47,908	105	\$328,234	30	2009	2039				\$312,604	
Exterior Doors	\$0.81	S.F.	47,908	105	\$40,551	30	2009	2039				\$38,620	
Roofing	\$5.63	S.F.	47,908	119	\$322,077	20	2009	2029				\$269,612	
Roof Coverings	\$5.48	S.F.	47,908	120	\$314,790	20	2009	2029				\$262,325	
Roof Openings	\$0.15	S.F.	47,908	100	\$7,287	20	2009	2029				\$7,287	
Interiors	\$47.50	S.F.	47,908	104	\$2,374,878	40	2009	2014				\$2,275,563	
Interior Construction	\$20.26	S.F.	47,908	104	\$1,013,456	64	2009	2029				\$970,603	
Partitions	\$15.26	S.F.	47,908	105	\$765,406	75	2009	2059				\$730,867	
Concrete Block Partitions - Regular Weight	\$8.05	S.F.	47,908	100	\$385,472	100	2009					\$385,472	
Drywall Partitions/Metal Stud Framing	\$7.21	S.F.	47,908	110	\$379,934	50	2009	2059				\$345,395	
Interior Doors	\$2.48	S.F.	47,908	107	\$127,089	40	2009	2049				\$118,775	
Fittings	\$2.52	S.F.	47,908	100	\$120,961	20	2009	2029				\$120,961	
Stairs	\$1.06	S.F.	47,908	125	\$63,760	50	2009	2059				\$51,008	
Stair Construction	\$1.06	S.F.	47,908	125	\$63,760	50	2009	2059				\$51,008	
Interior Finishes	\$26.17	S.F.	47,908	103	\$1,297,662	21	2009	2014				\$1,253,952	
Wall Finishes	\$10.65	S.F.	47,908	100	\$510,007	29	2009	2014				\$510,007	
Paint	\$5.19	S.F.	19,163	100	\$99,391	5	2009	2014				\$99,391	
Tile	\$12.24	S.F.	33,536	100	\$410,616	35	2009	2044				\$410,616	
Floor Finishes	\$7.95	S.F.	47,908	102	\$388,484	18	2009	2016				\$381,062	
Carpet		S.F.	0	100		7	2009	2016					
Ceramic Tile	\$15.76	S.F.	4,710	110	\$81,640	50	2009	2059				\$74,218	
Concrete	\$2.62	S.F.	1,000	100	\$2,616	10	2009	2019				\$2,616	
Tile & Covering		S.F.	0	110		75	2009	2084					
VAT (Resilient Flooring)		S.F.	0	130		13	2009	2022					
VCT	\$7.21	S.F.	42,198	100	\$304,228	10	2009	2019				\$304,228	
Ceiling Finishes	\$7.57	S.F.	47,908	110	\$399,171	13	2009	2022				\$362,883	
Plaster Ceilings	\$13.80	S.F.	0	110		50	2009	2059					
Acoustical Ceilings	\$7.57	S.F.	47,908	110	\$399,171	13	2009	2022				\$362,883	
Services	\$111.85	S.F.	47,908	105	\$5,642,431	30	2009	2024				\$5,358,717	
Conveying	\$1.60	S.F.	47,908	110	\$84,163	30	2009	2039				\$76,511	
Elevators and Lifts	\$1.60	S.F.	47,908	110	\$84,163	30	2009	2039				\$76,511	
Plumbing	\$11.82	S.F.	47,908	93	\$525,015	30	2009	2039				\$566,186	
Plumbing Fixtures	\$8.59	S.F.	47,908	90	\$370,534	30	2009	2039				\$411,705	
Domestic Water Distribution	\$1.06	S.F.	47,908	100	\$51,008	30	2009	2039				\$51,008	
Sanitary Waste	\$1.14	S.F.	47,908	100	\$54,651	30	2009	2039				\$54,651	
Rain Water Drainage	\$1.02	S.F.	47,908	100	\$48,822	30	2009	2039				\$48,822	
HVAC	\$67.24	S.F.	47,908	110	\$3,535,705	30	2009	2039				\$3,221,497	
Heat Generating Systems	\$5.06	S.F.	47,908	110	\$266,916	30	2009	2039				\$242,651	
Boilers	\$3.04	S.F.	47,908	110	\$160,310	30	2009	2039				\$145,736	
Piping and Misc Equipments	\$2.02	S.F.	47,908	110	\$106,606	30	2009	2039				\$96,915	
Cooling Generating Systems	\$44.26	S.F.	47,908	110	\$2,332,507	30	2009	2039				\$2,120,461	
Chilled Water, Air Cooled	\$22.13	S.F.	47,908	110	\$1,166,253	30	2009	2039				\$1,060,230	
Condenser Systems													
Chilled Water, Cooling Tower Systems	\$8.87	S.F.	47,908	110	\$467,303	30	2009	2039				\$424,821	
Piping and Misc Equipments	\$13.26	S.F.	47,908	110	\$698,951	30	2009	2039				\$635,410	
Distribution Systems	\$13.61	S.F.	47,908	110	\$717,386	30	2009	2039				\$652,169	
Controls & Instrumentation	\$3.32	S.F.	47,908	105	\$166,795	30	2009	2039				\$158,852	
Systems Testing & Balancing	\$0.99	S.F.	47,908	110	\$52,101	30	2009	2039				\$47,364	
Fire Protection	\$4.44	S.F.	47,908	100	\$212,775	30	2009	2039				\$212,775	
Sprinklers	\$4.44	S.F.	47,908	100	\$212,775	30	2009	2039				\$212,775	
Electrical	\$26.75	S.F.	47,908	100	\$1,284,773	30	2009	2024				\$1,281,748	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.26	S.F.	47,908	105	\$63,505	30	2009	2039				\$60,480	
Lighting and Branch Wiring	\$18.91	S.F.	47,908	100	\$905,750	30	2009	2039				\$905,750	
Communications and Security	\$5.80	S.F.	47,908	100	\$277,627	30	2009	2039				\$277,627	
Other Electrical Systems	\$0.79	S.F.	47,908	100	\$37,891	15	2009	2024				\$37,891	
Equipment & Furnishings	\$13.89	S.F.	47,908	100	\$665,285	15	2009	2024				\$665,285	
Equipment	\$13.89	S.F.	47,908	100	\$665,285	15	2009	2024				\$665,285	
Institutional Equipment	\$5.22	S.F.	47,908	100	\$249,937	15	2009	2024				\$249,937	
Other Equipment	\$8.67	S.F.	47,908	100	\$415,348	15	2009	2024				\$415,348	
Food Service Equipment			47,908	0		15	2009	2024					
Other Equipment	\$8.67	S.F.	47,908	100	\$415,348	15	2009	2024				\$415,348	
Building Sitework	\$19.95	S.F.	47,908	117	\$1,118,957	47	2009	2039				\$955,878	
Site Improvements	\$17.02	S.F.	47,908	120	\$978,472	50	2009	2059				\$815,393	
Parking Lots	\$10.33	S.F.	47,908	120	\$593,729	50	2009	2059				\$494,774	
Pedestrian Paving	\$6.69	S.F.	47,908	120	\$384,743	50	2009	2059				\$320,619	
Site Mechanical Utilities	\$2.93	S.F.	47,908	100	\$140,485	30	2009	2039				\$140,485	
Fuel Distribution	\$2.93	S.F.	47,908	100	\$140,485	30	2009	2039				\$140,485	
Propane Tank	\$18,731.33	Ea.	1	100	\$18,731	30	2009	2039				\$18,731	
Pumps	\$28,097.01	Ea.	1	100	\$28,097	30	2009	2039				\$28,097	
Underground Tank	\$93,656.67	Ea.	1	100	\$93,657	30	2009	2039				\$93,657	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Potomac High\Science Wing (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Suitland High

Address: 5200 Silver Hill Road, Suitland, MD 20747

Attributes:

School Area	HSC
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1951, 160,700 S.F.
School Addition 1	Built in 1964, 75,054 S.F.
School Addition 2	Built in 1982, 14,440 S.F.
School Addition 3	Built in 1984, 73,852 S.F., VoTech
School Addition 4	Built in 1984, 20,829 S.F., Auditorium
School Board District	7
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	344,875 S.F.

Year Built:

Last Renovation:

Facility Description:

Suitland High School is a two-story, 344,875 square foot facility located on a 24.5-acre site close to MD Route 458 and MD Route 4 (Pennsylvania Avenue) in Forestville, MD. The original building was constructed in 1951 and additions were constructed in 1964, 1982, and 1983 and 1986 (auditorium) with major renovation performed in 1984, 2007 (FY07 Science Renovation - 7,673 S.F.) and 2008 (FY08 Science Renovation - 7,600 S.F.).

ACCESSIBILITY ISSUES

The entrance has curb cuts and a ramp. The elevator is small and does not comply with ADA guidelines. Interior door hardware is non-compliant. The auditorium and vocational buildings appear to comply with most accessibility guidelines. Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade that is showing signs of settlement and damage. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade and in many places the floor is cracked and damaged. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Cracks have been observed in several places on the exterior in closure. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are a combination of hollow metal steel and solid core wood. Partial roof replacements were conducted in 2009 and 2012. Entrances seem to comply with ADA requirements.

C. INTERIORS

Interior partition wall types are typically painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes concrete risers and treads with terrazzo finishes. The interior wall finishes are typically paint, and ceramic tiles. The Auditorium was repainted in 2012. Floor finishes in common areas are typically terrazzo, ceramic tile, vinyl composition tile and carpet. Floor finishes in assignable spaces are typically vinyl tile, carpet, wood, and ceramic tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels.

D. SERVICES

Conveying

The building has a hydraulic elevator that was rebuilt in 2006. The elevator lacks some ADA requirements.

Plumbing

Plumbing fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping in fair condition. Domestic hot water is provided by a gas fired water heaters. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains and there are areas of the roof that lack drainage. The building had a sprinkler system and standpipe system.

HVAC

Facility Executive Summary

Heating is provided by four dual fired steam boilers in two boiler rooms that supply fan coil units, fin tube radiators, air handlers and terminal units throughout the building. In Boiler Room - 2, the boilers were replaced in 2011. Cooling is provided a combination of air cooled chillers, DX split systems, and roof mounted package units. The auditorium has its own air cooled chillers and gas fired boilers. Fresh air is supplied during heating season by outdoor air inlets on the fan coil units. Ventilation during cooling season is provided by the air handling units and by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to the building. Minor additions have been made to provide power for the vocational wing and computer services. Lighting fixtures in the classrooms are fluorescent lamps, hard ballasts, and light levels are inadequate. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has three generators, 150 KW emergency generator and two small units of approximately 10KW in the auditorium and the vocational building.

Communication and Security

The system consists of audible and visual annunciators, manual pull stations, and heat/smoke detectors. The system was replaced in 1995 and appears to meet most ADA requirements. The auditorium fire detection system was being replaced during the time of the assessment. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors, a limited CCTV system, and is inadequate. The PTZ Camera was replaced in 2012.

E. EQUIPMENT & FURNISHINGS

The building includes fixed furnishings, and medical equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap, floor grilles and mats, multiple seating furnishings. Some food service equipment was installed/replaced in 2012.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site with four out of 197 are handicap spaces. The site includes concrete sidewalks, lighting, utility lines and an underground fuel storage tank with level and leak detection systems replaced in 2007. Drainage is generally handled by surface drainage.

Current Repair Cost: \$42,326,835.98**Replacement Cost:** \$91,376,502.96**FCI:** 46.32%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Suitland High_ Building

Attributes:

None

General Information:

Function: High School
Gross Area: 250,194 S.F.

Year Built: 1951
Last Renovation: 1984

Facility Description:

Current Repair Cost: \$27,645,892.58

Replacement Cost: \$65,874,667.00

FCI: 41.97%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Suitland High_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$263.29	S.F.	250,194	100	\$65,874,669	45	1963	1956	2005		\$27,645,893	\$65,874,669	42
Substructure	\$14.40	S.F.	250,194	100	\$3,603,762	100	1951					\$3,603,762	
Foundations	\$14.40	S.F.	250,194	100	\$3,603,762	100	1951					\$3,603,762	
Standard Foundations	\$4.84	S.F.	250,194	0	\$1,210,133	100	1951					\$1,210,133	
Slab on Grade	\$9.57	S.F.	250,194	0	\$2,393,629	100	1951					\$2,393,629	
Shell	\$71.40	S.F.	250,194	100	\$17,862,786	63	1968	1981			\$1,807,589	\$17,862,786	10
Superstructure	\$27.61	S.F.	250,194	100	\$6,906,893	100	1951					\$6,906,893	
Floor Construction	\$17.83	S.F.	250,194	0	\$4,459,988	100	1951					\$4,459,988	
Roof Construction	\$9.78	S.F.	250,194	0	\$2,446,905	100	1951					\$2,446,905	
Exterior Enclosure	\$17.45	S.F.	250,194	100	\$4,364,852	71	1951	1981			\$1,807,589	\$4,364,852	41
Exterior Walls	\$10.22	S.F.	250,194	0	\$2,557,263	100	1951					\$2,557,263	
Exterior Windows	\$4.41	S.F.	250,194	100	\$1,103,581	30	1951	1981			\$1,103,581	\$1,103,581	100
Exterior Doors	\$2.81	S.F.	250,194	100	\$704,008	30	1951	1981			\$704,008	\$704,008	100
Roofing	\$26.34	S.F.	250,194	100	\$6,591,041	20	2012	2032				\$6,591,041	
Roof Coverings	\$26.21	S.F.	250,194	100	\$6,556,792	20	2012	2032				\$6,556,792	
Roof Openings	\$0.14	S.F.	250,194	100	\$34,249	20	2012	2032				\$34,249	
Interiors	\$60.26	S.F.	250,194	100	\$15,077,817	44	1951	1956			\$10,653,566	\$15,077,817	71
Interior Construction	\$16.79	S.F.	250,194	100	\$4,201,218	70	1951	1971			\$1,758,119	\$4,201,218	42
Partitions	\$9.76	S.F.	250,194	100	\$2,443,099	100	1951					\$2,443,099	
Concrete Block Partitions - Regular Weight	\$9.76	S.F.	250,194	0	\$2,443,099	100	1951					\$2,443,099	
Interior Doors	\$2.86	S.F.	250,194	100	\$715,425	40	1951	1991			\$715,425	\$715,425	100
Fittings	\$4.17	S.F.	250,194	100	\$1,042,694	20	1951	1971			\$1,042,694	\$1,042,694	100
Stairs	\$1.23	S.F.	250,194	100	\$308,242	100	1951	2051				\$308,242	
Stair Construction	\$1.23	S.F.	250,194	100	\$308,242	100	1951	2051				\$308,242	
Interior Finishes	\$42.24	S.F.	250,194	100	\$10,568,357	33	1951	1956			\$8,895,447	\$10,568,357	84
Wall Finishes	\$20.32	S.F.	250,194	100	\$5,084,082	26	1951	1956			\$5,084,082	\$5,084,082	100
Paint	\$6.04	S.F.	250,194	100	\$1,510,764	5	1951	1956			\$1,510,764	\$1,510,764	100
Tile	\$14.28	S.F.	250,194	100	\$3,573,318	35	1951	1986			\$3,573,318	\$3,573,318	100
Floor Finishes	\$14.98	S.F.	250,194	100	\$3,747,358	49	1952	1956			\$2,074,448	\$3,747,358	55
Carpet	\$7.16	S.F.	12,510	100	\$89,621	5	1951	1956			\$89,621	\$89,621	100
Ceramic Tile	\$18.33	S.F.	37,530	100	\$687,852	50	1951	2001			\$687,852	\$687,852	100
Concrete	\$3.04	S.F.	12,510	100	\$38,055	10	1951	1961			\$38,055	\$38,055	100
Terrazo	\$26.74	S.F.	62,564	100	\$1,672,910	75	1951	2026				\$1,672,910	
VCT	\$8.41	S.F.	100,080	100	\$841,786	12	1951	1963			\$841,786	\$841,786	100
Wood Flooring	\$16.69	S.F.	25,000	100	\$417,134	30	1964	1994			\$417,134	\$417,134	100
Ceiling Finishes	\$6.94	S.F.	250,194	100	\$1,736,917	17	1951	1964			\$1,736,917	\$1,736,917	100
Plaster Ceilings	\$12.47	S.F.	7,505	100	\$93,604	50	1951	2001			\$93,604	\$93,604	100
Drywall Ceilings	\$6.14	S.F.	30,024	100	\$184,493	35	1951	1986			\$184,493	\$184,493	100
Acoustical Ceilings	\$6.86	S.F.	212,665	100	\$1,458,820	13	1951	1964			\$1,458,820	\$1,458,820	100
Services	\$109.21	S.F.	250,194	100	\$27,323,136	26	1971	1966	2005		\$13,254,150	\$27,323,136	49
Conveying	\$0.99	S.F.	250,194	100	\$247,354	30	1951	1981			\$247,354	\$247,354	100
Elevators and Lifts	\$0.99	S.F.	250,194	100	\$247,354	30	1951	1981			\$247,354	\$247,354	100
Plumbing	\$14.62	S.F.	250,194	100	\$3,657,038	30	1951	1981			\$3,657,038	\$3,657,038	100
Plumbing Fixtures	\$11.62	S.F.	250,194	100	\$2,907,364	30	1951	1981			\$2,907,364	\$2,907,364	100
Domestic Water Distribution	\$0.82	S.F.	250,194	100	\$205,494	30	1951	1981			\$205,494	\$205,494	100
Sanitary Waste	\$1.28	S.F.	250,194	100	\$319,658	30	1951	1981			\$319,658	\$319,658	100
Rain Water Drainage	\$0.90	S.F.	250,194	100	\$224,522	30	1951	1981			\$224,522	\$224,522	100
HVAC	\$61.48	S.F.	250,194	100	\$15,381,633	28	1993	1994			\$1,312,647	\$15,381,633	9
Heat Generating Systems	\$5.69	S.F.	250,194	100	\$1,423,239	30	2011	2041				\$1,423,239	
Cooling Generating Systems	\$35.33	S.F.	250,194	100	\$8,840,062	30	2003	2033				\$8,840,062	
Distribution Systems	\$15.24	S.F.	250,194	100	\$3,813,062	30	1984	2014			\$7,377	\$3,813,062	
Controls & Instrumentation	\$4.11	S.F.	250,194	100	\$1,027,472	10	1984	1994			\$1,027,472	\$1,027,472	100
Systems Testing & Balancing	\$1.11	S.F.	250,194	100	\$277,798	10	1984	1994			\$277,798	\$277,798	100
Fire Protection	\$5.70	S.F.	250,194	100	\$1,427,044	30	1951	1981	2005		\$1,427,044	\$1,427,044	100
Sprinklers	\$5.70	S.F.	250,194	100	\$1,427,044	30	1951	1981	2005		\$1,427,044	\$1,427,044	100
Electrical	\$26.42	S.F.	250,194	100	\$6,610,067	19	1972	1966			\$6,610,067	\$6,610,067	100
Electrical Service/Distribution	\$2.54	S.F.	250,194	100	\$635,510	30	1951	1981			\$635,510	\$635,510	100
Lighting and Branch Wiring	\$19.79	S.F.	250,194	100	\$4,950,891	20	1988	2008			\$4,950,891	\$4,950,891	100
Communications and Security	\$3.95	S.F.	250,194	100	\$989,417	10	1998	2008			\$989,417	\$989,417	100
Other Electrical Systems	\$0.14	S.F.	250,194	100	\$34,249	15	1951	1966			\$34,249	\$34,249	100
Equipment & Furnishings	\$4.96	S.F.	250,194	100	\$1,240,555	22	1951	1966			\$688,787	\$1,240,555	56
Equipment	\$4.96	S.F.	250,194	100	\$1,240,555	22	1951	1966			\$688,787	\$1,240,555	56
Institutional Equipment	\$2.75	S.F.	250,194	100	\$688,787	15	1951	1966			\$688,787	\$688,787	100
Other Equipment	\$2.21	S.F.	250,194	100	\$551,768	30	2012	2042				\$551,768	
Food Service Equipment, EACH	\$551,767.79	SYSTE M	1	100	\$551,768	30	2012	2042				\$551,768	
Special Construction			0			0	0				\$583,223		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$583,223		
ADA Compliance			0	0		0	0				\$583,223		
Building Sitework	\$3.06	S.F.	250,194	100	\$766,613	30	1951	1981			\$658,578	\$766,613	86
Site Improvements	\$2.50	S.F.	250,194	100	\$624,329	30	1951	1981			\$624,329	\$624,329	100
Parking Lots	\$2,272.15	Each	197	100	\$447,613	30	1951	1981			\$447,613	\$447,613	100
Pedestrian Paving	\$34.31	L.F.	5,150	100	\$176,716	30	1951	1981			\$176,716	\$176,716	100
Site Mechanical Utilities	\$0.57	S.F.	250,194	100	\$142,284	30	1951	1981			\$34,249	\$142,284	24
FO Tank System	\$108,035.11	SYSTEM	1	100	\$108,035	30	2007	2037				\$108,035	
NG Supply	\$0.14	S.F.	250,194	100	\$34,249	30	1951	1981			\$34,249	\$34,249	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Suitland High_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$27,645,893		\$4,045,277			\$1,855,284					\$5,285,793
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,807,589										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,807,589										
Exterior Walls											
Exterior Windows	\$1,103,581										
Exterior Doors	\$704,008										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$10,653,565					\$1,855,284					\$2,201,926
Interior Construction	\$1,758,118										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$715,425										
Fittings	\$1,042,694										
Stairs											
Stair Construction											
Interior Finishes	\$8,895,447					\$1,855,284					\$2,201,926
Wall Finishes	\$5,084,082					\$1,751,389					\$2,030,340
Paint	\$1,510,764					\$1,751,389					\$2,030,340
Tile	\$3,573,318										
Floor Finishes	\$2,074,448					\$103,895					\$171,586
Carpet	\$89,621					\$103,895					\$120,442
Ceramic Tile	\$687,852										
Concrete	\$38,055										\$51,143
Terrazo											
VCT	\$841,786										
Wood Flooring	\$417,134										
Ceiling Finishes	\$1,736,917										
Plaster Ceilings	\$93,604										
Drywall Ceilings	\$184,493										
Acoustical Ceilings	\$1,458,820										
Services	\$13,254,151		\$4,045,277								\$3,083,867
Conveying	\$247,354										
Elevators and Lifts	\$247,354										
Plumbing	\$3,657,038										
Plumbing Fixtures	\$2,907,364										
Domestic Water Distribution	\$205,494										
Sanitary Waste	\$319,658										
Rain Water Drainage	\$224,522										
HVAC	\$1,312,646		\$4,045,277								\$1,754,173
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems	\$7,377		\$4,045,277								
Controls & Instrumentation	\$1,027,472										\$1,380,836
Systems Testing & Balancing	\$277,798										\$373,337
Fire Protection	\$1,427,044										
Sprinklers	\$1,427,044										
Electrical	\$6,610,068										\$1,329,694
Electrical Service/Distribution	\$635,510										
Lighting and Branch Wiring	\$4,950,891										
Communications and Security	\$989,417		</								

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Suitland High_ Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$18,176,129 \$725,563	\$9,469,763 \$378,018	\$27,645,893 \$1,103,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$462,859	\$241,149	\$704,008	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$470,365	\$245,060	\$715,425	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$685,532	\$357,162	\$1,042,694	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$993,270	\$517,494	\$1,510,764	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$2,349,322	\$1,223,997	\$3,573,318	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$553,442	\$288,343	\$841,786	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$58,922	\$30,698	\$89,621	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$25,020	\$13,035	\$38,055	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$452,237	\$235,615	\$687,852	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tile in common and assignable areas is in poor condition.
C3020410	Wood Flooring	System	Beyond Useful Life	Renew System		1	Ea.	\$274,250	\$142,884	\$417,134	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$61,541	\$32,063	\$93,604	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$121,297	\$63,196	\$184,493	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$959,119	\$499,701	\$1,458,820	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are typically 2x2 or 2x4 suspended acoustical panels that are in poor condition.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$1,911,482	\$995,882	\$2,907,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$135,105	\$70,390	\$205,494	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$147,614	\$76,907	\$224,522	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Upper Marlboro, MD 20772

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Facility Executive Summary

D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$210,163	\$109,495	\$319,658	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$675,524	\$351,948	\$1,027,472	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$182,642	\$95,156	\$277,798	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$938,228	\$488,817	\$1,427,044	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$417,824	\$217,686	\$635,510	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$22,517	\$11,732	\$34,249	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$294,288	\$153,324	\$447,613	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$116,184	\$60,532	\$176,716	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$22,517	\$11,732	\$34,249	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$162,626	\$84,728	\$247,354	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	A/C Units Computer Room System	Missing	Install CRCU	2	Each	\$4,850	\$2,527	\$7,377	Necess ary- 2-5 Yrs	Functiona l	Computer servers lack independant cooling.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$3,255,024	\$1,695,867	\$4,950,891	Necess ary- 2-5 Yrs	Adequacy Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$650,504	\$338,913	\$989,417	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$452,851	\$235,935	\$688,787	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	250,194	S.F.	\$383,447	\$199,776	\$583,223	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Suitland High\Auditorium

Attributes:

None

General Information:

Function: High School

Year Built: 1984

Gross Area: 20,829 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$2,823,199.15

Replacement Cost: \$5,844,439.40

FCI: 48.31%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Suitland High\Auditorium (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.59	S.F.	20,829	100	\$5,844,443	33	1985	1984			\$2,823,201	\$5,844,443	48
Substructure	\$14.48	S.F.	20,829	100	\$301,602	100	1984	2084				\$301,602	
Foundations	\$14.48	S.F.	20,829	100	\$301,602	100	1984	2084				\$301,602	
Standard Foundations	\$4.87	S.F.	20,829	0	\$101,379	100	1984	2084				\$101,379	
Slab on Grade	\$9.61	S.F.	20,829	0	\$200,223	100	1984	2084				\$200,223	
Shell	\$63.58	S.F.	20,829	100	\$1,324,263	43	1991	2014				\$1,324,263	
Superstructure	\$19.47	S.F.	20,829	100	\$405,516	75	1984	2059				\$405,516	
Floor Construction	\$9.66	S.F.	20,829	100	\$201,174	75	1984	2059				\$201,174	
Roof Construction	\$9.81	S.F.	20,829	100	\$204,342	75	1984	2059				\$204,342	
Exterior Enclosure	\$17.46	S.F.	20,829	100	\$363,698	42	1984	2014				\$363,698	
Exterior Walls	\$10.24	S.F.	20,829	100	\$213,213	50	1984	2034				\$213,213	
Exterior Windows	\$4.41	S.F.	20,829	100	\$91,875	30	1984	2014				\$91,875	
Exterior Doors	\$2.81	S.F.	20,829	100	\$58,610	30	1984	2014				\$58,610	
Roofing	\$26.65	S.F.	20,829	100	\$555,049	20	2009	2029				\$555,049	
Roof Coverings	\$26.28	S.F.	20,829	100	\$547,446	20	2009	2029				\$547,446	
Roof Openings	\$0.37	S.F.	20,829	100	\$7,603	20	2009	2029				\$7,603	
Interiors	\$39.04	S.F.	20,829	100	\$813,157	44	1984	1989			\$400,320	\$813,157	49
Interior Construction	\$14.40	S.F.	20,829	100	\$300,018	69	1984	2004			\$38,651	\$300,018	13
Partitions	\$7.48	S.F.	20,829	100	\$155,870	100	1984	2084				\$155,870	
Interior Doors	\$5.06	S.F.	20,829	100	\$105,497	40	1984	2024				\$105,497	
Fittings	\$1.86	S.F.	20,829	100	\$38,651	20	1984	2004			\$38,651	\$38,651	100
Stairs	\$4.00	S.F.	20,829	100	\$83,321	100	1984	2084				\$83,321	
Stair Construction	\$4.00	S.F.	20,829	100	\$83,321	100	1984	2084				\$83,321	
Interior Finishes	\$20.64	S.F.	20,829	100	\$429,818	15	1984	1989			\$361,669	\$429,818	84
Wall Finishes	\$6.90	S.F.	20,829	100	\$143,643	14	1984	1989			\$113,766	\$143,643	79
Paint	\$6.07	S.F.	18,746	100	\$113,766	5	1984	1989			\$113,766	\$113,766	100
Tile	\$14.34	S.F.	2,083	100	\$29,877	50	1984	2034				\$29,877	
Floor Finishes	\$6.86	S.F.	20,829	100	\$142,977	18	1984	1989			\$104,705	\$142,977	73
Carpet	\$7.19	S.F.	11,456	100	\$82,418	5	1984	1989			\$82,418	\$82,418	100
Ceramic Tile	\$18.37	S.F.	2,083	100	\$38,272	50	1984	2034				\$38,272	
Concrete	\$3.06	S.F.	7,290	100	\$22,287	10	1984	1994			\$22,287	\$22,287	100
Ceiling Finishes	\$6.87	S.F.	20,829	100	\$143,198	13	1984	1997			\$143,198	\$143,198	100
Acoustical Ceilings	\$6.87	S.F.	20,829	100	\$143,198	13	1984	1997			\$143,198	\$143,198	100
Services	\$124.45	S.F.	20,829	100	\$2,592,133	22	1984	1984			\$1,696,513	\$2,592,133	65
Conveying	\$2.24	S.F.	20,829	100	\$46,571	30	1984	2014				\$46,571	
Elevators and Lifts	\$2.24	S.F.	20,829	100	\$46,571	30	1984	2014				\$46,571	
Plumbing	\$13.49	S.F.	20,829	100	\$281,011	30	1984	2014				\$281,011	
Plumbing Fixtures	\$10.46	S.F.	20,829	100	\$217,965	30	1984	2014				\$217,965	
Domestic Water Distribution	\$0.82	S.F.	20,829	100	\$17,108	30	1984	2014				\$17,108	
Sanitary Waste	\$1.29	S.F.	20,829	100	\$26,929	30	1984	2014				\$26,929	
Rain Water Drainage	\$0.91	S.F.	20,829	100	\$19,009	30	1984	2014				\$19,009	
HVAC	\$68.49	S.F.	20,829	100	\$1,426,592	18	1984	1994			\$1,426,592	\$1,426,592	100
Heat Generating Systems	\$5.69	S.F.	20,829	100	\$118,487	25	1984	2009			\$118,487	\$118,487	100
Cooling Generating Systems	\$35.42	S.F.	20,829	100	\$737,848	15	1984	1999			\$737,848	\$737,848	100
Distribution Systems	\$15.32	S.F.	20,829	100	\$319,027	25	1984	2009			\$319,027	\$319,027	100
Terminal & Package Units	\$5.69	S.F.	20,829	100	\$118,487	15	1984	1999			\$118,487	\$118,487	100
Controls & Instrumentation	\$3.73	S.F.	20,829	100	\$77,618	10	1984	1994			\$77,618	\$77,618	100
Systems Testing & Balancing	\$1.11	S.F.	20,829	100	\$23,127	10	1984	1994			\$23,127	\$23,127	100
Other HVAC Systems/Equip	\$1.54	S.F.	20,829	100	\$31,998	15	1984	1999			\$31,998	\$31,998	100
Fire Protection	\$7.07	S.F.	20,829	100	\$147,316	0	1984	1984			\$147,316	\$147,316	100
Sprinklers	\$5.72	S.F.	20,829	100	\$119,120	0	1984	1984			\$119,120	\$119,120	100
Standpipes	\$1.35	S.F.	20,829	100	\$28,196	0	1984	1984			\$28,196	\$28,196	100
Electrical	\$33.16	S.F.	20,829	100	\$690,643	26	1984	1994			\$122,605	\$690,643	18
Electrical Service/Distribution	\$4.50	S.F.	20,829	100	\$93,775	30	1984	2014				\$93,775	
Lighting and Branch Wiring	\$22.77	S.F.	20,829	100	\$474,263	30	1984	2014				\$474,263	
Communications and Security	\$3.97	S.F.	20,829	100	\$82,687	10	1984	1994			\$82,687	\$82,687	100
Other Electrical Systems	\$1.92	S.F.	20,829	100	\$39,918	10	1984	1994			\$39,918	\$39,918	100
Equipment & Furnishings	\$33.92	S.F.	20,829	100	\$706,485	16	1984	1999			\$706,485	\$706,485	100
Equipment	\$33.92	S.F.	20,829	100	\$706,485	16	1984	1999			\$706,485	\$706,485	100
Seating	\$25.95	S.F.	20,829	100	\$540,476	15	1984	1999			\$540,476	\$540,476	100
Sound System	\$3.22	S.F.	20,829	100	\$67,164	20	1984	2004			\$67,164	\$67,164	100
Lighting System	\$4.09	S.F.	20,829	100	\$85,222	20	1984	2004			\$85,222	\$85,222	100
Other Equipment	\$0.65	S.F.	20,829	100	\$13,623	20	1984	2004			\$13,623	\$13,623	100
Special Construction			0			0	0				\$19,883		
Special Construction			0			0	0				\$19,883		
ADA Compliance			0	0		0	0				\$19,883		
Building Sitework	\$5.13	S.F.	20,829	100	\$106,803	30	1984	2014				\$106,803	
Site Improvements	\$5.13	S.F.	20,829	100	\$106,803	30	1984	2014				\$106,803	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$2,224.42	Each	31	100	\$68,957	30	1984	2014				\$68,957	
Pedestrian Paving	\$34.41	L.F.	1,100	100	\$37,846	30	1984	2014				\$37,846	

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Facility Executive Summary

Facility: \High Schools\Suitland High\Auditorium (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,823,199		\$1,223,118			\$227,431					\$593,771
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell			\$159,649								
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure			\$159,649								
Exterior Walls											
Exterior Windows			\$97,470								
Exterior Doors			\$62,179								
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$400,319					\$227,431					\$293,607
Interior Construction	\$38,651										
Partitions											
Interior Doors											
Fittings	\$38,651										
Stairs											
Stair Construction											
Interior Finishes	\$361,669					\$227,431					\$293,607
Wall Finishes	\$113,766					\$131,885					\$152,891
Paint	\$113,766					\$131,885					\$152,891
Tile											
Floor Finishes	\$104,705					\$95,545					\$140,715
Carpet	\$82,418					\$95,545					\$110,763
Ceramic Tile											
Concrete	\$22,287										\$29,952
Ceiling Finishes	\$143,198										
Acoustical Ceilings	\$143,198										
Services	\$1,696,513		\$950,163								\$300,164
Conveying			\$49,407								
Elevators and Lifts			\$49,407								
Plumbing			\$298,123								
Plumbing Fixtures			\$231,239								
Domestic Water Distribution			\$18,150								
Sanitary Waste			\$28,569								
Rain Water Drainage			\$20,166								
HVAC	\$1,426,591										\$135,393
Heat Generating Systems	\$118,487										
Cooling Generating Systems	\$737,848										
Distribution Systems	\$319,027										
Terminal & Package Units	\$118,487										
Controls & Instrumentation	\$77,618										\$104,312
Systems Testing & Balancing	\$23,127										\$31,081
Other HVAC Systems/Equip	\$31,998										
Fire Protection	\$147,316										
Sprinklers	\$119,120										
Standpipes	\$28,196										
Electrical	\$122,605		\$602,632								\$164,771
Electrical Service/Distribution			\$99,486								
Lighting and Branch Wiring			\$503,146								
Communications and Security	\$82,687										\$111,125
Other Electrical Systems	\$39,918										\$53,646
Equipment & Furnishings	\$706,484										
Equipment	\$706,484										

Prince George County Public Schools13300 Old Marlboro Pike
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Report Date: 08 Sep 2012

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Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ADA Compliance	\$19,883										
Building Sitework			\$113,307								
Site Improvements			\$113,307								
Parking Lots			\$73,156								
Pedestrian Paving			\$40,150								

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Suitland High\Auditorium (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$1,856,147 \$25,411	\$967,052 \$13,239	\$2,823,199 \$38,651	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030	Cooling Generating Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$485,107	\$252,741	\$737,848	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$77,900	\$40,586	\$118,487	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3090	Other HVAC Systems/Equip	System		Beyond Useful Life	Renew System	1	Ea.	\$21,037	\$10,960	\$31,998	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$51,031	\$26,587	\$77,618	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$15,205	\$7,922	\$23,127	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System		Beyond Useful Life	Renew System	1	Ea.	\$54,364	\$28,323	\$82,687	Necess ary- 2-5 Yrs	Deferred Maintena nce	Currently being replaced.
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$26,245	\$13,673	\$39,918	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1010	Seating	System		Beyond Useful Life	Renew System	1	Ea.	\$355,343	\$185,134	\$540,476	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Sound System	System		Beyond Useful Life	Renew System	1	Ea.	\$44,157	\$23,006	\$67,164	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1030	Lighting System	System		Beyond Useful Life	Renew System	1	Ea.	\$56,030	\$29,192	\$85,222	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090	Other Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$8,956	\$4,666	\$13,623	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$74,797	\$38,969	\$113,766	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$54,187	\$28,231	\$82,418	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$14,653	\$7,634	\$22,287	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$94,147	\$49,051	\$143,198	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are typically 2x2 or 2x4 suspended acoustical panels that are in poor condition.

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Failing	ADA Compliance	20,829	S.F.	\$13,072	\$6,811	\$19,883	Does Not Meet Current Code/St andards	ADA / Accessibil ity
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$78,317	\$40,803	\$119,120	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4020	Standpipes	System	Beyond Useful Life	Renew System	1	Ea.	\$18,538	\$9,658	\$28,196	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$77,900	\$40,586	\$118,487	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$209,748	\$109,279	\$319,027	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Suitland High\Voc/Tech Building

Attributes:

None

General Information:

Function: High School
Gross Area: 73,852 S.F.

Year Built: 1982
Last Renovation:

Facility Description:

Current Repair Cost: \$11,857,744.25

Replacement Cost: \$19,657,396.56

FCI: 60.32%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Suitland High\Voc/Tech Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$266.17	S.F.	73,852	100	\$19,657,397	43	1984	1987			\$11,857,745	\$19,657,397	60
Substructure	\$14.72	S.F.	73,852	100	\$1,087,344	100	1982					\$1,087,344	
Foundations	\$14.72	S.F.	73,852	100	\$1,087,344	100	1982					\$1,087,344	
Standard Foundations	\$4.94	S.F.	73,852	0	\$365,069	100	1982					\$365,069	
Slab on Grade	\$9.78	S.F.	73,852	0	\$722,275	100	1982					\$722,275	
Shell	\$74.62	S.F.	73,852	100	\$5,510,855	64	1990	2012			\$542,548	\$5,510,855	10
Superstructure	\$29.84	S.F.	73,852	100	\$2,203,893	100	1982					\$2,203,893	
Floor Construction	\$9.84	S.F.	73,852	0	\$726,768	100	1982					\$726,768	
Roof Construction	\$20.00	S.F.	73,852	0	\$1,477,125	100	1982					\$1,477,125	
Exterior Enclosure	\$17.78	S.F.	73,852	100	\$1,313,124	71	1982	2012			\$542,548	\$1,313,124	41
Exterior Walls	\$10.43	S.F.	73,852	0	\$770,576	100	1982					\$770,576	
Exterior Windows	\$4.49	S.F.	73,852	100	\$331,370	30	1982	2012			\$331,370	\$331,370	100
Exterior Doors	\$2.86	S.F.	73,852	100	\$211,178	30	1982	2012			\$211,178	\$211,178	100
Roofing	\$27.00	S.F.	73,852	100	\$1,993,838	20	2009	2029				\$1,993,838	
Roof Coverings	\$26.74	S.F.	73,852	100	\$1,974,742	20	2009	2029				\$1,974,742	
Roof Openings	\$0.26	S.F.	73,852	100	\$19,096	20	2009	2029				\$19,096	
Interiors	\$44.11	S.F.	73,852	100	\$3,257,470	47	1982	1987			\$1,442,971	\$3,257,470	44
Interior Construction	\$17.16	S.F.	73,852	100	\$1,267,070	70	1982	2002			\$314,521	\$1,267,070	25
Partitions	\$9.98	S.F.	73,852	100	\$736,878	100	1982					\$736,878	
Concrete Block Partitions - Regular Weight	\$9.98	S.F.	73,852	100	\$736,878	100	1982					\$736,878	
Interior Doors	\$2.92	S.F.	73,852	100	\$215,671	40	1982	2022				\$215,671	
Fittings	\$4.26	S.F.	73,852	100	\$314,521	20	1982	2002			\$314,521	\$314,521	100
Interior Finishes	\$26.95	S.F.	73,852	100	\$1,990,400	33	1982	1987			\$1,128,450	\$1,990,400	57
Wall Finishes	\$6.58	S.F.	73,852	100	\$485,938	8	1982	1987			\$432,183	\$485,938	89
Paint	\$6.16	S.F.	70,159	100	\$432,183	5	1982	1987			\$432,183	\$432,183	100
Tile	\$14.56	S.F.	3,693	100	\$53,755	35	1982	2017				\$53,755	
Floor Finishes	\$11.93	S.F.	73,852	100	\$880,756	51	1982	1987			\$307,890	\$880,756	35
Carpet	\$7.32	S.F.	3,692	100	\$27,011	5	1982	1987			\$27,011	\$27,011	100
Ceramic Tile	\$18.71	S.F.	3,692	100	\$69,071	50	1982	2032				\$69,071	
Concrete	\$3.51	S.F.	25,850	100	\$90,824	10	1982	1992			\$90,824	\$90,824	100
Terrazo	\$27.29	S.F.	18,463	100	\$503,795	75	1982	2057				\$503,795	
VCT	\$8.58	S.F.	22,155	100	\$190,055	12	1982	1994			\$190,055	\$190,055	100
Ceiling Finishes	\$8.45	S.F.	73,852	100	\$623,706	27	1982	1995			\$388,377	\$623,706	62
Plaster Ceilings	\$12.75	S.F.	18,463	100	\$235,329	50	1982	2032				\$235,329	
Acoustical Ceilings	\$7.01	S.F.	55,389	100	\$388,377	13	1982	1995			\$388,377	\$388,377	100
Services	\$109.89	S.F.	73,852	100	\$8,115,763	26	1982	1992			\$8,115,763	\$8,115,763	100
Plumbing	\$14.91	S.F.	73,852	100	\$1,100,823	30	1982	2012			\$1,100,823	\$1,100,823	100
Plumbing Fixtures	\$11.86	S.F.	73,852	100	\$876,165	30	1982	2012			\$876,165	\$876,165	100
Domestic Water Distribution	\$0.84	S.F.	73,852	100	\$61,781	30	1982	2012			\$61,781	\$61,781	100
Sanitary Waste	\$1.29	S.F.	73,852	100	\$95,480	30	1982	2012			\$95,480	\$95,480	100
Rain Water Drainage	\$0.91	S.F.	73,852	100	\$67,397	30	1982	2012			\$67,397	\$67,397	100
HVAC	\$62.04	S.F.	73,852	100	\$4,581,896	23	1982	1992			\$4,581,896	\$4,581,896	100
Heat Generating Systems	\$5.57	S.F.	73,852	100	\$411,124	30	1982	2012			\$411,124	\$411,124	100
Piping and Misc Equipment	\$5.57	S.F.	73,852	100	\$411,124	30	1982	2012			\$411,124	\$411,124	100
Distribution Systems	\$15.56	S.F.	73,852	100	\$1,149,125	30	1982	2012			\$1,149,125	\$1,149,125	100
Terminal & Package Units	\$38.36	S.F.	73,852	100	\$2,832,935	20	1982	2002			\$2,832,935	\$2,832,935	100
Controls & Instrumentation	\$1.43	S.F.	73,852	100	\$105,589	10	1982	1992			\$105,589	\$105,589	100
Systems Testing & Balancing	\$1.13	S.F.	73,852	100	\$83,123	10	1982	1992			\$83,123	\$83,123	100
Fire Protection	\$5.83	S.F.	73,852	100	\$430,220	30	1982	2012			\$430,220	\$430,220	100
Sprinklers	\$5.83	S.F.	73,852	100	\$430,220	30	1982	2012			\$430,220	\$430,220	100
Electrical	\$27.12	S.F.	73,852	100	\$2,002,824	30	1982	1997			\$2,002,824	\$2,002,824	100
Electrical Service/Distribution	\$2.59	S.F.	73,852	100	\$190,959	30	1982	2012			\$190,959	\$190,959	100
Lighting and Branch Wiring	\$20.31	S.F.	73,852	100	\$1,499,591	30	1982	2012			\$1,499,591	\$1,499,591	100
Communications and Security	\$4.05	S.F.	73,852	100	\$298,795	30	1982	2012			\$298,795	\$298,795	100
Other Electrical Systems	\$0.18	S.F.	73,852	100	\$13,479	15	1982	1997			\$13,479	\$13,479	100
Equipment & Furnishings	\$21.80	S.F.	73,852	100	\$1,609,673	15	1982	1997			\$1,609,673	\$1,609,673	100
Equipment	\$21.80	S.F.	73,852	100	\$1,609,673	15	1982	1997			\$1,609,673	\$1,609,673	100
Institutional Equipment	\$8.20	S.F.	73,852	100	\$605,453	15	1982	1997			\$605,453	\$605,453	100
Other Equipment	\$13.60	S.F.	73,852	100	\$1,004,220	15	1982	1997			\$1,004,220	\$1,004,220	100
Special Construction			0			0	0				\$70,498		
Special Construction			0			0	0				\$70,498		
ADA Compliance			0	0		0	0				\$70,498		
Building Sitework	\$1.03	S.F.	73,852	100	\$76,292	30	1982	2012			\$76,292	\$76,292	100
Site Improvements	\$0.90	S.F.	73,852	100	\$66,182	30	1982	2012			\$66,182	\$66,182	100
Pedestrian Paving	\$55.15	L.F.	1,200	100	\$66,182	30	1982	2012			\$66,182	\$66,182	100
Site Mechanical Utilities	\$0.14	S.F.	73,852	100	\$10,110	30	1982	2012			\$10,110	\$10,110	100
NG Supply	\$0.14	S.F.	73,852	100	\$10,110	30	1982	2012			\$10,110	\$10,110	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \High Schools\Suitland High\Voc/Tech Building (continued)

[illegible]

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Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Suitland High\Voc/Tech Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C1030	Fittings	System	System	Beyond Useful Life	Renew System	1	Ea.	\$7,796,019 \$206,786	\$4,061,726 \$107,735	\$11,857,744 \$314,521	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	System	Beyond Useful Life	Renew System	1	Ea.	\$284,144	\$148,039	\$432,183	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	System	Beyond Useful Life	Renew System	1	Ea.	\$124,954	\$65,101	\$190,055	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	System	Beyond Useful Life	Renew System	1	Ea.	\$17,759	\$9,252	\$27,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	System	Beyond Useful Life	Renew System	1	Ea.	\$59,714	\$31,111	\$90,824	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	System	Beyond Useful Life	Renew System	1	Ea.	\$255,343	\$133,034	\$388,377	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes in are typically 2x2 or 2x4 suspended acoustical panels that are in poor condition.
D5090	Other Electrical Systems	System	System	Beyond Useful Life	Renew System	1	Ea.	\$8,862	\$4,617	\$13,479	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	System	Beyond Useful Life	Renew System	1	Ea.	\$398,062	\$207,390	\$605,453	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090	Other Equipment	System	System	Beyond Useful Life	Renew System	1	Ea.	\$660,237	\$343,983	\$1,004,220	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	System	Beyond Useful Life	Renew System	1	Ea.	\$69,421	\$36,168	\$105,589	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	System	Beyond Useful Life	Renew System	1	Ea.	\$54,650	\$28,473	\$83,123	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	System	Beyond Useful Life	Renew System	1	Ea.	\$1,862,547	\$970,387	\$2,832,935	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	73,852	S.F.	\$46,350	\$24,148	\$70,498	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B2020	Exterior Windows	System	System	Beyond Useful Life	Renew System	1	Ea.	\$217,863	\$113,507	\$331,370	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	System	Beyond Useful Life	Renew System	1	Ea.	\$138,842	\$72,337	\$211,178	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	System	Beyond Useful Life	Renew System	1	Ea.	\$576,046	\$300,120	\$876,165	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$40,619	\$21,162	\$61,781	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$62,774	\$32,705	\$95,480	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$44,311	\$23,086	\$67,397	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020315	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$270,298	\$140,825	\$411,124	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$755,506	\$393,619	\$1,149,125	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$282,853	\$147,366	\$430,220	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$125,548	\$65,411	\$190,959	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$985,924	\$513,667	\$1,499,591	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$196,446	\$102,349	\$298,795	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$43,512	\$22,670	\$66,182	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$6,647	\$3,463	\$10,110	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Surrattsville High
Address: 6101 Garden Drive, Clinton, MD 20735**Attributes:**

School Area	HSC
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1960, 98,546 S.F.
School Addition 1	Built in 1961, 31,294 S.F.
School Addition 2	Built in 1984, 15,010 S.F.
School Addition 3	Built in 1989, 8,088 S.F.
School Addition 4	Built in 1990, 4,200 S.F.
School Addition 5	Built in 2004, 10,184 S.F.
School Board District	9
School Grade	9th-12th

General Information:

Function:	High School
Gross Area:	167,322 S.F.

Year Built:
Last Renovation:

Facility Description:

Surrattsville High School is a two-story, 167,322 square foot facility located on a 30-acre site close to MD Route 5 in Clinton, MD. The original building was constructed in 1960 and additions were constructed in 1962, 1984, 1989 (Eight Modular), 1990 (Four Modular), and 2004, with HVAC Upgrade performed in 1997, Science Renovation (6,250 S.F.) performed in 1999 and most recently the Band Room was renovated in 2012.

ACCESSIBILITY ISSUES

This school was designed prior to any consideration for the physically challenged. Some areas will require upgrades in order to be ADA compliant include, but are not limited to, signage, door hardware, drinking fountains, and restrooms. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building has sub-floor of cast in place construction.

B. SHELL

The superstructure is steel frame and load bearing masonry walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane and double pane thermo pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. Toilet configurations and accessories are inadequate and do not comply with ADA requirements. Stair construction includes steel risers and treads with rubber finishes. Interior wall finishes are typically painted CMU or tile. Floor finishes in common areas are typically terrazzo, vinyl composition tile, and carpet. Floor finishes in assignable spaces is typically vinyl tile. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

Conveying equipment includes one hydraulic actuated elevator which appears to be ADA compliant.

Plumbing

Domestic water distribution is copper and galvanized steel piping. Sanitary waste system is cast iron. There is a sanitary waste ejector pump system that discharges to the municipal sewer and requires regular maintenance. Domestic hot water is provided by a 670,000 btu/hr gas-fired boiler with circulating pumps. Rain water system is an internal and external combination with roof drains and scuppers.

HVAC

Facility Executive Summary

Heating is provided by two gas fired boilers installed in 1988 with an 8,369,000 btu/hr capacity, supplying heating water to air handlers, fan-coil units and fin-tube radiators throughout the building. There is a 10,000 gallon underground fuel-oil tank and natural gas service adequate for the facility. Cooling is supplied by an innovative ice-storage, air-cooled chiller package installed in 1996 that is not functioning properly. The ice-storage system is reportedly out of service and the chiller plant is reportedly designed to operate during off-peak hours and is inadequate to cool the facility during peak cooling periods. Fresh air is supplied by unit ventilators and air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic/digital, hybrid and are centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel, which was installed in 1996. Power distribution from branch panels wiring is typically copper 3-wire grounded and is adequate. Lighting and branch wiring is typically 3-wire grounded serving recessed and some surface-mounted fluorescent. Illumination is generally inadequate throughout the facility. Emergency power is supplied by a stand-by generator and lighting is battery powered. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors, etc., and do not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and include dedicated spaces, closets or cabinets that are not adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building has a 75kW emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed furnishings, and medical equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap, floor grilles and mats, multiple seating furnishings. Food service equipment was replaced/installed in 2012.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site with eight out of 200 are handicap spaces. The site includes concrete sidewalks, lighting, utility lines and an underground fuel storage tank with level and leak detection systems replaced in 1996. Drainage is generally handled by surface drainage. The Tennis Courts were replaced in 2012.

Current Repair Cost: \$13,806,534.92**Replacement Cost:** \$44,317,427.04**FCI:** 31.15%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Surrattsville High_Building

Attributes:

None

General Information:

Function:	High School	Year Built:	1960
Gross Area:	157,138 S.F.	Last Renovation:	1999

Facility Description:

Current Repair Cost: \$13,311,024.64	Replacement Cost: \$41,679,771.26	FCI: 31.94%
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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Surrattsville High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$265.24	S.F.	157,138	101	\$42,004,657	40	1980	1970			\$13,311,025	\$41,679,771	32
Substructure	\$13.55	S.F.	157,138	100	\$2,128,661	100	1960					\$2,128,661	
Foundations	\$13.49	S.F.	157,138	100	\$2,119,991	100	1960					\$2,119,991	
Standard Foundations	\$3.85	S.F.	157,138	0	\$604,687	100	1960					\$604,687	
Slab on Grade	\$9.64	S.F.	157,138	0	\$1,515,304	100	1960					\$1,515,304	
Basement Construction	\$0.06	S.F.	157,138	100	\$8,670	100	1960					\$8,670	
Basement Excavation	\$0.21	S.F.	2,000	0	\$426	100	1960					\$426	
Basement Walls	\$4.12	S.F.	2,000	0	\$8,244	100	1960					\$8,244	
Shell	\$60.31	S.F.	157,138	100	\$9,477,096	61	1988	2026				\$9,477,096	
Superstructure	\$19.58	S.F.	157,138	100	\$3,076,019	100	1960					\$3,076,019	
Floor Construction	\$19.42	S.F.	78,569	0	\$1,526,059	100	1960					\$1,526,059	
Roof Construction	\$19.73	S.F.	78,569	0	\$1,549,960	100	1960					\$1,549,960	
Exterior Enclosure	\$17.57	S.F.	157,138	100	\$2,760,530	71	1984	2026				\$2,760,530	
Exterior Walls	\$10.30	S.F.	157,138	0	\$1,618,077	100	1960					\$1,618,077	
Exterior Windows	\$4.43	S.F.	157,138	100	\$695,510	30	1996	2026				\$695,510	
Exterior Doors	\$2.84	S.F.	157,138	100	\$446,943	30	1996	2026				\$446,943	
Roofing	\$23.17	S.F.	157,138	100	\$3,640,547	20	2012	2032				\$3,640,547	
Roof Coverings	\$26.39	S.F.	137,322	100	\$3,623,838	20	2012	2032				\$3,623,838	
Roof Openings	\$0.12	S.F.	137,322	100	\$16,709	20	2012	2032				\$16,709	
Interiors	\$49.53	S.F.	157,138	104	\$8,108,137	33	1989	1970			\$4,767,729	\$7,783,251	61
Interior Construction	\$7.09	S.F.	157,138	100	\$1,113,772	28	1996	2016				\$1,113,772	
Interior Doors	\$2.87	S.F.	157,138	100	\$451,723	40	1996	2036				\$451,723	
Fittings	\$4.21	S.F.	157,138	100	\$662,049	20	1996	2016				\$662,049	
Stairs	\$0.97	S.F.	157,138	100	\$152,964	50	1996	2046				\$152,964	
Stair Construction	\$0.97	S.F.	157,138	100	\$152,964	50	1996	2046				\$152,964	
Interior Finishes	\$41.47	S.F.	157,138	105	\$6,841,401	33	1983	1970			\$4,767,729	\$6,516,515	73
Wall Finishes	\$11.36	S.F.	157,138	100	\$1,784,973	29	1977	1995			\$1,437,345	\$1,784,973	81
Paint	\$6.08	S.F.	57,138	100	\$347,628	5	2008	2013				\$347,628	
Tile	\$14.37	S.F.	100,000	100	\$1,437,345	35	1960	1995			\$1,437,345	\$1,437,345	100
Floor Finishes	\$21.23	S.F.	157,138	110	\$3,660,628	43	1971	1970			\$1,934,584	\$3,335,742	58
Carpet	\$7.21	S.F.	5,000	100	\$36,048	5	2006	2011			\$36,048	\$36,048	100
Ceramic Tile	\$18.45	S.F.	7,322	100	\$135,089	50	1960	2010			\$135,089	\$135,089	100
Concrete	\$3.47	S.F.	5,000	100	\$17,339	10	1960	1970			\$17,339	\$17,339	100
Terrazo	\$34.65	S.F.	49,816	100	\$1,726,044	75	1960	2035				\$1,726,044	
VAT (Resilient Flooring)	\$21.66	S.F.	50,000	130	\$1,407,838	13	1960	1973			\$1,407,838	\$1,082,952	130
VCT	\$8.46	S.F.	40,000	100	\$338,270	12	1999	2011			\$338,270	\$338,270	100
Ceiling Finishes	\$8.88	S.F.	157,138	100	\$1,395,800	13	1999	2012			\$1,395,800	\$1,395,800	100
Acoustical Ceilings	\$8.88	S.F.	157,138	100	\$1,395,800	13	1999	2012			\$1,395,800	\$1,395,800	100
Services	\$133.30	S.F.	157,138	100	\$20,946,565	29	1978	1990			\$7,667,342	\$20,946,565	37
Conveying	\$1.44	S.F.	157,138	100	\$227,057	30	1960	1990			\$227,057	\$227,057	100
Elevators and Lifts	\$1.44	S.F.	157,138	100	\$227,057	30	1960	1990			\$227,057	\$227,057	100
Plumbing	\$14.72	S.F.	157,138	100	\$2,313,587	30	1969	1990			\$473,234	\$2,313,587	20
Plumbing Fixtures	\$11.71	S.F.	157,138	100	\$1,840,353	30	1996	2026				\$1,840,353	
Domestic Water Distribution	\$0.82	S.F.	157,138	100	\$129,064	30	1960	1990			\$129,064	\$129,064	100
Sanitary Waste	\$1.29	S.F.	157,138	100	\$203,156	30	1960	1990			\$203,156	\$203,156	100
Rain Water Drainage	\$0.90	S.F.	157,138	100	\$141,014	30	1960	1990			\$141,014	\$141,014	100
HVAC	\$84.14	S.F.	157,138	100	\$13,221,862	28	1981	1990			\$2,808,331	\$13,221,862	21
Heat Generating Systems	\$8.29	S.F.	157,138	100	\$1,302,588	30	2011	2041				\$1,302,588	
Boilers	\$8.29	S.F.	157,138	100	\$1,302,588	30	2011	2041				\$1,302,588	
Cooling Generating Systems	\$20.14	S.F.	157,138	100	\$3,164,451	30	1996	2026				\$3,164,451	
Chilled Water, Air Cooled	\$20.14	S.F.	157,138	100	\$3,164,451	30	1996	2026				\$3,164,451	
Condenser Systems													
Distribution Systems	\$15.35	S.F.	157,138	100	\$2,411,580	30	1960	1990			\$2,411,580	\$2,411,580	100
Terminal & Package Units	\$37.84	S.F.	157,138	100	\$5,946,492	25	1998	2023				\$5,946,492	
Controls & Instrumentation	\$1.40	S.F.	157,138	100	\$219,886	30	1960	1990			\$219,886	\$219,886	100
Systems Testing & Balancing	\$1.13	S.F.	157,138	100	\$176,865	30	1960	1990			\$176,865	\$176,865	100
Fire Protection	\$5.73	S.F.	157,138	100	\$901,056	30	1960	1990			\$901,056	\$901,056	100
Sprinklers	\$5.73	S.F.	157,138	100	\$901,056	30	1960	1990			\$901,056	\$901,056	100
Electrical	\$27.26	S.F.	157,138	100	\$4,283,003	30	1989	1990			\$3,257,664	\$4,283,003	76
Electrical Service/Distribution	\$2.54	S.F.	157,138	100	\$399,141	30	1996	2026				\$399,141	
New Main Line	\$1.41	S.F.	157,138	100	\$222,276	30	1996	2026				\$222,276	
Main Panel	\$1.13	S.F.	157,138	100	\$176,865	30	1996	2026				\$176,865	
Lighting and Branch Wiring	\$20.03	S.F.	157,138	100	\$3,147,721	30	1960	1990			\$3,147,721	\$3,147,721	100
Communications and Security	\$3.99	S.F.	157,138	100	\$626,198	30	1996	2026				\$626,198	
Other Electrical Systems	\$0.70	S.F.	157,138	100	\$109,943	15	1996	2011			\$109,943	\$109,943	100
Equipment & Furnishings	\$6.30	S.F.	157,138	100	\$990,742	23	1960	1975			\$434,993	\$990,742	44
Equipment	\$6.30	S.F.	157,138	100	\$990,742	23	1960	1975			\$434,993	\$990,742	44
Institutional Equipment	\$2.77	S.F.	157,138	100	\$434,993	15	1960	1975			\$434,993	\$434,993	100

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eCOMET Facility Report

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$3.54	S.F.	157,138	100	\$555,749	30	2012	2042				\$555,749	
Food Service Equipment, EACH	\$555,748.76	SYSTE M	1	0	\$555,749	30	2012	2042				\$555,749	
Special Construction			0			0	0				\$366,302		
Special Construction			0			0	0				\$366,302		
ADA Compliance			0	0		0	0				\$366,302		
Building Sitework	\$2.25	S.F.	157,138	100	\$353,456	30	1960	1990			\$74,659	\$353,456	21
Site Improvements	\$1.55	S.F.	157,138	100	\$244,072	30	1962	1990			\$51,836	\$244,072	21
Parking Lots	\$2,288.53	Each	84	100	\$192,236	30	1999	2029				\$192,236	
Pedestrian Paving	\$34.56	L.F.	1,500	100	\$51,836	30	1960	1990			\$51,836	\$51,836	100
Site Mechanical Utilities	\$0.70	S.F.	157,138	100	\$109,384	30	1960	1990			\$22,823	\$109,384	21
Fuel Distribution	\$0.70	S.F.	157,138	100	\$109,384	30	1960	1990			\$22,823	\$109,384	21
Natural Gas	\$0.11	S.F.	157,138	100	\$16,730	30	1960	1990			\$16,730	\$16,730	100
Propane Tank	\$6,093.35	SYSTE M	1	100	\$6,093	30	1960	1990			\$6,093	\$6,093	100
Underground Tank	\$86,561.07	SYSTE M	1	100	\$86,561	30	1996	2026				\$86,561	

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Facility Executive Summary

Facility: \High Schools\Surrattsville High_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$13,311,025	\$358,056			\$745,142	\$41,789	\$415,086				\$71,748
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$4,767,729	\$358,056			\$745,142	\$41,789	\$415,086				\$71,748
Interior Construction					\$745,142						
Interior Doors											
Fittings					\$745,142						
Stairs											
Stair Construction											
Interior Finishes	\$4,767,729	\$358,056				\$41,789	\$415,086				\$71,748
Wall Finishes	\$1,437,345	\$358,056					\$415,086				
Paint		\$358,056					\$415,086				
Tile	\$1,437,345										
Floor Finishes	\$1,934,584					\$41,789					\$71,748
Carpet	\$36,048					\$41,789					\$48,445
Ceramic Tile	\$135,089										
Concrete	\$17,339										\$23,303
Terrazo											
VAT (Resilient Flooring)	\$1,407,838										
VCT	\$338,270										
Ceiling Finishes	\$1,395,800										
Acoustical Ceilings	\$1,395,800										
Services	\$7,667,341										
Conveying	\$227,057										
Elevators and Lifts	\$227,057										
Plumbing	\$473,234										
Plumbing Fixtures											
Domestic Water Distribution	\$129,064										
Sanitary Waste	\$203,156										
Rain Water Drainage	\$141,014										
HVAC	\$2,808,331										
Heat Generating Systems											
Boilers											
Cooling Generating Systems											
Chilled Water, Air Cooled											
Condenser Systems											
Distribution Systems	\$2,411,580										
Terminal & Package Units											
Controls & Instrumentation	\$219,886										
Systems Testing & Balancing	\$176,865										
Fire Protection	\$901,056										
Sprinklers	\$901,056										
Electrical	\$3,257,664										
Electrical Service/Distribution											
New Main Line											
Main Panel											
Lighting and Branch Wiring	\$3,147,721										

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Facility Executive Summary

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

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Facility: \High Schools\Surrattsville High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$8,751,495 \$925,600	\$4,559,529 \$482,238	\$13,311,025 \$1,407,838	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 floor tile application contains asbestos and is recommended for removal and replacement.
D1010		Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$149,281	\$77,775	\$227,057	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$84,855	\$44,209	\$129,064	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$92,711	\$48,303	\$141,014	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$133,567	\$69,589	\$203,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$144,567	\$75,319	\$219,886	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$116,282	\$60,583	\$176,865	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$592,410	\$308,646	\$901,056	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$285,991	\$149,001	\$434,993	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$34,080	\$17,756	\$51,836	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is original to the building's construction. Damage to several sections connected to the parking area is snow removal related, while other sections are damaged either from erosion or water. Universal upgrades are recommended.
G3060110		Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$11,000	\$5,731	\$16,730	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,585,522	\$826,057	\$2,411,580	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,069,507	\$1,078,213	\$3,147,721	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,006	\$2,087	\$6,093	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$945,000	\$492,345	\$1,437,345	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$11,400	\$5,939	\$17,339	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	157,138	S.F.	\$240,830	\$125,472	\$366,302	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$23,700	\$12,348	\$36,048	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$88,816	\$46,273	\$135,089	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$222,400	\$115,870	\$338,270	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$917,686	\$478,114	\$1,395,800	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$72,283	\$37,660	\$109,943	Necess ary- 2-5 Yrs	Deferred Maintena nce

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Surrattsville High\2004 Addition

Attributes:

None

General Information:

Function: High School

Year Built: 2004

Gross Area: 10,184 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$495,510.28

Replacement Cost: \$2,637,655.78

FCI: 18.79%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Surrattsville High\2004 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.00	S.F.	10,184	100	\$2,637,655	47	2004	2004			\$495,511	\$2,637,655	19
Substructure	\$15.71	S.F.	10,184	100	\$160,010	100	2004					\$160,010	
Foundations	\$15.71	S.F.	10,184	100	\$160,010	100	2004					\$160,010	
Standard Foundations	\$5.19	S.F.	10,184	0	\$52,820	100	2004					\$52,820	
Slab on Grade	\$10.53	S.F.	10,184	0	\$107,190	100	2004					\$107,190	
Shell	\$83.84	S.F.	10,184	100	\$853,802	66	2004	2024				\$853,802	
Superstructure	\$35.68	S.F.	10,184	100	\$363,393	100	2004					\$363,393	
Floor Construction	\$21.22	S.F.	10,184	0	\$216,084	100	2004					\$216,084	
Roof Construction	\$14.46	S.F.	10,184	0	\$147,309	100	2004					\$147,309	
Exterior Enclosure	\$19.20	S.F.	10,184	100	\$195,482	71	2004	2034				\$195,482	
Exterior Walls	\$11.24	S.F.	10,184	0	\$114,470	100	2004					\$114,470	
Exterior Windows	\$4.84	S.F.	10,184	100	\$49,258	30	2004	2034				\$49,258	
Exterior Doors	\$3.12	S.F.	10,184	100	\$31,754	30	2004	2034				\$31,754	
Roofing	\$28.96	S.F.	10,184	100	\$294,927	20	2004	2024				\$294,927	
Roof Coverings	\$28.82	S.F.	10,184	100	\$293,533	20	2004	2024				\$293,533	
Roof Openings	\$0.14	S.F.	10,184	100	\$1,394	20	2004	2024				\$1,394	
Interiors	\$44.11	S.F.	10,184	100	\$449,247	23	2004	2009			\$74,651	\$449,247	17
Interior Construction	\$17.02	S.F.	10,184	100	\$173,331	40	2004	2024				\$173,331	
Partitions	\$9.26	S.F.	10,184	100	\$94,333	50	2004	2054				\$94,333	
Drywall Partitions/Metal Stud Framing	\$9.26	S.F.	10,184	100	\$94,333	50	2004	2054				\$94,333	
Interior Doors	\$3.16	S.F.	10,184	100	\$32,219	40	2004	2044				\$32,219	
Fittings	\$4.59	S.F.	10,184	100	\$46,779	20	2004	2024				\$46,779	
Stairs	\$1.06	S.F.	10,184	100	\$10,843	50	2004	2054				\$10,843	
Stair Construction	\$1.06	S.F.	10,184	100	\$10,843	50	2004	2054				\$10,843	
Interior Finishes	\$26.03	S.F.	10,184	100	\$265,073	11	2004	2009			\$74,651	\$265,073	28
Wall Finishes	\$6.94	S.F.	10,184	100	\$70,655	7	2004	2009			\$66,468	\$70,655	94
Paint	\$6.65	S.F.	10,000	100	\$66,468	5	2004	2009			\$66,468	\$66,468	100
Tile	\$22.75	S.F.	184	100	\$4,187	35	2004	2039				\$4,187	
Floor Finishes	\$9.39	S.F.	10,184	100	\$95,593	12	2004	2011			\$8,183	\$95,593	9
Carpet	\$8.18	S.F.	1,000	100	\$8,183	7	2004	2011			\$8,183	\$8,183	100
Ceramic Tile	\$23.47	S.F.	184	100	\$4,318	50	2004	2054				\$4,318	
VCT	\$9.23	S.F.	9,000	100	\$83,092	10	2004	2014				\$83,092	
Ceiling Finishes	\$9.70	S.F.	10,184	100	\$98,825	13	2004	2017				\$98,825	
Acoustical Ceilings	\$9.70	S.F.	10,184	100	\$98,825	13	2004	2017				\$98,825	
Services	\$112.20	S.F.	10,184	100	\$1,142,687	30	2004	2004			\$420,860	\$1,142,687	37
Plumbing	\$16.08	S.F.	10,184	100	\$163,728	30	2004	2034				\$163,728	
Plumbing Fixtures	\$12.79	S.F.	10,184	100	\$130,270	30	2004	2034				\$130,270	
Domestic Water Distribution	\$0.90	S.F.	10,184	100	\$9,139	30	2004	2034				\$9,139	
Sanitary Waste	\$1.40	S.F.	10,184	100	\$14,251	30	2004	2034				\$14,251	
Rain Water Drainage	\$0.99	S.F.	10,184	100	\$10,068	30	2004	2034				\$10,068	
HVAC	\$60.84	S.F.	10,184	100	\$619,595	30	2004	2004			\$420,860	\$619,595	68
Distribution Systems	\$16.76	S.F.	10,184	100	\$170,698	30	2004	2034				\$170,698	
Terminal & Package Units	\$41.33	S.F.	10,184	100	\$420,860	0	2004	2004			\$420,860	\$420,860	100
Controls & Instrumentation	\$1.54	S.F.	10,184	100	\$15,645	30	2004	2034				\$15,645	
Systems Testing & Balancing	\$1.22	S.F.	10,184	100	\$12,392	30	2004	2034				\$12,392	
Fire Protection	\$6.27	S.F.	10,184	100	\$63,818	30	2004	2034				\$63,818	
Sprinklers	\$6.27	S.F.	10,184	100	\$63,818	30	2004	2034				\$63,818	
Electrical	\$29.02	S.F.	10,184	100	\$295,546	30	2004	2034				\$295,546	
Electrical Service/Distribution	\$2.78	S.F.	10,184	100	\$28,346	30	2004	2034				\$28,346	
Lighting and Branch Wiring	\$21.89	S.F.	10,184	100	\$222,899	30	2004	2034				\$222,899	
Communications and Security	\$4.35	S.F.	10,184	100	\$44,301	30	2004	2034				\$44,301	
Equipment & Furnishings	\$3.03	S.F.	10,184	100	\$30,825	15	2004	2019				\$30,825	
Equipment	\$3.03	S.F.	10,184	100	\$30,825	15	2004	2019				\$30,825	
Institutional Equipment	\$3.03	S.F.	10,184	100	\$30,825	15	2004	2019				\$30,825	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.11	S.F.	10,184	100	\$1,084	30	2004	2034				\$1,084	
Site Mechanical Utilities	\$0.11	S.F.	10,184	100	\$1,084	30	2004	2034				\$1,084	
Fuel Distribution	\$0.11	S.F.	10,184	100	\$1,084	30	2004	2034				\$1,084	
Pumps	\$0.11	S.F.	10,184	100	\$1,084	30	2004	2034				\$1,084	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \High Schools\Surrattsville High\2004 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \High Schools\Surrattsville High\2004 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.		\$325,779	\$169,731	\$495,510	Necess ary- 2-5 Yrs	Deferred Maintena nce	
								\$276,699	\$144,160	\$420,860			
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.		\$43,700	\$22,768	\$66,468	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.		\$5,380	\$2,803	\$8,183	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \High Schools\Tall Oaks Vocational High
Address: 2112 Church Road, Bowie, MD 20715**Attributes:**

School Area	HSC
Congressional	4
County Council	6
Historical Building	No
Legislative	23B
Original Building	Built in 1956, 14,624 S.F.
School Addition 1	Built in 1968, 21,239 S.F.
School Addition 2	Built in 1984, 3,498 S.F.
School Board District	5
School Grade	9th-12th

General Information:

Function: High School
Gross Area: 39,361 S.F.

Year Built:
Last Renovation:

Facility Description:

Tall Oaks Vocational High School is a one-story, 39,361 square foot facility located on a 14.2-acre site outside I-495 (Capital Beltway) in the Bowie region of MD. The original building was constructed in 1956, with additions added in 1968 and 1984 and major renovation performed in 1984, when it was converted from an elementary school to a vocational high school. The facility has three temporary buildings on the site.

ACCESSIBILITY ISSUES

Only the main entrance to the facility appears to comply with all ADA requirements. The main entrance has curb cuts (no ramp), wide doors, and push button wall switches / door openers. All the programs in this one-story facility are handicap accessible with an exception of three temporary buildings outside the main building. Handicap toilet stalls are available in two gang restrooms and two dedicated single restrooms in the front lobby. Interior graphic and/or signage for ADA compliance are inadequate and missing in some portions of the building. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on the concrete footings and foundation walls. It is recommended that the facility be further investigated by a structural engineer for building integrity. The building does not have a basement but has a crawl space with no reported water infiltration in the past.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill which rests on open web wooden joist roof framing. The exterior enclosure is brick veneer over CMU with glass block. The exterior windows are aluminum sash with operable thermo-pane glazing. Fire exit windows are available in all the classrooms. The exterior doors are hollow metal steel doors. There are concrete steps to access the boiler room and a metal ladder to access the roof hatch. The roof was replaced in 2012.

C. INTERIORS

Interior partition walls typically include painted CMU and a few gypsum drywalls (in classrooms. Interior doors (including fire doors with no fire ratings) are generally solid core wood doors with metal frames, with chipped corners, worn surface finishes, and damaged hardware, and several doors are difficult to operate due to swelling. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original blackboards. The metal toilet partitions are original, rusted and stained.

Interior wall finishes are typically painted CMU and gypsum drywalls. The floor finishes throughout the building are typically asbestos tiles (VAT), vinyl composition tiles (VCT), terrazzo, carpet, and ceramic tiles. There is carpet in the main office, teachers lounge, lobby, and one classroom. There is terrazzo floor finish in the corridors. The ceramic tile floor finishes in the restrooms are stained. The overall ceiling finishes are typically needlepoint, fissured, and Tectum acoustical tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The plumbing fixtures such as urinals, sinks, and toilets, including flush valves, are original, rusted and stained. Domestic water distribution is copper and galvanized steel piping. The facility is on a well system and the water quality is very poor. It is full of sediments, discolored, and has a distinct odor. Sanitary waste system is cast iron piping. The facility is on a septic system. Rain water system is internal with roof drains. Domestic hot water is supplied by a gas water heater with circulating pumps, which was installed in 1997.

HVAC

Facility Executive Summary

Heating is provided by two steam boilers, which were installed in 1999 in the main boiler and two steam boilers with heat exchangers which were installed in 1999 and serve the MPR and office/admin areas. All boilers are gas/oil fired. Cooling is supplied by two sets of dual compressor air cooled chillers. The heating/cooling distribution system is a 4-pipe system using air handlers and fan coil units. Fresh air is supplied by fan/coil units and air handling units. Roof-mounted exhaust fans are installed in restrooms and ventilation is reported as adequate. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. There is an additional 400 amp main panel in the small boiler room that serves the admin/MPR. Power distribution (from branch panels) wiring is typically copper; 3-wire grounded. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted and pendent-mounted fluorescent with some incandescent. Illumination is generally in adequate throughout the facility. Emergency power and lighting are battery powered and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors, etc., and do not comply with ADA requirements. The system is activated by pull stations and/or smoke detectors and is not centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed furnishings, and medical equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap, floor grilles and mats, multiple seating furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site with one out of 45 are handicap spaces. The site includes concrete sidewalks, lighting, utility lines and a 6,000 gallon underground fuel storage tank with level and leak detection systems replaced in 1995. Drainage is generally handled by surface drainage.

Current Repair Cost: \$5,408,510.61

Replacement Cost: \$10,949,017.88

FCI: 49.40%

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \High Schools\Tall Oaks Vocational High_Building

Attributes:

None

General Information:

Function: High School

Year Built: 1956

Gross Area: 39,361 S.F.

Last Renovation: 1984

Facility Description:

Current Repair Cost: \$5,408,510.61

Replacement Cost: \$10,949,017.88

FCI: 49.40%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Tall Oaks Vocational High_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$278.17	S.F.	39,361	101	\$11,081,059	40	1967	1969	2010		\$5,408,512	\$10,949,017	49
Substructure	\$17.19	S.F.	39,361	100	\$676,510	100	1956					\$676,510	
Foundations	\$17.19	S.F.	39,361	100	\$676,510	100	1956					\$676,510	
Standard Foundations	\$6.31	S.F.	39,361	0	\$248,453	100	1956					\$248,453	
Slab on Grade	\$10.88	S.F.	39,361	0	\$428,057	100	1956					\$428,057	
Shell	\$74.79	S.F.	39,361	100	\$2,943,711	55	1980	1986			\$128,716	\$2,943,711	4
Superstructure	\$20.85	S.F.	39,361	100	\$820,791	100	1956					\$820,791	
Roof Construction	\$20.85	S.F.	39,361	0	\$820,791	100	1956					\$820,791	
Exterior Enclosure	\$18.95	S.F.	39,361	100	\$745,955	70	1965	1986			\$128,716	\$745,955	17
Exterior Walls	\$10.89	S.F.	39,361	0	\$428,655	100	1956					\$428,655	
Exterior Windows	\$4.79	S.F.	39,361	100	\$188,584	30	1984	2014				\$188,584	
Exterior Doors	\$3.27	S.F.	39,361	100	\$128,716	30	1956	1986			\$128,716	\$128,716	100
Roofing	\$34.98	S.F.	39,361	100	\$1,376,965	20	2013	2033				\$1,376,965	
Roof Coverings	\$34.82	S.F.	39,361	100	\$1,370,380	20	2013	2033				\$1,370,380	
Roof Openings	\$0.17	S.F.	39,361	100	\$6,585	20	2013	2033				\$6,585	
Interiors	\$50.65	S.F.	39,361	107	\$2,125,670	30	1970	1969	2010		\$1,598,888	\$1,993,628	80
Interior Construction	\$15.04	S.F.	39,361	100	\$592,096	62	1956	1976			\$314,308	\$592,096	53
Partitions	\$7.06	S.F.	39,361	100	\$277,788	100	1956					\$277,788	
Concrete Block Partitions - Regular Weight	\$7.06	S.F.	39,361	0	\$277,788	100	1956					\$277,788	
Interior Doors	\$3.25	S.F.	39,361	100	\$128,118	40	1956	1996			\$128,118	\$128,118	100
Fittings	\$4.73	S.F.	39,361	100	\$186,190	20	1956	1976				\$186,190	100
Interior Finishes	\$35.61	S.F.	39,361	109	\$1,533,574	18	1984	1969	2010		\$1,284,580	\$1,401,532	92
Wall Finishes	\$6.97	S.F.	39,361	100	\$274,196	5	2000	2005	2010		\$274,196	\$274,196	100
Paint	\$6.97	S.F.	39,361	100	\$274,196	5	2000	2005	2010		\$274,196	\$274,196	100
Floor Finishes	\$18.91	S.F.	39,361	118	\$876,222	25	1967	1969	2015		\$627,228	\$744,180	84
Carpet	\$9.32	S.F.	5,904	100	\$55,047	5	1984	1989			\$55,047	\$55,047	100
Ceramic Tile	\$16.15	S.F.	3,936	100	\$63,578	50	1984	2034				\$63,578	
Terrazzo	\$16.87	S.F.	7,872	100	\$132,784	75	1956	2031				\$132,784	
VAT (Resilient Flooring)	\$27.96	S.F.	15,744	130	\$572,181	13	1956	1969			\$572,181	\$440,139	130
VCT	\$8.91	S.F.	5,905	100	\$52,632	12	1984	1996	2015	3		\$52,632	
Ceiling Finishes	\$9.73	S.F.	39,361	100	\$383,156	13	1984	1997			\$383,156	\$383,156	100
Acoustical Ceilings	\$9.73	S.F.	39,361	100	\$383,156	13	1984	1997			\$383,156	\$383,156	100
Services	\$106.27	S.F.	39,361	100	\$4,182,983	30	1962	1971			\$3,366,981	\$4,182,983	80
Plumbing	\$17.45	S.F.	39,361	100	\$686,687	30	1956	1986			\$686,687	\$686,687	100
Plumbing Fixtures	\$14.28	S.F.	39,361	100	\$562,161	30	1956	1986			\$562,161	\$562,161	100
Domestic Water Distribution	\$0.87	S.F.	39,361	100	\$34,125	30	1956	1986			\$34,125	\$34,125	100
Sanitary Waste	\$1.35	S.F.	39,361	100	\$53,283	30	1956	1986			\$53,283	\$53,283	100
Rain Water Drainage	\$0.94	S.F.	39,361	100	\$37,118	30	1956	1986			\$37,118	\$37,118	100
HVAC	\$58.56	S.F.	39,361	100	\$2,304,921	30	1970	1986			\$1,488,919	\$2,304,921	65
Heat Generating Systems	\$8.82	S.F.	39,361	100	\$347,235	30	1999	2029				\$347,235	
Boilers	\$8.82	S.F.	39,361	100	\$347,235	30	1999	2029				\$347,235	
Cooling Generating Systems	\$11.91	S.F.	39,361	100	\$468,767	30	2000	2030				\$468,767	
Chilled Water, Air Cooled Condenser Systems	\$11.91	S.F.	39,361	100	\$468,767	30	2000	2030				\$468,767	
Distribution Systems	\$16.12	S.F.	39,361	100	\$634,602	30	1956	1986			\$634,602	\$634,602	100
Terminal & Package Units	\$19.06	S.F.	39,361	100	\$750,147	30	1956	1986			\$750,147	\$750,147	100
Controls & Instrumentation	\$1.48	S.F.	39,361	100	\$58,072	30	1956	1986			\$58,072	\$58,072	100
Systems Testing & Balancing	\$1.17	S.F.	39,361	100	\$46,098	30	1956	1986			\$46,098	\$46,098	100
Fire Protection	\$6.02	S.F.	39,361	100	\$237,078	30	1956	1986			\$237,078	\$237,078	100
Sprinklers	\$6.02	S.F.	39,361	100	\$237,078	30	1956	1986			\$237,078	\$237,078	100
Electrical	\$24.24	S.F.	39,361	100	\$954,297	30	1956	1971			\$954,297	\$954,297	100
Electrical Service/Distribution	\$2.68	S.F.	39,361	100	\$105,368	30	1956	1986			\$105,368	\$105,368	100
Lighting and Branch Wiring	\$16.62	S.F.	39,361	100	\$654,358	30	1956	1986			\$654,358	\$654,358	100
Communications and Security	\$4.20	S.F.	39,361	100	\$165,236	30	1956	1986			\$165,236	\$165,236	100
Other Electrical Systems	\$0.75	S.F.	39,361	100	\$29,335	15	1956	1971			\$29,335	\$29,335	100
Equipment & Furnishings	\$22.61	S.F.	39,361	100	\$890,084	19	1956	1971			\$114,947	\$890,084	13
Equipment	\$22.61	S.F.	39,361	100	\$890,084	19	1956	1971			\$114,947	\$890,084	13
Institutional Equipment	\$2.92	S.F.	39,361	100	\$114,947	15	1956	1971			\$114,947	\$114,947	100
Other Equipment	\$19.69	S.F.	39,361	100	\$775,137	20	2012	2032				\$775,137	
Food Service Equipment	\$775,137.21	SYSTE M	1	100	\$775,137	20	2012	2032				\$775,137	
Special Construction			0			0	0				\$91,754		
Special Construction			0			0	0				\$91,754		
ADA Compliance			0	0		0	0				\$91,754		
Building Sitework	\$6.66	S.F.	39,361	100	\$262,101	30	1994	1986	2015		\$107,226	\$262,101	41
Site Improvements	\$3.65	S.F.	39,361	100	\$143,563	30	1956	1986	2015		\$107,226	\$143,563	75
Parking Lots	\$2,382.80	Ea.	45	100	\$107,226	30	1956	1986			\$107,226	\$107,226	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$36.34	L.F.	1,000	100	\$36,337	30	1956	1986	2015	3		\$36,337	
Site Mechanical Utilities	\$3.01	S.F.	39,361	100	\$118,538	30	1995	2025				\$118,538	
Fuel Distribution	\$3.01	S.F.	39,361	100	\$118,538	30	1995	2025				\$118,538	
NG Supply	\$0.09	S.F.	39,361	100	\$3,592	30	1995	2025				\$3,592	
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1995	2025				\$6,911	
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	1995	2025				\$108,035	

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Tall Oaks Vocational High_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,408,511		\$200,069	\$97,218		\$381,683					\$442,475
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$128,716		\$200,069								
Superstructure											
Roof Construction											
Exterior Enclosure	\$128,716		\$200,069								
Exterior Walls											
Exterior Windows			\$200,069								
Exterior Doors	\$128,716										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$1,598,887			\$57,512		\$381,683					\$442,475
Interior Construction	\$314,307										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$128,118										
Fittings	\$186,190										
Interior Finishes	\$1,284,579			\$57,512		\$381,683					\$442,475
Wall Finishes	\$274,196					\$317,868					\$368,496
Paint	\$274,196					\$317,868					\$368,496
Floor Finishes	\$627,228			\$57,512		\$63,815					\$73,979
Carpet	\$55,047					\$63,815					\$73,979
Ceramic Tile											
Terrazzo											
VAT (Resilient Flooring)	\$572,181										
VCT				\$57,512							
Ceiling Finishes	\$383,156										
Acoustical Ceilings	\$383,156										
Services	\$3,366,981										
Plumbing	\$686,687										
Plumbing Fixtures	\$562,161										
Domestic Water Distribution	\$34,125										
Sanitary Waste	\$53,283										
Rain Water Drainage	\$37,118										
HVAC	\$1,488,919										
Heat Generating Systems											
Boilers											
Cooling Generating Systems											
Chilled Water, Air Cooled											
Condenser Systems											
Distribution Systems	\$634,602										
Terminal & Package Units	\$750,147										
Controls & Instrumentation	\$58,072										
Systems Testing & Balancing	\$46,098										
Fire Protection	\$237,078										
Sprinklers	\$237,078										
Electrical	\$954,297										
Electrical Service/Distribution	\$105,368										
Lighting and Branch Wiring	\$654,358										
Communications and Security	\$165,236										
Other Electrical Systems	\$29,335										
Equipment & Furnishings	\$114,947										
Equipment	\$114,947										
Institutional Equipment	\$114,947										
Other Equipment											
Food Service Equipment											
Special Construction	\$91,754										
Special Construction	\$91,754										
ADA Compliance	\$91,754										
Building Sitework	\$107,226			\$39,706							

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \High Schools\Tall Oaks Vocational High_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$3,555,891 \$84,626	\$1,852,619 \$44,090	\$5,408,511 \$128,716	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors are hollow metal steel doors which are beyond useful life and in fair condition (rusted and do not seal properly).
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$84,233	\$43,885	\$128,118	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors, including fire doors, are generally solid core wood doors with metal frames and are in fair condition (chipped corners, worn surface finishes, damaged hardware, and difficult to operate).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$122,413	\$63,777	\$186,190	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have old original blackboards which are in fair condition. The school has received four new white boards which were not yet mounted. The metal toilet partitions are original, rusted/stained, and in very poor condition. All old toilet accessories are beyond useful life and needs to be replaced. The mirrors in the restrooms are in fair condition and needs an upgrade.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$36,192	\$18,856	\$55,047	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office, teacher's lounge, lobby, and one classroom is old, beyond useful life, and in poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$376,187	\$195,993	\$572,181	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 vinyl asbestos tile floor finish in classrooms and multi-purpose room are beyond useful life and in fair to poor condition (worn, cracked, and missing).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$251,910	\$131,245	\$383,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling tiles throughout the building are old, beyond useful life, and in fair condition (stained and warped due to past roof leaks and pipe condensation).
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$70,497	\$36,729	\$107,226	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair to poor condition, with cracks, pot holes, and uneven surfaces.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$369,600	\$192,561	\$562,161	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Report Date: 08 Sep 2012

Facility Executive Summary

D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$22,436	\$11,689	\$34,125	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$35,031	\$18,251	\$53,283	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$417,227	\$217,375	\$634,602	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$38,180	\$19,892	\$58,072	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$30,308	\$15,790	\$46,098	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$155,870	\$81,208	\$237,078	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$69,275	\$36,092	\$105,368	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$430,216	\$224,142	\$654,358	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$108,636	\$56,600	\$165,236	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$19,287	\$10,048	\$29,335	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$24,404	\$12,714	\$37,118	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$75,573	\$39,374	\$114,947	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$493,193	\$256,954	\$750,147	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	39,361	S.F.	\$60,325	\$31,429	\$91,754	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$180,273	\$93,922	\$274,196	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Elementary Schools\Adelphi Elementary**Address:** 8820 Riggs Rd., Adelphi, MD 20783**Attributes:**

School Area	1
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1954, 19,863 S.F.
School Addition 1	Built in 1957, 4,790 S.F.
School Addition 2	Built in 1970, 14,219 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	38,872 S.F.	Last Renovation:

Facility Description:

Adelphi Elementary School is a one-story, 38,872 square foot facility located on a 14.6-acre site close to MD Route 650 and I-495 (Capital Beltway) in Adelphi, MD. The original building was constructed in 1954 and additions were constructed in 1957 and 1970, with major renovation done in 1970 and 2007.

ACCESSIBILITY ISSUES

Efforts have been made to make this facility handicap accessible. Entrances are handicap accessible. There are renovated and handicap accessible restroom facilities for students and staff throughout the building. In addition, there is up to date signage and fire alert devices installed or in the process of installation. However, further study by an ADA Specialist is required to insure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement.

B. SHELL

The superstructure is steel frame and load bearing stud walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with thermo pane glazing, which were installed in 2007. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving. The interior wall finishes are typically painted CMU and drywall partitions. Floor finishes in common areas are typically terrazzo and vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 20,610 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying:**

The building does not include conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is copper and plastic. Sanitary waste system is cast iron and plastic. Rain water system is a mixture of internal and external with roof scuppers. At the time of the November 2007 assessment, the roof was completely rehabilitated, as new.

HVAC

Heating is provided by two steam boilers. The boilers have capability for dual fire, #2 fuel oil and natural gas. HVAC system installation was completed in 2008. Cooling is supplied by rooftop package units and few window units. The heating/cooling distribution system is a ductwork and 2-pipe system using fan coil units and unit ventilators. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are digital and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by optical devices and is centrally monitored.

Other Electrical Systems

During the construction phase, the building did not have a dedicated emergency generator. The whole school was running on a temporary generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment and food service equipment. The building also includes fixed casework, window treatment, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where three out of 56 are handicap spaces with path to building entrance. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic and an underground fuel tank repalced in 1995. The water supply is provided from the municipal distribution system.

Current Repair Cost: \$865,757.35**Replacement Cost:** \$10,739,743.69**FCI:** 8.06%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Adelphi Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1954

Gross Area: 38,872 S.F.

Last Renovation: 2007

Facility Description:

Current Repair Cost: \$865,757.35

Replacement Cost: \$10,739,743.69

FCI: 8.06%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Adelphi Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$273.92	S.F.	38,872	100	\$10,647,645	39	1992	1969			\$865,758	\$10,647,645	8
Substructure	\$15.48	S.F.	38,872	100	\$601,886	100	1954					\$601,886	
Foundations	\$15.48	S.F.	38,872	100	\$601,886	100	1954					\$601,886	
Standard Foundations	\$5.11	S.F.	38,872	0	\$198,658	100	1954					\$198,658	
Slab on Grade	\$10.37	S.F.	38,872	0	\$403,228	100	1954					\$403,228	
Shell	\$68.52	S.F.	38,872	100	\$2,663,550	59	1986	2027				\$2,663,550	
Superstructure	\$21.28	S.F.	38,872	100	\$827,149	100	1954					\$827,149	
Roof Construction	\$21.28	S.F.	38,872	0	\$827,149	100	1954					\$827,149	
Exterior Enclosure	\$18.88	S.F.	38,872	100	\$733,733	71	1989	2037				\$733,733	
Exterior Walls	\$11.06	S.F.	38,872	0	\$429,834	100	1954					\$429,834	
Exterior Windows	\$4.78	S.F.	38,872	100	\$185,650	30	2007	2037				\$185,650	
Exterior Doors	\$3.04	S.F.	38,872	100	\$118,249	30	2007	2037				\$118,249	
Roofing	\$28.37	S.F.	38,872	100	\$1,102,668	20	2007	2027				\$1,102,668	
Roof Coverings	\$28.37	S.F.	38,872	100	\$1,102,668	20	2007	2027				\$1,102,668	
Interiors	\$43.04	S.F.	38,872	100	\$1,673,072	32	1998	2012			\$188,832	\$1,673,072	11
Interior Construction	\$17.69	S.F.	38,872	100	\$687,616	52	1989	2024				\$687,616	
Partitions	\$10.08	S.F.	38,872	0	\$391,994	70	1954	2024				\$391,994	
Interior Doors	\$3.10	S.F.	38,872	100	\$120,614	40	2007	2047				\$120,614	
Fittings	\$4.50	S.F.	38,872	100	\$175,008	20	2007	2027				\$175,008	
Interior Finishes	\$25.35	S.F.	38,872	100	\$985,456	17	2007	2012			\$188,832	\$985,456	19
Wall Finishes	\$8.83	S.F.	38,872	100	\$343,366	19	2007	2012			\$188,832	\$343,366	55
Paint	\$6.54	S.F.	28,872	100	\$188,832	5	2007	2012			\$188,832	\$188,832	100
Tile	\$15.45	S.F.	10,000	100	\$154,534	35	2007	2042				\$154,534	
Floor Finishes	\$9.10	S.F.	38,872	100	\$353,563	10	2007	2017				\$353,563	
VCT	\$9.10	S.F.	38,872	100	\$353,563	10	2007	2017				\$353,563	
Ceiling Finishes	\$7.42	S.F.	38,872	100	\$288,527	25	2007	2032				\$288,527	
Services	\$133.16	S.F.	38,872	100	\$5,176,332	25	2002	1984			\$107,015	\$5,176,332	2
Plumbing	\$15.85	S.F.	38,872	100	\$616,075	30	2007	2037				\$616,075	
Plumbing Fixtures	\$12.59	S.F.	38,872	100	\$489,549	30	2007	2037				\$489,549	
Domestic Water Distribution	\$0.90	S.F.	38,872	100	\$34,883	30	2007	2037				\$34,883	
Sanitary Waste	\$1.38	S.F.	38,872	100	\$53,803	30	2007	2037				\$53,803	
Rain Water Drainage	\$0.97	S.F.	38,872	100	\$37,840	30	2007	2037				\$37,840	
HVAC	\$82.56	S.F.	38,872	100	\$3,209,266	22	2007	2017				\$3,209,266	
Heat Generating Systems	\$8.91	S.F.	38,872	100	\$346,468	30	2007	2037				\$346,468	
Cooling Generating Systems	\$11.19	S.F.	38,872	100	\$435,155	30	2007	2037				\$435,155	
Distribution Systems	\$16.53	S.F.	38,872	100	\$642,681	30	2007	2037				\$642,681	
Terminal & Package Units	\$40.69	S.F.	38,872	100	\$1,581,575	15	2007	2022				\$1,581,575	
Controls & Instrumentation	\$4.03	S.F.	38,872	100	\$156,679	20	2007	2027				\$156,679	
Systems Testing & Balancing	\$1.20	S.F.	38,872	100	\$46,708	10	2007	2017				\$46,708	
Fire Protection	\$6.18	S.F.	38,872	100	\$240,045	30	1994	2024				\$240,045	
Sprinklers	\$6.18	S.F.	38,872	100	\$240,045	30	1994	2024				\$240,045	
Electrical	\$28.58	S.F.	38,872	100	\$1,110,946	30	1989	1984			\$107,015	\$1,110,946	10
Electrical Service/Distribution	\$2.75	S.F.	38,872	100	\$107,015	30	1954	1984			\$107,015	\$107,015	100
Lighting and Branch Wiring	\$21.54	S.F.	38,872	100	\$837,200	30	2007	2037				\$837,200	
Communications and Security	\$4.29	S.F.	38,872	100	\$166,731	30	2007	2037				\$166,731	
Equipment & Furnishings	\$9.10	S.F.	38,872	100	\$353,737	25	1954	1969			\$353,737	\$353,737	100
Equipment	\$9.10	S.F.	38,872	100	\$353,737	25	1954	1969			\$353,737	\$353,737	100
Institutional Equipment	\$3.00	S.F.	38,872	100	\$116,475	15	1954	1969			\$116,475	\$116,475	100
Other Equipment	\$6.10	S.F.	38,872	100	\$237,262	30	1954	1984			\$237,262	\$237,262	100
Food Service Equipment, EACH	\$237,262.04	Ea.	1	100	\$237,262	30	1954	1984			\$237,262	\$237,262	100
Special Construction			0			0	0				\$37,106		
Special Construction			0			0	0				\$37,106		
ADA Compliance			0	0		0	0				\$37,106		
Building Sitework	\$4.61	S.F.	38,872	100	\$179,068	50	1954	1984			\$179,068	\$179,068	100
Site Improvements	\$4.50	S.F.	38,872	100	\$174,929	50	1954	2004			\$174,929	\$174,929	100
Parking Lots	\$2,460.73	Ea.	56	100	\$137,801	50	1954	2004			\$137,801	\$137,801	100
Pedestrian Paving	\$37.13	S.F.	1,000	100	\$37,128	50	1954	2004			\$37,128	\$37,128	100
Site Mechanical Utilities	\$0.11	S.F.	38,872	100	\$4,139	30	1954	1984			\$4,139	\$4,139	100
Fuel Distribution			0	0		0	0						
Underground Tank	\$0.11	S.F.	38,872	100	\$4,139	30	1954	1984			\$4,139	\$4,139	100
NG Supply	\$0.11	S.F.	38,872	100	\$4,139	30	1954	1984			\$4,139	\$4,139	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Adelphi Elementary_Original Building (continued)

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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Adelphi Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
G2020	Parking Lots	System		Beyond Useful Life	Renew System	1	Ea.	\$569,203 \$90,599	\$296,555 \$47,202	\$865,757 \$137,801	Necess ary- 2-5 Yrs	Deferred Maintena nce	The asphalt parking lots are in poor condition with multiple cracks.
G2030	Pedestrian Paving	System		Beyond Useful Life	Renew System	1	Ea.	\$24,410	\$12,718	\$37,128	Necess ary- 2-5 Yrs	Deferred Maintena nce	The concrete sidewalks are in fair to poor condition and beyond useful life.
D5010	Electrical Service/Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$70,358	\$36,657	\$107,015	Necess ary- 2-5 Yrs	Deferred Maintena nce	The electrical service/distribution was undergoing update at the time of the 2007 assessment, but was not completed.
G3060110	NG Supply	System		Beyond Useful Life	Renew System	1	Ea.	\$2,721	\$1,418	\$4,139	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$76,578	\$39,897	\$116,475	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System		Beyond Useful Life	Renew System	1	Ea.	\$155,991	\$81,271	\$237,262	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	38,872	S.F.	\$24,396	\$12,710	\$37,106	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$124,150	\$64,682	\$188,832	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Allenwood Elementary

Address: 6300 Harley Lane, Temple Hills, MD 20748

Attributes:

School Area	1
Congressional	4
County Council	8
Historical Building	No
In-House Assessment Score	75
Legislative	26
Original Building	Built in 1967, 39,179 S.F.
School Addition 1	Built in 2000, 9,507 S.F.
School Board District	8
School Grade	PreK-6th
Study - Adequacy Cost	\$3,418,000

General Information:

Function:	Elementary School	Year Built:
Gross Area:	48,686 S.F.	Last Renovation:

Facility Description:

Allenwood Elementary School is a one-story, 48,686 square foot facility located on a 9.7-acre site close to Interstate 495 (Capital Beltway) in Temple Hills, MD. The original building was constructed in 1967 and an addition was constructed in 2000. In 2012 there was a POD conversion of 20,000 S.F. into classrooms.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, sub-floor, cross base or crawl space.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over. With the POD conversion into classrooms performed in 2012 most of the exterior windows and doors were replaced. Roofing is typically a very low slope with built-up roof and standing seam metal.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block wall, and moveable wall. With the POD conversion into classrooms performed in 2012 most of the interior doors, paint and fittings were replaced. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, and toilet partitions. The interior wall finishes are typically paint, glazed block, ceramic tiles, and moveable wall partitions. Floor finishes in common areas are typically ceramic tile, vinyl composition tile, and carpet. Floor finishes in assignable spaces are typically vinyl tile, carpet and wood. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original except for the low flow toilets. Domestic water distribution is original and consists of copper and galvanized piping. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two dual fired boilers that supply fin tube radiators and terminal units throughout the building. With the POD conversion into classrooms performed in 2012 most of the individual window units for each classroom were replaced, cooling is also provided by roof mounted cooling-only package units for the media center and main office. The 2000 classroom building has roof mounted package units that provide both heating and cooling. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pole mounted transformer provides power to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. With the POD conversion into classrooms performed in 2012 most of the lighting has been upgraded. There are battery pack emergency lights in the corridors and illuminated exit signs.

Other Electrical Systems:

The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of audible alarms, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets and without independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), and medical equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap, floor grilles and mats, multiple seating furnishings. With the POD conversion into classrooms performed in 2012 most of the Institutional equipment was upgraded.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site where two out of 44 are handicap spaces. The site includes concrete sidewalks, lighting, utility lines and a 10,000 gallon fuel oil tank of dual wall construction with level and leak detection systems replaced in 2007. Drainage is generally handled by surface drainage.

Current Repair Cost: \$4,266,455.24**Replacement Cost:** \$13,204,581.76**FCI:** 32.31%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Allenwood Elementary_Original Building

Address: , , 20748

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1967

Gross Area: 39,179 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$3,997,242.00

Replacement Cost: \$10,754,243.32

FCI: 37.17%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Allenwood Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$274.49	S.F.	39,179	101	\$10,850,916	38	1982	1972			\$3,997,240	\$10,754,242	37
Substructure	\$15.76	S.F.	39,179	100	\$617,366	100	1967					\$617,366	
Foundations	\$15.76	S.F.	39,179	100	\$617,366	100	1967					\$617,366	
Standard Foundations	\$5.29	S.F.	39,179	0	\$207,378	100	1967					\$207,378	
Slab on Grade	\$10.46	S.F.	39,179	0	\$409,988	100	1967					\$409,988	
Shell	\$69.14	S.F.	39,179	100	\$2,709,018	59	1993	2026				\$2,709,018	
Superstructure	\$21.42	S.F.	39,179	100	\$839,045	100	1967					\$839,045	
Roof Construction	\$21.42	S.F.	39,179	0	\$839,045	100	1967					\$839,045	
Exterior Enclosure	\$19.06	S.F.	39,179	100	\$746,678	71	1997	2042				\$746,678	
Exterior Walls	\$11.18	S.F.	39,179	0	\$437,996	100	1967					\$437,996	
Exterior Windows	\$4.81	S.F.	39,179	100	\$188,308	30	2012	2042				\$188,308	
Exterior Doors	\$3.07	S.F.	39,179	100	\$120,374	30	2012	2042				\$120,374	
Roofing	\$28.67	S.F.	39,179	100	\$1,123,295	20	2006	2026				\$1,123,295	
Roof Coverings	\$28.67	S.F.	39,179	100	\$1,123,295	20	2006	2026				\$1,123,295	
Interiors	\$51.02	S.F.	39,179	105	\$2,095,650	30	1987	1972			\$978,809	\$1,998,976	49
Interior Construction	\$17.80	S.F.	39,179	100	\$697,338	59	1982	1987			\$178,774	\$697,338	26
Partitions	\$10.10	S.F.	39,179	100	\$395,806	82	1967	2017				\$395,806	
Concrete Block Partitions - Regular Weight	\$10.69	S.F.	23,508	0	\$251,362	100	1967					\$251,362	
Drywall Partitions/Metal Stud Framing	\$9.22	S.F.	15,671	100	\$144,444	50	1967	2017				\$144,444	
Interior Doors	\$3.13	S.F.	39,179	100	\$122,758	40	2012	2052				\$122,758	
Fittings	\$4.56	S.F.	39,179	100	\$178,774	20	1967	1987			\$178,774	\$178,774	100
Interior Finishes	\$33.22	S.F.	39,179	107	\$1,398,312	16	1992	1972			\$800,035	\$1,301,638	61
Wall Finishes	\$9.31	S.F.	39,179	100	\$364,894	20	1999	2002			\$183,427	\$364,894	50
Paint	\$6.62	S.F.	27,427	100	\$181,467	5	2012	2017				\$181,467	
Tile	\$15.61	S.F.	11,754	100	\$183,427	35	1967	2002			\$183,427	\$183,427	100
Floor Finishes	\$13.87	S.F.	39,179	118	\$640,145	13	1967	1972			\$616,608	\$543,471	113
Carpet	\$7.83	S.F.	15,671	100	\$122,753	5	1967	1972			\$122,753	\$122,753	100
Ceramic Tile	\$20.03	S.F.	1,175	100	\$23,537	50	1967	2017				\$23,537	
Concrete	\$3.76	S.F.	784	100	\$2,945	10	1967	1977			\$2,945	\$2,945	100
Terrazo	\$37.63	S.F.	0	100		75	1967	2042					
VAT (Resilient Flooring)	\$23.50	S.F.	13,713	130	\$418,922	13	1967	1980			\$418,922	\$322,248	130
VCT	\$9.19	S.F.	7,836	100	\$71,988	12	1967	1979			\$71,988	\$71,988	100
Ceiling Finishes	\$10.04	S.F.	39,179	100	\$393,273	16	2010	2017				\$393,273	
Plaster Ceilings	\$17.54	S.F.	1,959	100	\$34,355	50	1967	2017				\$34,355	
Acoustical Ceilings	\$9.64	S.F.	37,220	100	\$358,918	13	2012	2025				\$358,918	
Services	\$123.29	S.F.	39,179	100	\$4,830,466	24	1978	1977			\$2,402,831	\$4,830,466	50
Plumbing	\$18.57	S.F.	39,179	100	\$727,609	30	1975	1997			\$623,920	\$727,609	86
Low Flow Toilets	\$2.65	S.F.	39,179	100	\$103,689	30	2007	2037				\$103,689	
Plumbing Fixtures	\$12.67	S.F.	39,179	100	\$496,395	30	1967	1997			\$496,395	\$496,395	100
Domestic Water Distribution	\$0.90	S.F.	39,179	100	\$35,159	30	1967	1997			\$35,159	\$35,159	100
Sanitary Waste	\$1.38	S.F.	39,179	100	\$54,228	30	1967	1997			\$54,228	\$54,228	100
Rain Water Drainage	\$0.97	S.F.	39,179	100	\$38,138	30	1967	1997			\$38,138	\$38,138	100
HVAC	\$69.49	S.F.	39,179	100	\$2,722,724	21	1984	1977			\$764,072	\$2,722,724	28
Heat Generating Systems	\$8.99	S.F.	39,179	100	\$352,184	30	2008	2038				\$352,184	
Boilers	\$8.99	S.F.	39,179	100	\$352,184	30	2008	2038				\$352,184	
Distribution Systems	\$16.65	S.F.	39,179	100	\$652,524	30	1967	1997			\$652,524	\$652,524	100
Terminal & Package Units	\$41.10	S.F.	39,179	100	\$1,610,156	15	2012	2027			\$3,688	\$1,610,156	
Controls & Instrumentation	\$1.54	S.F.	39,179	100	\$60,187	20	1967	1987			\$60,187	\$60,187	100
Systems Testing & Balancing	\$1.22	S.F.	39,179	100	\$47,673	10	1967	1977			\$47,673	\$47,673	100
Fire Protection	\$6.24	S.F.	39,179	100	\$244,324	30	1967	1997			\$244,324	\$244,324	100
Sprinklers	\$6.24	S.F.	39,179	100	\$244,324	30	1967	1997			\$244,324	\$244,324	100
Electrical	\$28.99	S.F.	39,179	100	\$1,135,809	27	1976	1982			\$770,515	\$1,135,809	68
Electrical Service/Distribution	\$2.77	S.F.	39,179	100	\$108,456	30	1967	1997			\$108,456	\$108,456	100
Main Panel	\$2.77	S.F.	39,179	100	\$108,456	30	1967	1997			\$108,456	\$108,456	100
Branch Wiring	\$12.43	S.F.	39,179	100	\$486,861	30	1967	1997			\$486,861	\$486,861	100
Lighting	\$9.32	S.F.	39,179	100	\$365,294	20	2012	2032				\$365,294	
Communications and Security	\$4.33	S.F.	39,179	100	\$169,835	30	1967	1997			\$169,835	\$169,835	100
Other Electrical Systems	\$0.14	S.F.	39,179	100	\$5,363	15	1967	1982			\$5,363	\$5,363	100
Equipment & Furnishings	\$9.13	S.F.	39,179	100	\$357,583	25	2012	1997			\$239,592	\$357,583	67
Equipment	\$9.13	S.F.	39,179	100	\$357,583	25	2012	1997			\$239,592	\$357,583	67
Institutional Equipment	\$3.01	S.F.	39,179	100	\$117,991	15	2012	2027				\$117,991	
Other Equipment	\$6.12	S.F.	39,179	100	\$239,592	30	1967	1997			\$239,592	\$239,592	100
Food Service Equipment	\$239,591.71	SYSTE M	1	100	\$239,592	30	1967	1997			\$239,592	\$239,592	100
Special Construction			0			0	0				\$204,964		
Special Construction			0			0	0				\$204,964		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
ADA Compliance			0	0		0	0				\$204,964		
Building Sitework	\$6.15	S.F.	39,179	100	\$240,833	30	1967	1997			\$171,044	\$240,833	71
Site Improvements	\$4.26	S.F.	39,179	100	\$166,873	30	1967	1997			\$166,873	\$166,873	100
Parking Lots	\$2,484.90	Each	44	100	\$109,336	30	1967	1997			\$109,336	\$109,336	100
Pedestrian Paving	\$37.51	L.F.	1,534	100	\$57,537	30	1967	1997			\$57,537	\$57,537	100
Site Mechanical Utilities	\$1.89	S.F.	39,179	100	\$73,960	30	1967	1997			\$4,171	\$73,960	6
Fuel Distribution	\$1.89	S.F.	39,179	100	\$73,960	30	1967	1997			\$4,171	\$73,960	6
NG Supply	\$0.11	S.F.	39,179	100	\$4,171	30	1967	1997			\$4,171	\$4,171	100
Underground Tank	\$69,789.47	SYSTEM	1	100	\$69,789	30	2007	2037				\$69,789	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Allenwood Elementary_**Original Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$3,997,242					\$587,237					\$476,873
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings											
Interiors	\$978,809					\$587,237					\$412,804
Interior Construction	\$178,774					\$167,450					
Partitions						\$167,450					
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud						\$167,450					
Framing											
Interior Doors											
Fittings	\$178,774										
Interior Finishes	\$800,036					\$419,787					\$412,804
Wall Finishes	\$183,427					\$210,370					\$243,876
Paint						\$210,370					\$243,876
Tile	\$183,427										
Floor Finishes	\$616,609					\$169,591					\$168,929
Carpet	\$122,753					\$142,305					\$164,970
Ceramic Tile						\$27,286					
Concrete	\$2,945										\$3,958
Terrazo											
VAT (Resilient Flooring)	\$418,922										
VCT	\$71,988										
Ceiling Finishes						\$39,827					
Plaster Ceilings						\$39,827					
Acoustical Ceilings											
Services	\$2,402,833										\$64,069
Plumbing	\$623,920										
Low Flow Toilets											
Plumbing Fixtures	\$496,395										
Domestic Water Distribution	\$35,159										
Sanitary Waste	\$54,228										
Rain Water Drainage	\$38,138										
HVAC	\$764,073										\$64,069
Heat Generating Systems											
Boilers											
Distribution Systems	\$652,524										
Terminal & Package Units	\$3,688										
Controls & Instrumentation	\$60,187										
Systems Testing & Balancing	\$47,673										\$64,069
Fire Protection	\$244,324										
Sprinklers	\$244,324										
Electrical	\$770,515										
Electrical Service/Distribution	\$108,456										
Main Panel	\$108,456										
Branch Wiring	\$486,861										
Lighting											
Communications and Security	\$169,835										
Other Electrical Systems	\$5,363										
Equipment & Furnishings	\$239,592										
Equipment	\$239,592										
Institutional Equipment											
Other Equipment	\$239,592										

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Upper Marlboro, MD 20772

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Allenwood Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,628,036 \$117,537	\$1,369,207 \$61,237	\$3,997,242 \$178,774	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$120,596	\$62,831	\$183,427	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$47,329	\$24,659	\$71,988	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$80,706	\$42,048	\$122,753	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$1,936	\$1,009	\$2,945	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$275,426	\$143,497	\$418,922	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$326,361	\$170,034	\$496,395	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$23,116	\$12,043	\$35,159	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$25,075	\$13,064	\$38,138	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$35,653	\$18,575	\$54,228	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$429,010	\$223,514	\$652,524	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$39,571	\$20,616	\$60,187	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$31,343	\$16,330	\$47,673	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$160,634	\$83,690	\$244,324	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240		Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$71,306	\$37,150	\$108,456	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$320,092	\$166,768	\$486,861	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$111,660	\$58,175	\$169,835	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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eCOMET Facility Report

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Facility Executive Summary

D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,526	\$1,837	\$5,363	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	A/C Units Computer Room System	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necessary- 2-5 Yrs	Functional Adequacy	Server room lack independent cooling.
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$157,522	\$82,069	\$239,592	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$71,884	\$37,452	\$109,336	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$37,828	\$19,709	\$57,537	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,743	\$1,429	\$4,171	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	39,179	S.F.	\$134,756	\$70,208	\$204,964	Does Not Meet Current Code/Standards	ADA / Accessibility	

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Allenwood Elementary\New Classroom Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 9,507 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$269,213.23

Replacement Cost: \$2,450,338.44

FCI: 10.99%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Allenwood Elementary\New Classroom Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$257.74	S.F.	9,507	100	\$2,450,338	43	2000	2005	2007		\$269,213	\$2,450,338	11
Substructure	\$18.57	S.F.	9,507	100	\$176,558	100	2000					\$176,558	
Foundations	\$18.57	S.F.	9,507	100	\$176,558	100	2000					\$176,558	
Standard Foundations	\$6.22	S.F.	9,507	0	\$59,142	100	2000					\$59,142	
Slab on Grade	\$12.35	S.F.	9,507	0	\$117,416	100	2000					\$117,416	
Shell	\$62.77	S.F.	9,507	100	\$596,770	70	2000	2020				\$596,770	
Superstructure	\$25.26	S.F.	9,507	100	\$240,183	100	2000	2100				\$240,183	
Floor Construction			9,507	0		100	2000	2100					
Roof Construction	\$25.26	S.F.	9,507	0	\$240,183	100	2000					\$240,183	
Exterior Enclosure	\$22.43	S.F.	9,507	100	\$213,287	71	2000	2030				\$213,287	
Exterior Walls	\$13.16	S.F.	9,507	0	\$125,080	100	2000					\$125,080	
Exterior Windows	\$5.67	S.F.	9,507	100	\$53,936	30	2000	2030				\$53,936	
Exterior Doors	\$3.60	S.F.	9,507	100	\$34,271	30	2000	2030				\$34,271	
Roofing	\$15.07	S.F.	9,507	100	\$143,300	20	2000	2020				\$143,300	
Roof Coverings	\$15.07	S.F.	9,507	100	\$143,300	20	2000	2020				\$143,300	
Interiors	\$51.68	S.F.	9,507	100	\$491,356	35	2000	2005			\$176,992	\$491,356	36
Interior Construction	\$21.67	S.F.	9,507	100	\$206,057	70	2000	2020				\$206,057	
Partitions	\$12.59	S.F.	9,507	100	\$119,730	100	2000					\$119,730	
Concrete Block Partitions - Regular Weight	\$12.59	S.F.	9,507	0	\$119,730	100	2000					\$119,730	
Interior Doors	\$3.73	S.F.	9,507	100	\$35,427	40	2000	2040				\$35,427	
Fittings	\$5.35	S.F.	9,507	100	\$50,900	20	2000	2020				\$50,900	
Interior Finishes	\$30.01	S.F.	9,507	100	\$285,299	11	2000	2005			\$176,992	\$285,299	62
Wall Finishes	\$7.77	S.F.	9,507	100	\$73,891	5	2000	2005			\$73,891	\$73,891	100
Paint	\$7.77	S.F.	9,507	100	\$73,891	5	2000	2005			\$73,891	\$73,891	100
Floor Finishes	\$10.84	S.F.	9,507	100	\$103,101	12	2000	2012			\$103,101	\$103,101	100
VCT	\$10.84	S.F.	9,507	100	\$103,101	12	2000	2012			\$103,101	\$103,101	100
Ceiling Finishes	\$11.39	S.F.	9,507	100	\$108,307	13	2000	2013				\$108,307	
Acoustical Ceilings	\$11.39	S.F.	9,507	100	\$108,307	13	2000	2013				\$108,307	
Services	\$121.22	S.F.	9,507	100	\$1,152,474	23	2000	2010	2007		\$83,146	\$1,152,474	7
Plumbing	\$18.78	S.F.	9,507	100	\$178,583	30	2000	2030				\$178,583	
Plumbing Fixtures	\$14.94	S.F.	9,507	100	\$141,999	30	2000	2030				\$141,999	
Domestic Water Distribution	\$1.03	S.F.	9,507	100	\$9,833	30	2000	2030				\$9,833	
Sanitary Waste	\$1.64	S.F.	9,507	100	\$15,617	30	2000	2030				\$15,617	
Rain Water Drainage	\$1.17	S.F.	9,507	100	\$11,134	30	2000	2030				\$11,134	
HVAC	\$72.48	S.F.	9,507	100	\$689,026	19	2000	2010			\$13,448	\$689,026	2
Distribution Systems	\$19.67	S.F.	9,507	100	\$186,970	30	2000	2030				\$186,970	
Terminal & Package Units	\$49.60	S.F.	9,507	100	\$471,545	15	2000	2015				\$471,545	
Controls & Instrumentation	\$1.79	S.F.	9,507	100	\$17,063	20	2000	2020				\$17,063	
Systems Testing & Balancing	\$1.41	S.F.	9,507	100	\$13,448	10	2000	2010			\$13,448	\$13,448	100
Fire Protection	\$7.33	S.F.	9,507	100	\$69,698	30	2000	2030	2007		\$69,698	\$69,698	100
Sprinklers	\$7.33	S.F.	9,507	100	\$69,698	30	2000	2030	2007		\$69,698	\$69,698	100
Electrical	\$22.63	S.F.	9,507	100	\$215,167	30	2000	2015				\$215,167	
Electrical Service/Distribution	\$2.40	S.F.	9,507	100	\$22,847	30	2000	2030				\$22,847	
Electric Service, 3 Phase - 4 Wire	\$2.40	S.F.	9,507	100	\$22,847	30	2000	2030				\$22,847	
Lighting and Branch Wiring	\$14.97	S.F.	9,507	100	\$142,288	30	2000	2030				\$142,288	
Communications and Security	\$5.10	S.F.	9,507	100	\$48,441	30	2000	2030				\$48,441	
Other Electrical Systems	\$0.17	S.F.	9,507	100	\$1,591	15	2000	2015				\$1,591	
Equipment & Furnishings	\$2.30	S.F.	9,507	100	\$21,835	15	2000	2015				\$21,835	
Equipment	\$2.30	S.F.	9,507	100	\$21,835	15	2000	2015				\$21,835	
Institutional Equipment	\$2.30	S.F.	9,507	100	\$21,835	15	2000	2015				\$21,835	
Special Construction			0			0	0				\$9,075		
Special Construction			0			0	0				\$9,075		
ADA Compliance			0	0		0	0				\$9,075		
Building Sitework	\$1.19	S.F.	9,507	100	\$11,345	30	2000	2030				\$11,345	
Site Improvements	\$1.19	S.F.	9,507	100	\$11,345	30	2000	2030				\$11,345	
Pedestrian Paving	\$35.45	L.F.	320	100	\$11,345	30	2000	2030				\$11,345	

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Facility Executive Summary

Facility: \Elementary Schools\Allenwood Elementary\New Classroom Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Allenwood Elementary\New Classroom Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$176,998 \$48,581	\$92,216 \$25,311	\$269,213 \$73,891	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$45,824	\$23,874	\$69,698	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	9,507	S.F.	\$5,967	\$3,109	\$9,075	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$67,785	\$35,316	\$103,101	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$8,842	\$4,606	\$13,448	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\Apple Grove Elementary**Address:** 7400 Bellefield Ave., Fort Washington, MD 20744**Attributes:**

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1967, 44,467 S.F.
School Addition 1	Built in 1998, 7,375 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	51,842 S.F.

Year Built:**Last Renovation:****Facility Description:**

Apple Grove Elementary School is a one-story, 51,842 square foot facility located on a 9.1-acre site close to I-495 (Capital Beltway) in Fort Washington, MD. The original building was constructed in 1967 and an addition was constructed in 1998, with no major renovations.

ACCESSIBILITY ISSUES

The building has some ADA compliant features including curb cuts and ramp. Interior door hardware, restrooms and fire detection systems are not ADA compliant. Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is open web steel joist metal frame and wood panels with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows in the original building are steel sash with operable single-pane glazing. In the 1988 addition the exterior windows are aluminum sash with operable double-pane glazing, exterior doors are hollow metal steel with hollow metal steel frames and roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU with glazed block wainscot in corridors. Many classrooms have movable walls partitions. Interior doors are generally solid core with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, and toilet partitions. The boiler room has stair construction that includes steel treads with painting finish. The interior wall finishes are typically painted CMU and glazed block wainscot. Floor finishes in common areas are vinyl tiles. Floor finishes in assignable spaces are vinyl tile, carpet and wood. Ceiling finishes in common areas are suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original except for the low flow water closets. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has sprinkler system in the janitors closets only.

HVAC

Heating is provided by two steam dual fired boilers that supply fin tube radiators and terminal units throughout the building. Cooling is provided by individual window units for each classroom and a roof mounted cooling only package unit for the media center. Heating and cooling for the 1998 classroom addition is provided by roof mounted, gas fired package units. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides a main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. Lighting in the corridors has been upgraded but classrooms have 40W fluorescent lamps and hard ballasts. There are battery pack emergency lights in the corridors and exit signs are illuminated. The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of audible alarms, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR) and medical equipment. The building also includes fixed casework, food service equipment, grease trap and window furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site where two out of 26 are handicap spaces. The site includes concrete sidewalks, lighting and utility lines. Drainage is generally handled by surface discharge. Underground fuel tank was replaced in 2009.

Current Repair Cost: \$9,911,548.23**Replacement Cost:** \$14,162,068.86**FCI:** 69.99%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Apple Grove Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1967

Gross Area: 44,467 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,571,576.52

Replacement Cost: \$12,289,776.80

FCI: 77.88%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Apple Grove Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$276.38	S.F.	44,467	102	\$12,486,277	39	1968	1972			\$9,571,574	\$12,289,775	78
Substructure	\$15.91	S.F.	44,467	100	\$707,454	100	1967				\$707,454		
Foundations	\$15.91	S.F.	44,467	100	\$707,454	100	1967				\$707,454		
Standard Foundations	\$5.34	S.F.	44,467	0	\$237,396	100	1967				\$237,396		
Slab on Grade	\$10.57	S.F.	44,467	0	\$470,058	100	1967				\$470,058		
Shell	\$67.90	S.F.	44,467	100	\$3,019,196	59	1967	1987			\$1,575,203	\$3,019,196	52
Superstructure	\$21.19	S.F.	44,467	100	\$942,146	100	1967				\$942,146		
Roof Construction	\$21.19	S.F.	44,467	0	\$942,146	100	1967				\$942,146		
Exterior Enclosure	\$19.26	S.F.	44,467	100	\$856,251	71	1967	1997			\$354,404	\$856,251	41
Exterior Walls	\$11.29	S.F.	44,467	0	\$501,847	100	1967				\$501,847		
Exterior Windows	\$4.87	S.F.	44,467	100	\$216,430	30	1967	1997			\$216,430	\$216,430	100
Exterior Doors	\$3.10	S.F.	44,467	100	\$137,974	30	1967	1997			\$137,974	\$137,974	100
Roofing	\$27.45	S.F.	44,467	100	\$1,220,799	20	1967	1987			\$1,220,799	\$1,220,799	100
Roof Coverings	\$27.45	S.F.	44,467	100	\$1,220,799	20	1967	1987			\$1,220,799	\$1,220,799	100
Interiors	\$55.86	S.F.	44,467	108	\$2,680,649	34	1967	1972			\$2,028,634	\$2,484,147	82
Interior Construction	\$18.56	S.F.	44,467	100	\$825,139	70	1967	1987			\$344,259	\$825,139	42
Partitions	\$10.81	S.F.	44,467	100	\$480,880	100	1967					\$480,880	
Concrete Block Partitions - Regular Weight	\$10.81	S.F.	44,467	0	\$480,880	100	1967					\$480,880	
Interior Doors	\$3.13	S.F.	44,467	100	\$139,327	40	1967	2007			\$139,327	\$139,327	100
Fittings	\$4.61	S.F.	44,467	100	\$204,932	20	1967	1987			\$204,932	\$204,932	100
Interior Finishes	\$37.31	S.F.	44,467	112	\$1,855,510	18	1967	1972			\$1,684,375	\$1,659,008	102
Wall Finishes	\$9.14	S.F.	44,467	100	\$406,481	19	1967	1972			\$406,481	\$406,481	100
Paint	\$6.68	S.F.	32,461	100	\$216,748	5	1967	1972			\$216,748	\$216,748	100
Tile	\$15.80	S.F.	12,006	100	\$189,733	35	1967	2002			\$189,733	\$189,733	100
Floor Finishes	\$17.39	S.F.	44,467	125	\$969,721	17	1967	1977			\$861,615	\$773,219	111
Ceramic Tile	\$20.26	S.F.	5,336	100	\$108,106	50	1967	2017				\$108,106	
Concrete	\$3.79	S.F.	2,668	100	\$10,104	10	1967	1977			\$10,104	\$10,104	100
VAT (Resilient Flooring)	\$23.76	S.F.	27,570	130	\$851,511	13	1967	1980			\$851,511	\$655,009	130
Ceiling Finishes	\$10.78	S.F.	44,467	100	\$479,308	18	1967	1980			\$416,279	\$479,308	87
Plaster Ceilings	\$17.72	S.F.	3,557	100	\$63,029	50	1967	2017				\$63,029	
Acoustical Ceilings	\$10.18	S.F.	40,910	100	\$416,279	13	1967	1980			\$416,279	\$416,279	100
Services	\$122.93	S.F.	44,467	100	\$5,466,203	25	1970	1977			\$5,359,341	\$5,466,203	98
Plumbing	\$18.50	S.F.	44,467	100	\$822,433	30	1975	1997			\$715,571	\$822,433	87
Low Flow Toilets	\$2.40	S.F.	44,467	100	\$106,862	30	2007	2037				\$106,862	
Plumbing Fixtures	\$12.81	S.F.	44,467	100	\$569,481	30	1967	1997			\$569,481	\$569,481	100
Domestic Water Distribution	\$0.90	S.F.	44,467	100	\$39,904	30	1967	1997			\$39,904	\$39,904	100
Sanitary Waste	\$1.41	S.F.	44,467	100	\$62,900	30	1967	1997			\$62,900	\$62,900	100
Rain Water Drainage	\$0.97	S.F.	44,467	100	\$43,286	30	1967	1997			\$43,286	\$43,286	100
HVAC	\$68.83	S.F.	44,467	100	\$3,060,451	21	1967	1977			\$3,060,451	\$3,060,451	100
Heat Generating Systems	\$9.11	S.F.	44,467	100	\$405,129	30	1967	1997			\$405,129	\$405,129	100
Distribution Systems	\$16.85	S.F.	44,467	100	\$749,388	30	1967	1997			\$749,388	\$749,388	100
Terminal & Package Units	\$40.05	S.F.	44,467	100	\$1,780,811	15	1967	1982			\$1,780,811	\$1,780,811	100
Controls & Instrumentation	\$1.57	S.F.	44,467	100	\$69,663	20	1967	1987			\$69,663	\$69,663	100
Systems Testing & Balancing	\$1.25	S.F.	44,467	100	\$55,460	10	1967	1977			\$55,460	\$55,460	100
Fire Protection	\$6.30	S.F.	44,467	100	\$280,006	30	1967	1997			\$280,006	\$280,006	100
Sprinklers	\$6.30	S.F.	44,467	100	\$280,006	30	1967	1997			\$280,006	\$280,006	100
Electrical	\$29.31	S.F.	44,467	100	\$1,303,313	30	1967	1982			\$1,303,313	\$1,303,313	100
Electrical Service/Distribution	\$2.78	S.F.	44,467	100	\$123,771	30	1967	1997			\$123,771	\$123,771	100
Lighting and Branch Wiring	\$21.99	S.F.	44,467	100	\$977,992	30	1967	1997			\$977,992	\$977,992	100
Communications and Security	\$4.40	S.F.	44,467	100	\$195,463	30	1967	1997			\$195,463	\$195,463	100
Other Electrical Systems	\$0.14	S.F.	44,467	100	\$6,087	15	1967	1982			\$6,087	\$6,087	100
Equipment & Furnishings	\$8.46	S.F.	44,467	100	\$376,373	25	1967	1982			\$376,373	\$376,373	100
Equipment	\$8.46	S.F.	44,467	100	\$376,373	25	1967	1982			\$376,373	\$376,373	100
Institutional Equipment	\$3.01	S.F.	44,467	100	\$133,916	15	1967	1982			\$133,916	\$133,916	100
Other Equipment	\$5.45	S.F.	44,467	100	\$242,457	30	1967	1997			\$242,457	\$242,457	100
Food Service Equipment, EACH	\$242,456.66	SYSTE M	1	100	\$242,457	30	1967	1997			\$242,457	\$242,457	100
Special Construction			0			0	0				\$103,656		
Special Construction			0			0	0				\$103,656		
ADA Compliance			0	0		0	0				\$103,656		
Building Sitework	\$5.32	S.F.	44,467	100	\$236,402	30	1967	1997			\$128,367	\$236,402	54
Site Improvements	\$2.75	S.F.	44,467	100	\$122,280	30	1967	1997			\$122,280	\$122,280	100
Parking Lots	\$2,514.59	Each	26	100	\$65,379	30	1967	1997			\$65,379	\$65,379	100
Pedestrian Paving	\$37.93	L.F.	1,500	100	\$56,901	30	1967	1997			\$56,901	\$56,901	100
Site Mechanical Utilities	\$2.57	S.F.	44,467	100	\$114,122	30	1967	1997			\$6,087	\$114,122	5
FO Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2009	2039				\$108,035	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
NG Supply	\$0.14	S.F.	44,467	100	\$6,087	30	1967	1997			\$6,087	\$6,087	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Apple Grove Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,571,577					\$449,663					\$379,405
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,575,203										
Superstructure											
Roof Construction											
Exterior Enclosure	\$354,404										
Exterior Walls											
Exterior Windows	\$216,430										
Exterior Doors	\$137,974										
Roofing	\$1,220,799										
Roof Coverings	\$1,220,799										
Interiors	\$2,028,635					\$449,663					\$304,871
Interior Construction	\$344,259										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$139,327										
Fittings	\$204,932										
Interior Finishes	\$1,684,376					\$449,663					\$304,871
Wall Finishes	\$406,481					\$251,271					\$291,292
Paint	\$216,748					\$251,271					\$291,292
Tile	\$189,733										
Floor Finishes	\$861,616					\$125,324					\$13,580
Ceramic Tile						\$125,324					
Concrete	\$10,104										\$13,580
VAT (Resilient Flooring)	\$851,511										
Ceiling Finishes	\$416,279					\$73,068					
Plaster Ceilings						\$73,068					
Acoustical Ceilings	\$416,279										
Services	\$5,359,342										\$74,534
Plumbing	\$715,571										
Low Flow Toilets											
Plumbing Fixtures	\$569,481										
Domestic Water Distribution	\$39,904										
Sanitary Waste	\$62,900										
Rain Water Drainage	\$43,286										
HVAC	\$3,060,452										\$74,534
Heat Generating Systems	\$405,129										
Distribution Systems	\$749,388										
Terminal & Package Units	\$1,780,811										
Controls & Instrumentation	\$69,663										
Systems Testing & Balancing	\$55,460										\$74,534
Fire Protection	\$280,006										
Sprinklers	\$280,006										
Electrical	\$1,303,313										
Electrical Service/Distribution	\$123,771										
Lighting and Branch Wiring	\$977,992										
Communications and Security	\$195,463										
Other Electrical Systems	\$6,087										
Equipment & Furnishings	\$376,373										
Equipment	\$376,373										
Institutional Equipment	\$133,916										
Other Equipment	\$242,457										
Food Service Equipment, EACH	\$242,457										
Special Construction	\$103,656										
Special Construction	\$103,656										
ADA Compliance	\$103,656										
Building Sitework	\$128,367										
Site Improvements	\$122,280										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Apple Grove Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$6,292,950 \$45,801	\$3,278,627 \$23,862	\$9,571,577 \$69,663	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$36,463	\$18,997	\$55,460	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$184,093	\$95,913	\$280,006	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$81,375	\$42,396	\$123,771	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$642,993	\$334,999	\$977,992	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$128,510	\$66,954	\$195,463	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,002	\$2,085	\$6,087	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$42,985	\$22,395	\$65,379	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$37,410	\$19,491	\$56,901	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$142,294	\$74,135	\$216,430	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are generally old, rusted, and do not close properly.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$90,713	\$47,261	\$137,974	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are generally dented and do not seal properly when closed.
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$802,629	\$418,170	\$1,220,799	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$91,602	\$47,725	\$139,327	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are generally aged but seem to in fair condition.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$134,735	\$70,197	\$204,932	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$142,504	\$74,244	\$216,748	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$124,742	\$64,991	\$189,733	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$6,643	\$3,461	\$10,104	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$559,836	\$291,675	\$851,511	Necessary- 2-5 Yrs	Deferred Maintenance	Vinyl asbestos tiles are old and damaged in several places.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$273,688	\$142,591	\$416,279	Necessary- 2-5 Yrs	Deferred Maintenance	Acoustical ceilings have been damaged due to age, pipe leaks, and roof leaks.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$374,412	\$195,069	\$569,481	Necessary- 2-5 Yrs	Deferred Maintenance	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$26,236	\$13,669	\$39,904	Necessary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$28,459	\$14,827	\$43,286	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$41,354	\$21,546	\$62,900	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,170,816	\$609,995	\$1,780,811	Necessary- 2-5 Yrs	Deferred Maintenance	Replace window units with central air conditioning system.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$266,357	\$138,772	\$405,129	Necessary- 2-5 Yrs	Deferred Maintenance	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$492,694	\$256,694	\$749,388	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$4,002	\$2,085	\$6,087	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$88,045	\$45,871	\$133,916	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$159,406	\$83,051	\$242,457	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	44,467	S.F.	\$68,150	\$35,506	\$103,656	Does Not Meet Current Code/Standards	ADA / Accessibility	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Apple Grove Elementary_Six Classroom Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1998

Gross Area: 7,375 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$339,971.71

Replacement Cost: \$1,872,292.06

FCI: 18.16%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Apple Grove Elementary_Six Classroom Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$253.87	S.F.	7,375	100	\$1,872,291	42	1998	2003			\$339,971	\$1,872,291	18
Shell	\$104.68	S.F.	7,375	100	\$771,980	80	1998	2018				\$771,980	
Superstructure	\$13.89	S.F.	7,375	100	\$102,415	100	1998					\$102,415	
Floor Construction	\$10.39	S.F.	7,375	100	\$76,615	100	1998					\$76,615	
Roof Construction	\$3.50	S.F.	7,375	100	\$25,800	100	1998					\$25,800	
Exterior Enclosure	\$80.89	S.F.	7,375	100	\$596,540	85	1998	2028				\$596,540	
Exterior Walls	\$63.02	S.F.	7,375	100	\$464,736	100	1998					\$464,736	
Exterior Windows	\$13.22	S.F.	7,375	100	\$97,479	30	1998	2028				\$97,479	
Exterior Doors	\$4.65	S.F.	7,375	100	\$34,325	30	1998	2028				\$34,325	
Roofing	\$9.90	S.F.	7,375	100	\$73,025	20	1998	2018				\$73,025	
Roof Coverings	\$9.90	S.F.	7,375	100	\$73,025	20	1998	2018				\$73,025	
Interiors	\$26.37	S.F.	7,375	100	\$194,509	9	1998	2003			\$194,509	\$194,509	100
Interior Finishes	\$26.37	S.F.	7,375	100	\$194,509	9	1998	2003			\$194,509	\$194,509	100
Wall Finishes	\$9.96	S.F.	7,375	100	\$73,474	5	1998	2003			\$73,474	\$73,474	100
Floor Finishes	\$4.65	S.F.	7,375	100	\$34,325	10	1998	2008			\$34,325	\$34,325	100
Ceiling Finishes	\$11.76	S.F.	7,375	100	\$86,710	13	1998	2011			\$86,710	\$86,710	100
Services	\$122.82	S.F.	7,375	100	\$905,802	16	1998	2008			\$138,422	\$905,802	15
HVAC	\$49.49	S.F.	7,375	100	\$365,013	15	1998	2013				\$365,013	
Terminal & Package Units	\$49.49	S.F.	7,375	100	\$365,013	15	1998	2013				\$365,013	
Electrical	\$73.33	S.F.	7,375	100	\$540,789	17	1998	2008			\$138,422	\$540,789	26
Electrical Service/Distribution	\$37.75	S.F.	7,375	100	\$278,415	20	1998	2018				\$278,415	
Lighting and Branch Wiring	\$16.81	S.F.	7,375	100	\$123,952	20	1998	2018				\$123,952	
Communications and Security	\$18.77	S.F.	7,375	100	\$138,422	10	1998	2008			\$138,422	\$138,422	100
Special Construction			0			0	0				\$7,040		
Special Construction			0			0	0				\$7,040		
ADA Compliance			0	0		0	0				\$7,040		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Apple Grove Elementary_Six Classroom Addition (continued)

Renewal Schedule:[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Apple Grove Elementary_Six Classroom Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010	Wall Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$223,519 \$48,306	\$116,453 \$25,168	\$339,972 \$73,474	Necess ary- 2-5 Yrs	Deferred Maintena nce	Despite being beyond useful life, wall finishes seem to be in fair condition.
C3020	Floor Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$22,568	\$11,758	\$34,325	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System		Beyond Useful Life	Renew System	1	Ea.	\$91,008	\$47,415	\$138,422	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	7,375	S.F.	\$4,629	\$2,411	\$7,040	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$57,009	\$29,702	\$86,710	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Ardmore Elementary**Address:** 9301 Ardwick Ardmore Road, Springdale, MD 20774**Attributes:**

School Area	2
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1960, 20,292 S.F.
School Addition 1	Built in 1965, 5,965 S.F.
School Addition 2	Built in 1967, 22,666 S.F.
School Addition 3	Built in 2000, 5,124 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	54,047 S.F.

Year Built:**Last Renovation:****Facility Description:**

Ardmore Elementary School is a one-story, 54,047 square foot facility located on a 9.1-acre site close to Interstate 495 (Capital Beltway) in Springdale, MD. The original building was constructed in 1960 and additions were constructed in 1965, 1967 and 2000, with no major renovations. In 2012 a kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements, with the exception of the 2000 addition. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls and slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is load bearing CMU walls. Floor construction is slab on grade. Roof construction is steel joists and cementitious fiber decking. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel in hollow metal frames. The windows and doors are of the original construction. Roofing is typically low-slope built-up roofing with gravel ballast.

C. INTERIORS

Interior partition wall types are typically painted CMU. Interior doors are generally solid core wood with hollow metal frames. Doors installed in the 1960s buildings have bored lockset hardware. The doors in the 2000 addition are laminated plastic covered solid core wood doors with stainless mortise locksets. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions. The interior wall finishes are typically painted CMU, including restrooms. The corridors and toilets have a glazed finish CMU wainscot. Floor finishes in common areas are vinyl composition tile. Floor finishes in assignable spaces are vinyl asbestos tile and carpet. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels. The 2000 addition has suspended mesh panels. Restrooms have painted drywall ceilings.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is copper and galvanized steel. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater.

HVAC

Heating is provided by two hot water boilers. Cooling is supplied by individual room window units and five roof-top package units. The heating system is a 2-pipe system using air handlers, fin tube radiators, and unit ventilators. Fresh air is supplied by the unit ventilators. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that power to original switchgear. Power distribution from branch panels wiring is typically copper. An additional sub-main was added in 1998 to facilitate the installation of panel boards to service the window A/C units throughout the school. Lighting and branch wiring is serving recessed, surface-mounted and pendent-mounted fluorescent, incandescent. Emergency battery powered lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe alarms in common spaces and interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is not centrally monitored. The system is from 1988. The telephone and data systems are separate and do not include dedicated closets or cabinets and are not secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library and audio-visual equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap interceptor replaced in 2012 and original furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 40 are handicap spaces. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic, utility lines and a 10,000 gallon fuel oil tank of dual wall construction with level and leak detection systems replaced in 1987. Drainage is generally handled by surface discharge.

Current Repair Cost: \$8,067,270.06**Replacement Cost:** \$15,121,114.15**FCI:** 53.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Ardmore Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1960

Gross Area: 48,923 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,717,181.19

Replacement Cost: \$13,796,180.53

FCI: 55.94%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Ardmore Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.12	S.F.	48,923	100	\$13,704,555	42	1968	1970	2008		\$7,717,185	\$13,704,555	56
Substructure	\$18.88	S.F.	48,923	100	\$923,452	100	1960				\$923,452	\$923,452	
Foundations	\$14.28	S.F.	48,923	100	\$698,728	100	1960				\$698,728	\$698,728	
Standard Foundations	\$4.08	S.F.	48,923	0	\$199,424	100	1960				\$199,424	\$199,424	
Slab on Grade	\$10.21	S.F.	48,923	0	\$499,304	100	1960				\$499,304	\$499,304	
Basement Construction	\$4.59	S.F.	48,923	100	\$224,724	100	1960				\$224,724	\$224,724	
Basement Excavation	\$0.23	S.F.	48,923	0	\$11,162	100	1960				\$11,162	\$11,162	
Basement Walls	\$4.37	S.F.	48,923	0	\$213,562	100	1960				\$213,562	\$213,562	
Shell	\$67.41	S.F.	48,923	100	\$3,297,935	59	1969	1990			\$377,269	\$3,297,935	11
Superstructure	\$20.87	S.F.	48,923	100	\$1,020,931	100	1960				\$1,020,931	\$1,020,931	
Roof Construction	\$20.87	S.F.	48,923	0	\$1,020,931	100	1960				\$1,020,931	\$1,020,931	
Exterior Enclosure	\$18.60	S.F.	48,923	100	\$910,058	71	1960	1990			\$377,269	\$910,058	41
Exterior Walls	\$10.89	S.F.	48,923	0	\$532,789	100	1960				\$532,789	\$532,789	
Exterior Windows	\$4.68	S.F.	48,923	100	\$229,189	30	1960	1990			\$229,189	\$229,189	100
Exterior Doors	\$3.03	S.F.	48,923	100	\$148,080	30	1960	1990			\$148,080	\$148,080	100
Roofing	\$27.94	S.F.	48,923	100	\$1,366,946	20	2004	2024				\$1,366,946	
Roof Coverings	\$27.94	S.F.	48,923	100	\$1,366,946	20	2004	2024				\$1,366,946	
Interiors	\$65.47	S.F.	48,923	100	\$3,202,948	40	1969	1970	2009		\$2,242,291	\$3,202,948	70
Interior Construction	\$24.29	S.F.	48,923	100	\$1,188,358	68	1968	2000	2015		\$227,701	\$1,188,358	19
Partitions	\$19.64	S.F.	48,923	100	\$960,657	77	1960	2010	2015			\$960,657	
Concrete Block Partitions - Regular Weight	\$10.66	S.F.	48,923	0	\$521,627	100	1960					\$521,627	
Drywall Partitions/Metal Stud Framing	\$8.97	S.F.	48,923	100	\$439,030	50	1960	2010	2015	3		\$439,030	
Interior Doors	\$1.90	S.F.	48,923	100	\$93,015	40	1960	2000			\$93,015	\$93,015	100
Fittings	\$2.75	S.F.	48,923	100	\$134,686	20	1990	2010			\$134,686	\$134,686	100
Stairs	\$1.10	S.F.	48,923	100	\$53,577	50	1960	2010	2009		\$53,577	\$53,577	100
Stair Construction	\$1.10	S.F.	48,923	100	\$53,577	50	1960	2010	2009		\$53,577	\$53,577	100
Stairs	\$1.10	S.F.	48,923	100	\$53,577	50	1960	2010	2009		\$53,577	\$53,577	100
Interior Finishes	\$40.08	S.F.	48,923	100	\$1,961,013	23	1973	1970	2010		\$1,961,013	\$1,961,013	100
Wall Finishes	\$21.66	S.F.	48,923	100	\$1,059,625	26	1982	1995	2010		\$1,059,625	\$1,059,625	100
Paint	\$6.43	S.F.	48,923	100	\$314,762	5	2003	2008	2010		\$314,762	\$314,762	100
Tile	\$15.23	S.F.	48,923	100	\$744,863	35	1960	1995	2010		\$744,863	\$744,863	100
Floor Finishes	\$9.02	S.F.	48,923	100	\$441,523	14	1970	1970			\$441,523	\$441,523	100
Carpet	\$7.64	S.F.	7,338	100	\$56,029	5	1990	1995			\$56,029	\$56,029	100
Ceramic Tile	\$19.54	S.F.	2,446	100	\$47,807	50	1960	2010			\$47,807	\$47,807	100
Concrete FI Finish	\$3.67	S.F.	2,446	100	\$8,966	10	1990	2000			\$8,966	\$8,966	100
VAT to VCT	\$8.96	S.F.	29,355	100	\$262,982	10	1960	1970			\$262,982	\$262,982	100
VCT	\$8.96	S.F.	7,338	100	\$65,739	12	1990	2002			\$65,739	\$65,739	100
Ceiling Finishes	\$9.40	S.F.	48,923	100	\$459,865	25	1960	1985			\$459,865	\$459,865	100
Services	\$118.21	S.F.	48,923	100	\$5,783,294	25	1968	1970	2008		\$4,827,845	\$5,783,294	83
Plumbing	\$15.59	S.F.	48,923	100	\$762,722	30	1971	1990			\$715,843	\$762,722	94
Plumbing Fixtures	\$12.40	S.F.	48,923	100	\$606,457	30	1960	1990			\$606,457	\$606,457	100
Domestic Water Distribution	\$0.88	S.F.	48,923	100	\$43,159	30	1960	1990			\$43,159	\$43,159	100
Sanitary Waste	\$1.35	S.F.	48,923	100	\$66,227	30	1960	1990			\$66,227	\$66,227	100
Rain Water Drainage	\$0.96	S.F.	48,923	100	\$46,879	30	2004	2034			\$46,879	\$46,879	
HVAC	\$74.85	S.F.	48,923	100	\$3,661,810	21	1968	1970			\$3,232,453	\$3,661,810	88
Heat Generating Systems	\$8.78	S.F.	48,923	100	\$429,357	30	2008	2038				\$429,357	
Cooling Generating Systems	\$7.12	S.F.	48,923	100	\$348,248	30	1960	1990			\$348,248	\$348,248	100
Distribution Systems	\$16.24	S.F.	48,923	100	\$794,719	30	1960	1990			\$794,719	\$794,719	100
Terminal & Package Units	\$40.05	S.F.	48,923	100	\$1,959,265	15	1960	1975			\$1,959,265	\$1,959,265	100
Controls & Instrumentation	\$1.48	S.F.	48,923	100	\$72,180	20	1960	1980			\$72,180	\$72,180	100
Systems Testing & Balancing	\$1.19	S.F.	48,923	100	\$58,041	10	1960	1970			\$58,041	\$58,041	100
Fire Protection	\$6.08	S.F.	48,923	100	\$297,648	30	1960	1990	2008		\$297,648	\$297,648	100
Sprinklers	\$6.08	S.F.	48,923	100	\$297,648	30	1960	1990	2008		\$297,648	\$297,648	100
Electrical	\$21.69	S.F.	48,923	100	\$1,061,114	30	1966	1975			\$581,901	\$1,061,114	55
Electrical Service/Distribution	\$2.69	S.F.	48,923	100	\$131,709	30	1960	1990			\$131,709	\$131,709	100
Branch Wiring	\$4.90	S.F.	48,923	100	\$239,606	30	1960	1990			\$239,606	\$239,606	100
Lighting	\$9.80	S.F.	48,923	100	\$479,213	30	1990	2020				\$479,213	
Communications and Security	\$4.21	S.F.	48,923	100	\$206,121	30	1960	1990			\$206,121	\$206,121	100
Other Electrical Systems	\$0.09	S.F.	48,923	100	\$4,465	15	1960	1975			\$4,465	\$4,465	100
Equipment & Furnishings	\$7.71	S.F.	48,923	100	\$377,192	24	1990	2005	2010		\$143,615	\$377,192	38
Equipment	\$7.71	S.F.	48,923	100	\$377,192	24	1990	2005	2010		\$143,615	\$377,192	38
Institutional Equipment	\$2.94	S.F.	48,923	100	\$143,615	15	1990	2005	2010		\$143,615	\$143,615	100
Other Equipment	\$4.77	S.F.	48,923	100	\$233,577	30	1990	2020				\$233,577	
Food Service Equipment, EACH	\$233,576.55	SYSTEM	1	100	\$233,577	30	1990	2020				\$233,577	
Special Construction			0			0	0				\$114,044		

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$114,044		
ADA Compliance			0	0		0	0				\$114,044		
Building Sitework	\$2.45	S.F.	48,923	100	\$119,734	30	1960	1990	2015		\$12,121	\$119,734	10
Site Improvements	\$2.20	S.F.	48,923	100	\$107,613	30	1960	1990	2015			\$107,613	
Parking Lots	\$2,422.51	Each	40	100	\$96,900	30	1960	1990	2015	3		\$96,900	
Pedestrian Paving	\$36.56	L.F.	293	100	\$10,713	30	1960	1990	2015	3		\$10,713	
Site Mechanical Utilities	\$0.25	S.F.	48,923	100	\$12,121	30	1960	1990			\$12,121	\$12,121	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	48,923	100	\$5,209	30	1960	1990			\$5,209	\$5,209	100
Gas Service Piping	\$0.11	S.F.	48,923	100	\$5,209	30	1960	1990			\$5,209	\$5,209	100
Propane	\$6,912.28	SYSTEM	1	100	\$6,912	30	1960	1990			\$6,912	\$6,912	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Ardmore Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,717,181			\$597,333		\$536,071			\$902,940		\$941,791
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$377,268										
Superstructure											
Roof Construction											
Exterior Enclosure	\$377,268										
Exterior Walls											
Exterior Windows	\$229,189										
Exterior Doors	\$148,080										
Roofing											
Roof Coverings											
Interiors	\$2,242,290			\$479,740		\$429,848					\$863,788
Interior Construction	\$227,700			\$479,740							
Partitions				\$479,740							
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing				\$479,740							
Interior Doors	\$93,015										
Fittings	\$134,686										
Stairs	\$53,577										
Stair Construction	\$53,577										
Stairs	\$53,577										
Interior Finishes	\$1,961,013					\$429,848					\$863,788
Wall Finishes	\$1,059,625					\$364,896					\$423,014
Paint	\$314,762					\$364,896					\$423,014
Tile	\$744,863										
Floor Finishes	\$441,523					\$64,953					\$440,774
Carpet	\$56,029					\$64,953					\$75,298
Ceramic Tile	\$47,807										
Concrete FI Finish	\$8,966										\$12,050
VAT to VCT	\$262,982										\$353,426
VCT	\$65,739										
Ceiling Finishes	\$459,865										
Services	\$4,827,843								\$607,052		\$78,003
Plumbing	\$715,842										
Plumbing Fixtures	\$606,457										
Domestic Water Distribution	\$43,159										
Sanitary Waste	\$66,227										
Rain Water Drainage											
HVAC	\$3,232,452										\$78,003
Heat Generating Systems											
Cooling Generating Systems	\$348,248										
Distribution Systems	\$794,719										
Terminal & Package Units	\$1,959,265										
Controls & Instrumentation	\$72,180										
Systems Testing & Balancing	\$58,041										\$78,003
Fire Protection	\$297,648										
Sprinklers	\$297,648										
Electrical	\$581,901								\$607,052		
Electrical Service/Distribution	\$131,709										
Branch Wiring	\$239,606										
Lighting									\$607,052		
Communications and Security	\$206,121										
Other Electrical Systems	\$4,465										
Equipment & Furnishings	\$143,615								\$295,888		
Equipment	\$143,615								\$29		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Ardmore Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$5,073,755 \$150,683	\$2,643,426 \$78,506	\$7,717,181 \$229,189	Necess ary- 2-5 Yrs	Capital Renewal	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$97,357	\$50,723	\$148,080	Necess ary- 2-5 Yrs	Compliance	Exterior doors are well worn and the entry does not comply with accessibility requirements.
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$61,154	\$31,861	\$93,015	Necess ary- 2-5 Yrs	Capital Renewal	Interior doors are well worn and access to exit (corridor) doors are not fire label doors, so it also becomes a compliance category.
C3020410	VAT to VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$172,901	\$90,081	\$262,982	Necess ary- 2-5 Yrs	Environm ental	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$36,837	\$19,192	\$56,029	Necess ary- 2-5 Yrs	Capital Renewal	Carpet in the classrooms of the original building and additions 1 and 2 is old and well worn.
C3020410	Concrete FI Finish	System	Beyond Useful Life	Renew System		1	Ea.	\$5,895	\$3,071	\$8,966	Necess ary- 2-5 Yrs	Capital Renewal	
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System		1	Ea.	\$302,344	\$157,521	\$459,865	Necess ary- 2-5 Yrs	Capital Renewal	Ceiling is well worn and showing signs of deterioration.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$398,722	\$207,734	\$606,457	Necess ary- 2-5 Yrs	Capital Renewal	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$43,541	\$22,685	\$66,227	Necess ary- 2-5 Yrs	Environm ental	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,288,143	\$671,122	\$1,959,265	Necess ary- 2-5 Yrs	Capital Renewal	
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$228,960	\$119,288	\$348,248	Necess ary- 2-5 Yrs	Capital Renewal	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$522,498	\$272,221	\$794,719	Necess ary- 2-5 Yrs	Capital Renewal	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$47,455	\$24,724	\$72,180	Necess ary- 2-5 Yrs	Environm ental	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$38,160	\$19,881	\$58,041	Necess ary- 2-5 Yrs	Environm ental	
D4010	Sprinklers	System	Beyond Useful Life	Renew System		1	Ea.	\$195,692	\$101,956	\$297,648	Necess ary- 2-5 Yrs	Building Integrity	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$86,594	\$45,115	\$131,709	Necess ary- 2-5 Yrs	Capital Renewal	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System		1	Ea.	\$157,532	\$82,074	\$239,606	Necess ary- 2-5 Yrs	Capital Renewal	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$135,517	\$70,604	\$206,121	Necessary- 2-5 Yrs	Capital Renewal
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,935	\$1,529	\$4,465	Necessary- 2-5 Yrs	Capital Renewal
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,425	\$1,784	\$5,209	Necessary- 2-5 Yrs	Environmental
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,545	\$2,368	\$6,912	Necessary- 2-5 Yrs	Environmental
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$28,375	\$14,784	\$43,159	Necessary- 2-5 Yrs	Environmental
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$43,221	\$22,518	\$65,739	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	48,923	S.F.	\$74,979	\$39,064	\$114,044	Does Not Meet Current Code/Standards	ADA / Accessibility
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$88,551	\$46,135	\$134,686	Necessary- 2-5 Yrs	Deferred Maintenance
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$35,225	\$18,352	\$53,577	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$206,944	\$107,818	\$314,762	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$489,719	\$255,144	\$744,863	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$31,431	\$16,376	\$47,807	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$94,421	\$49,194	\$143,615	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Ardmore Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 5,124 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$350,088.87

Replacement Cost: \$1,324,933.61

FCI: 26.42%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Ardmore Elementary\2000 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	5,124	100	\$1,324,934	42	2000	2005	2008		\$350,089	\$1,324,934	26
Substructure	\$16.90	S.F.	5,124	100	\$86,587	100	2000					\$86,587	
Foundations	\$16.90	S.F.	5,124	100	\$86,587	100	2000					\$86,587	
Standard Foundations	\$5.67	S.F.	5,124	0	\$29,070	100	2000					\$29,070	
Slab on Grade	\$11.22	S.F.	5,124	0	\$57,517	100	2000					\$57,517	
Shell	\$74.12	S.F.	5,124	100	\$379,782	59	2000	2020				\$379,782	
Superstructure	\$22.97	S.F.	5,124	100	\$117,683	100	2000					\$117,683	
Roof Construction	\$22.97	S.F.	5,124	0	\$117,683	100	2000					\$117,683	
Exterior Enclosure	\$20.43	S.F.	5,124	100	\$104,668	71	2000	2030				\$104,668	
Exterior Walls	\$11.99	S.F.	5,124	0	\$61,414	100	2000					\$61,414	
Exterior Windows	\$5.16	S.F.	5,124	100	\$26,420	30	2000	2030				\$26,420	
Exterior Doors	\$3.29	S.F.	5,124	100	\$16,834	30	2000	2030				\$16,834	
Roofing	\$30.72	S.F.	5,124	100	\$157,431	20	2000	2020				\$157,431	
Roof Coverings	\$30.72	S.F.	5,124	100	\$157,431	20	2000	2020				\$157,431	
Interiors	\$44.71	S.F.	5,124	100	\$229,074	40	2000	2005			\$83,469	\$229,074	36
Interior Construction	\$16.56	S.F.	5,124	100	\$84,872	78	2000	2020				\$84,872	
Partitions	\$11.45	S.F.	5,124	100	\$58,686	100	2000	2100				\$58,686	
Concrete Block Partitions - Regular Weight	\$11.45	S.F.	5,124	0	\$58,686	100	2000	2100				\$58,686	
Interior Doors	\$2.08	S.F.	5,124	100	\$10,677	40	2000	2040				\$10,677	
Fittings	\$3.03	S.F.	5,124	100	\$15,509	20	2000	2020				\$15,509	
Interior Finishes	\$28.14	S.F.	5,124	100	\$144,202	17	2000	2005			\$83,469	\$144,202	58
Wall Finishes	\$7.09	S.F.	5,124	100	\$36,318	5	2000	2005			\$36,318	\$36,318	100
Paint	\$7.09	S.F.	5,124	100	\$36,318	5	2000	2005			\$36,318	\$36,318	100
Floor Finishes	\$10.71	S.F.	5,124	100	\$54,887	17	2000	2012			\$47,151	\$54,887	86
Ceramic Tile	\$22.75	S.F.	340	100	\$7,736	50	2000	2050				\$7,736	
VCT	\$9.86	S.F.	4,784	100	\$47,151	12	2000	2012			\$47,151	\$47,151	100
Ceiling Finishes	\$10.34	S.F.	5,124	100	\$52,997	25	2000	2025				\$52,997	
Services	\$119.52	S.F.	5,124	100	\$612,423	24	2000	2010	2008		\$266,620	\$612,423	44
Plumbing	\$17.10	S.F.	5,124	100	\$87,601	30	2000	2030				\$87,601	
Plumbing Fixtures	\$13.58	S.F.	5,124	100	\$69,597	30	2000	2030				\$69,597	
Domestic Water Distribution	\$0.96	S.F.	5,124	100	\$4,910	30	2000	2030				\$4,910	
Sanitary Waste	\$1.49	S.F.	5,124	100	\$7,638	30	2000	2030				\$7,638	
Rain Water Drainage	\$1.06	S.F.	5,124	100	\$5,456	30	2000	2030				\$5,456	
HVAC	\$64.84	S.F.	5,124	100	\$332,242	19	2000	2010	2012		\$232,406	\$332,242	70
Distribution Systems	\$17.86	S.F.	5,124	100	\$91,497	30	2000	2030				\$91,497	
Terminal & Package Units	\$44.06	S.F.	5,124	100	\$225,781	15	2000	2015	2012		\$225,781	\$225,781	100
Controls & Instrumentation	\$1.63	S.F.	5,124	100	\$8,339	20	2000	2020				\$8,339	
Systems Testing & Balancing	\$1.29	S.F.	5,124	100	\$6,625	10	2000	2010			\$6,625	\$6,625	100
Fire Protection	\$6.68	S.F.	5,124	100	\$34,214	30	2000	2030	2008		\$34,214	\$34,214	100
Sprinklers	\$6.68	S.F.	5,124	100	\$34,214	30	2000	2030	2008		\$34,214	\$34,214	100
Electrical	\$30.91	S.F.	5,124	100	\$158,366	30	2000	2030				\$158,366	
Electrical Service/Distribution	\$2.95	S.F.	5,124	100	\$15,120	30	2000	2030				\$15,120	
Lighting and Branch Wiring	\$23.32	S.F.	5,124	100	\$119,476	30	2000	2030				\$119,476	
Communications and Security	\$4.64	S.F.	5,124	100	\$23,770	30	2000	2030				\$23,770	
Equipment & Furnishings	\$3.22	S.F.	5,124	100	\$16,522	15	2000	2015				\$16,522	
Equipment	\$3.22	S.F.	5,124	100	\$16,522	15	2000	2015				\$16,522	
Institutional	\$3.22	S.F.	5,124	100	\$16,522	15	2000	2015				\$16,522	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.11	S.F.	5,124	100	\$546	30	2000	2030				\$546	
Site Mechanical Utilities	\$0.11	S.F.	5,124	100	\$546	30	2000	2030				\$546	
Fuel Distribution	\$0.11	S.F.	5,124	100	\$546	30	2000	2030				\$546	
Gas Service Piping	\$0.11	S.F.	5,124	100	\$546	30	2000	2030				\$546	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Ardmore Elementary\2000 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Ardmore Elementary\2000 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$230,170 \$23,878	\$119,919 \$12,440	\$350,089 \$36,318	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$22,494	\$11,720	\$34,214	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$31,000	\$16,151	\$47,151	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$148,442	\$77,338	\$225,781	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$4,355	\$2,269	\$6,625	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Arrowhead Elementary

Address: 2300 Sansbury Road, Upper Marlboro, MD 20772

Attributes:

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1966, 44,193 S.F.
School Addition 1	Built in 1978, 15,730 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 59,923 S.F.

Year Built:
Last Renovation:

Facility Description:

Arrowhead Elementary School is a one-story, 59,923 square foot facility located on a 10-acre site close to the Interstate 495 (Capital Beltway) in Upper Marlboro, MD. The original building was constructed in 1966 and an addition was constructed in 1978, with no major renovation. In 2009, the interior was repainted and also some minor projects were performed that includes exterior painting, caulking and glass replacement where needed. In 2012, the parking was improved including some minor upgrades with the network infrastructure. In 2013, replacement of most of the distribution system is scheduled.

ACCESSIBILITY ISSUES

Efforts were made to make this one-story facility handicap accessible. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls and slab on grade. The building has a crawl space of CMU construction.

B. SHELL

The superstructure is concrete frame and load bearing CMU walls. Floor construction is metal pan with lightweight fill in original building and slab on grade in a 1978 addition. Roof construction is precast concrete panels. The exterior enclosure is comprised of walls of brick veneer over CMU and precast tilt-up concrete panels. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU, ceramic tile wainscot in the corridors, and drywall. Interior doors are generally solid core with hollow metal frames. Interior fittings include chalk and tack boards and graphics, toilet accessories, toilet partitions and handrails. There is a small steel staircase in boiler room. Interior wall finishes are typically painted concrete, CMU and drywall, and ceramic tile. In 2009 the interior was repainted. Floor finishes in common areas of the original building are vinyl asbestos tiles. Floor finishes in common areas of the 1978 addition are vinyl composition tiles. Floor finishes in assignable spaces of the original building are vinyl asbestos tiles and carpet. The floor finish in the kitchen is ceramic tile. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels and Tectum panels. Ceiling in gymnasium and special education area consists of Tectum panels.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Sinks, faucets, and other plumbing fixtures are original, but urinals and low flow toilets were installed 2007. Most of the water fountains are original. Domestic water distribution is mostly copper. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains and scuppers. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by two gas/oil fired Boilers. Cooling is supplied by window and roof top units. The heating/cooling distribution system is a ductwork and direct for cooling and 2-pipe for heating system using air handlers and unit ventilators. Fresh air is supplied by infiltration and air handling units. Most of the air handling units are original. Ceiling exhaust vents are in bathrooms. Controls and instrumentation are pneumatic not centrally controlled by an energy management system. Most of the distribution system is scheduled for replacement in 2013.

Fire Protection

Facility Executive Summary

The building has 5% fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible alarms in common spaces and interior corridors. The system is activated by pull stations and is not centrally monitored. The telephone and data systems are combined, they do not include dedicated closets or cabinets and are not secured or cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library equipment, theater, stage, medical equipment and detention equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap, floor grilles, mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where it was improved in 2012 with 109 parking spaces. Signs and procedures are in place for student drop off and pick up. There are only two area drains servicing all paved areas; one in front and one in back of school. Drainage is handled by surface discharge and area drains. The site also includes concrete sidewalks immediately adjacent to the facility area, lighting, utility lines and an 8,000 gallon fuel oil tank replaced in 2000.

Current Repair Cost: \$8,720,715.70**Replacement Cost:** \$16,004,452.80**FCI:** 54.49%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Arrowhead Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1966

Gross Area: 59,923 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,720,715.70

Replacement Cost: \$16,004,452.80

FCI: 54.49%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Arrowhead Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$265.28	S.F.	59,923	101	\$16,116,110	39	1973	1971	2009		\$8,720,716	\$15,896,416	55
Substructure	\$15.47	S.F.	59,923	100	\$926,923	100	1966					\$926,923	
Foundations	\$15.47	S.F.	59,923	100	\$926,923	100	1966					\$926,923	
Standard Foundations	\$5.20	S.F.	59,923	0	\$311,709	100	1966					\$311,709	
Slab on Grade	\$10.27	S.F.	59,923	0	\$615,214	100	1966					\$615,214	
Shell	\$69.13	S.F.	59,923	100	\$4,142,444	60	1974	1996			\$463,006	\$4,142,444	11
Superstructure	\$22.53	S.F.	59,923	100	\$1,349,826	100	1966					\$1,349,826	
Roof Construction	\$22.53	S.F.	59,923	0	\$1,349,826	100	1966					\$1,349,826	
Exterior Enclosure	\$18.71	S.F.	59,923	100	\$1,121,058	71	1966	1996			\$463,006	\$1,121,058	41
Exterior Walls	\$10.98	S.F.	59,923	0	\$658,052	100	1966					\$658,052	
Exterior Windows	\$4.72	S.F.	59,923	100	\$282,543	30	1966	1996			\$282,543	\$282,543	100
Exterior Doors	\$3.01	S.F.	59,923	100	\$180,463	30	1966	1996			\$180,463	\$180,463	100
Roofing	\$27.90	S.F.	59,923	100	\$1,671,560	20	2006	2026				\$1,671,560	
Roof Coverings	\$27.90	S.F.	59,923	100	\$1,671,560	20	2006	2026				\$1,671,560	
Interiors	\$51.31	S.F.	59,923	107	\$3,294,563	30	1972	1971	2009		\$2,324,123	\$3,074,869	76
Interior Construction	\$18.13	S.F.	59,923	100	\$1,086,333	67	1966	1986	2009		\$452,981	\$1,086,333	42
Partitions	\$10.57	S.F.	59,923	100	\$633,352	95	1966	2016				\$633,352	
Concrete Block Partitions - Regular Weight	\$10.46	S.F.	53,931	0	\$564,360	100	1966					\$564,360	
Drywall Partitions/Metal Stud Framing	\$11.51	S.F.	5,992	100	\$68,992	50	1966	2016				\$68,992	
Interior Doors	\$3.07	S.F.	59,923	100	\$184,109	40	1966	2006	2009		\$184,109	\$184,109	100
Fittings	\$4.49	S.F.	59,923	100	\$268,872	20	1966	1986			\$268,872	\$268,872	100
Interior Finishes	\$33.18	S.F.	59,923	111	\$2,208,230	12	1978	1971			\$1,871,142	\$1,988,536	94
Wall Finishes	\$6.98	S.F.	59,923	100	\$418,164	13	2001	2001			\$108,281	\$418,164	26
Paint	\$6.46	S.F.	47,938	100	\$309,883	5	2010	2015				\$309,883	
Tile	\$9.03	S.F.	11,985	100	\$108,281	35	1966	2001			\$108,281	\$108,281	100
Floor Finishes	\$16.76	S.F.	59,923	122	\$1,224,069	11	1966	1971			\$1,196,864	\$1,004,375	119
Carpet	\$7.70	S.F.	2,996	100	\$23,058	5	1966	1971			\$23,058	\$23,058	100
Ceramic Tile	\$22.71	S.F.	1,198	100	\$27,205	50	1966	2016				\$27,205	
VCT	\$9.00	S.F.	23,670	100	\$213,132	12	1966	1978			\$213,132	\$213,132	100
Vinyl Asbestos Tile	\$23.06	S.F.	31,759	130	\$952,004	10	1966	1976			\$952,004	\$732,310	130
Wood	\$28.90	S.F.	300	100	\$8,670	13	1966	1979			\$8,670	\$8,670	100
Ceiling Finishes	\$9.45	S.F.	59,923	100	\$565,997	13	1966	1979			\$565,997	\$565,997	100
Tectum	\$9.45	S.F.	2,996	100	\$28,298	13	1966	1979			\$28,298	\$28,298	100
Acoustical Ceilings	\$9.45	S.F.	56,927	100	\$537,699	13	1966	1979			\$537,699	\$537,699	100
Services	\$117.10	S.F.	59,923	100	\$7,017,089	25	1975	1976			\$5,324,566	\$7,017,089	76
Plumbing	\$15.64	S.F.	59,923	100	\$936,948	30	1974	1996			\$843,071	\$936,948	90
Low Flow Toilets	\$1.57	S.F.	59,923	100	\$93,877	30	2007	2037				\$93,877	
Plumbing Fixtures	\$10.86	S.F.	59,923	100	\$650,760	30	1966	1996			\$650,760	\$650,760	100
Domestic Water Distribution	\$0.90	S.F.	59,923	100	\$53,774	30	1966	1996			\$53,774	\$53,774	100
Sanitary Waste	\$1.35	S.F.	59,923	100	\$81,117	30	1966	1996			\$81,117	\$81,117	100
Rain Water Drainage	\$0.96	S.F.	59,923	100	\$57,420	30	1966	1996			\$57,420	\$57,420	100
HVAC	\$69.24	S.F.	59,923	100	\$4,148,823	21	1982	1976			\$2,550,177	\$4,148,823	61
Heat Generating Systems	\$8.82	S.F.	59,923	100	\$528,629	30	2001	2031				\$528,629	
Distribution Systems	\$17.86	S.F.	59,923	100	\$1,070,017	30	2013	2043				\$1,070,017	
Terminal & Package Units	\$40.31	S.F.	59,923	100	\$2,415,286	15	1966	1981			\$2,415,286	\$2,415,286	100
Controls & Instrumentation	\$1.49	S.F.	59,923	100	\$89,320	20	1966	1986			\$89,320	\$89,320	100
Systems Testing & Balancing	\$0.76	S.F.	59,923	100	\$45,571	10	1966	1976			\$45,571	\$45,571	100
Fire Protection	\$3.94	S.F.	59,923	100	\$236,060	30	1966	1996			\$236,060	\$236,060	100
Sprinklers	\$3.94	S.F.	59,923	100	\$236,060	30	1966	1996			\$236,060	\$236,060	100
Electrical	\$28.29	S.F.	59,923	100	\$1,695,258	30	1966	1996			\$1,695,258	\$1,695,258	100
Electrical Service/Distribution	\$2.71	S.F.	59,923	100	\$162,234	30	1966	1996			\$162,234	\$162,234	100
Lighting and Branch Wiring	\$21.34	S.F.	59,923	100	\$1,278,735	30	1966	1996			\$1,278,735	\$1,278,735	100
Communications and Security	\$4.24	S.F.	59,923	100	\$254,289	30	1966	1996			\$254,289	\$254,289	100
Equipment & Furnishings	\$6.87	S.F.	59,923	100	\$411,902	24	1966	1981			\$411,902	\$411,902	100
Equipment	\$6.87	S.F.	59,923	100	\$411,902	24	1966	1981			\$411,902	\$411,902	100
Institutional Equipment	\$2.95	S.F.	59,923	100	\$176,817	15	1966	1981			\$176,817	\$176,817	100
Other Equipment	\$3.92	S.F.	59,923	100	\$235,085	30	1966	1996			\$235,085	\$235,085	100
Food Service Equipment, EACH	\$235,084.54	SYSTE M	1	100	\$235,085	30	1966	1996			\$235,085	\$235,085	100
Special Construction			0			0	0				\$139,686		
Special Construction			0			0	0				\$139,686		
ADA Compliance			0	0		0	0				\$139,686		
Building Sitework	\$5.39	S.F.	59,923	100	\$323,189	30	1966	1996	2012		\$57,433	\$323,189	18
Site Improvements	\$5.29	S.F.	59,923	100	\$316,809	30	1969	1996	2012		\$51,053	\$316,809	16
Parking Lots	\$2,438.13	Each	109	100	\$265,756	30	2012	2042				\$265,756	
Pedestrian Paving	\$36.81	L.F.	1,387	100	\$51,053	30	1966	1996	2012		\$51,053	\$51,053	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$0.11	S.F.	59,923	100	\$6,380	30	1966	1996			\$6,380	\$6,380	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	59,923	100	\$6,380	30	1966	1996			\$6,380	\$6,380	100
Gas Service Piping	\$0.11	S.F.	59,923	100	\$6,380	30	1966	1996			\$6,380	\$6,380	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Arrowhead Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,720,716			\$338,618	\$108,270	\$26,731			\$392,551		\$1,371,645
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$463,006										
Superstructure											
Roof Construction											
Exterior Enclosure	\$463,006										
Exterior Walls											
Exterior Windows	\$282,543										
Exterior Doors	\$180,463										
Roofing											
Roof Coverings											
Interiors	\$2,324,122			\$338,618	\$108,270	\$26,731			\$392,551		\$1,310,401
Interior Construction	\$452,980				\$77,651						
Partitions					\$77,651						
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing					\$77,651						
Interior Doors	\$184,109										
Fittings	\$268,872										
Interior Finishes	\$1,871,142			\$338,618	\$30,619	\$26,731			\$392,551		\$1,310,401
Wall Finishes	\$108,281			\$338,618					\$392,551		
Paint				\$338,618					\$392,551		
Tile	\$108,281										
Floor Finishes	\$1,196,864				\$30,619	\$26,731					\$1,310,401
Carpet	\$23,058					\$26,731					\$30,988
Ceramic Tile					\$30,619						
VCT	\$213,132										
Vinyl Asbestos Tile	\$952,004										\$1,279,413
Wood	\$8,670										
Ceiling Finishes	\$565,997										
Tectum	\$28,298										
Acoustical Ceilings	\$537,699										
Services	\$5,324,567										\$61,244
Plumbing	\$843,072										
Low Flow Toilets											
Plumbing Fixtures	\$650,760										
Domestic Water Distribution	\$53,774										
Sanitary Waste	\$81,117										
Rain Water Drainage	\$57,420										
HVAC	\$2,550,178										\$61,244
Heat Generating Systems											
Distribution Systems											
Terminal & Package Units	\$2,415,286										
Controls & Instrumentation	\$89,320										
Systems Testing & Balancing	\$45,571										\$61,244
Fire Protection	\$236,060										
Sprinklers	\$236,060										
Electrical	\$1,695,258										
Electrical Service/Distribution	\$162,234										
Lighting and Branch Wiring	\$1,278,735										
Communications and Security	\$254,289										
Equipment & Furnishings	\$411,902										
Equipment	\$411,902										
Institutional Equipment	\$176,817										
Other Equipment	\$235,085										
Food Service Equipment, EACH	\$235,085										
Special Construction	\$139,686										
Special Construction	\$139,686		</								

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Arrowhead Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$5,733,541 \$185,761	\$2,987,175 \$96,782	\$8,720,716 \$282,543	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$118,648	\$61,815	\$180,463	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$176,773	\$92,099	\$268,872	Potentia lly Critical- 12 months	Deferred Maintena nce	The toilet partitions are old and rusty.
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$71,191	\$37,090	\$108,281	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$140,126	\$73,006	\$213,132	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$15,160	\$7,898	\$23,058	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Vinyl Asbestos Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$625,906	\$326,097	\$952,004	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$35,355	\$18,420	\$53,774	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution system is mostly original and appears to be inadequate. Some pipes show signs of leak others have no insulation and other are copper.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$37,751	\$19,669	\$57,420	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$53,331	\$27,786	\$81,117	Necess ary- 2-5 Yrs	Deferred Maintena nce	The plumbing fixers, toilets and urinals, are mostly new and were installed in 2007. On the other hand, their sanitary waste and piping is still original the same applies for sinks, water fountains, and faucets.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,587,960	\$827,327	\$2,415,286	Necess ary- 2-5 Yrs	Deferred Maintena nce	Almost all of the window units, unit ventilators, air handling units, and other units are original or beyond useful life. Some of the roof top units have control problem and leaking and rusted out. The air handles have few leaks in the ceiling and in the around the condensation lines because of deteriorating insulation.

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Facility Executive Summary

D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$58,725	\$30,595	\$89,320	Necessary- 2-5 Yrs	Deferred Maintenance	Some of the control system was replaced but mostly is still original and beyond useful life. It was reported that some class rooms get too hot in the winter and too cold in the summer.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$29,962	\$15,610	\$45,571	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$155,201	\$80,859	\$236,060	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$106,663	\$55,571	\$162,234	Necessary- 2-5 Yrs	Deferred Maintenance	The electrical distribution system and switch-gear is mostly original and is beyond useful life. Some panels have no expansion capacity.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$840,720	\$438,015	\$1,278,735	Necessary- 2-5 Yrs	Deferred Maintenance	A small percentage of the system was not replaced but the majority was replaced in 2007. The remaining amount needs update.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$167,185	\$87,103	\$254,289	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,195	\$2,185	\$6,380	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$5,700	\$2,970	\$8,670	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$353,517	\$184,182	\$537,699	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030110	Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$18,605	\$9,693	\$28,298	Necessary- 2-5 Yrs	Deferred Maintenance	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$427,850	\$222,910	\$650,760	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$116,251	\$60,567	\$176,817	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$154,559	\$80,525	\$235,085	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	59,923	S.F.	\$91,838	\$47,848	\$139,686	Does Not Meet Current Code/Standards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$121,044	\$63,064	\$184,109	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$33,565	\$17,488	\$51,053	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Avalon Elementary**Address:** 7302 Webster Lane, Fort Washington, MD 20744**Attributes:**

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 2013, 60,520 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	60,520 S.F.

Year Built:**Last Renovation:****Facility Description:**

The new Avalon Elementary School replaces the original building that was recently demolished to make room for the new construction scheduled to be completed in 2013. The new 60,520 S.F. single-story facility is located on an 11.3-acre site close to the I-495 (Capital Beltway) in Fort Washington, MD and has been designed to achieve LEED Gold (LEED for Schools rating).

The cost model for this school is based on the available design drawings and planned construction.

Current Repair Cost: \$0.00**Replacement Cost:** \$16,026,281.59**FCI:** 0.00%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Avalon Elementary_Building

Attributes:

None

General Information:

Function:	Elementary School	Year Built:	2013
Gross Area:	60,520 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$0.00	Replacement Cost: \$16,026,281.59	FCI: 0.00%
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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Avalon Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$264.81	S.F.	60,520	101	\$16,158,866	39	2013	2013			0	\$16,026,283	
Substructure	\$15.18	S.F.	60,520	100	\$918,669	100	2013					\$918,669	
Foundations	\$15.18	S.F.	60,520	100	\$918,669	100	2013					\$918,669	
Standard Foundations	\$5.10	S.F.	60,520	0	\$308,371	100	2013					\$308,371	
Slab on Grade	\$10.08	S.F.	60,520	0	\$610,298	100	2013					\$610,298	
Shell	\$66.73	S.F.	60,520	100	\$4,038,274	59	2013	2023				\$4,038,274	
Superstructure	\$20.64	S.F.	60,520	100	\$1,249,131	100	2013					\$1,249,131	
Roof Construction	\$20.64	S.F.	60,520	0	\$1,249,131	100	2013					\$1,249,131	
Exterior Enclosure	\$18.37	S.F.	60,520	100	\$1,111,975	71	2013	2043				\$1,111,975	
Exterior Walls	\$10.78	S.F.	60,520	0	\$652,641	100	2013					\$652,641	
Exterior Windows	\$4.62	S.F.	60,520	100	\$279,835	30	2013	2043				\$279,835	
Exterior Doors	\$2.97	S.F.	60,520	100	\$179,499	30	2013	2043				\$179,499	
Roofing	\$27.71	S.F.	60,520	100	\$1,677,168	20	2013	2023				\$1,677,168	
Roof Coverings	\$27.62	S.F.	60,520	100	\$1,671,645	20	2013	2033				\$1,671,645	
Roof Openings	\$0.09	S.F.	60,520	100	\$5,523	10	2013	2023				\$5,523	
Interiors	\$43.48	S.F.	60,520	105	\$2,754,230	34	2013	2018				\$2,631,312	
Interior Construction	\$17.19	S.F.	60,520	100	\$1,040,175	69	2013	2033				\$1,040,175	
Partitions	\$9.72	S.F.	60,520	100	\$588,205	100	2013					\$588,205	
Concrete Block Partitions - Regular Weight	\$9.72	S.F.	60,520	0	\$588,205	100	2013					\$588,205	
Interior Doors	\$3.06	S.F.	60,520	100	\$185,022	40	2013	2053				\$185,022	
Fittings	\$4.41	S.F.	60,520	100	\$266,948	20	2013	2033				\$266,948	
Interior Finishes	\$26.29	S.F.	60,520	108	\$1,714,055	14	2013	2018				\$1,591,137	
Wall Finishes	\$6.98	S.F.	60,520	100	\$422,474	10	2013	2018				\$422,474	
Paint	\$6.37	S.F.	56,285	100	\$358,704	5	2013	2018				\$358,704	
Tile	\$15.06	S.F.	4,235	100	\$63,770	35	2013	2048				\$63,770	
Floor Finishes	\$8.21	S.F.	60,520	125	\$619,609	17	2013	2025				\$496,691	
Sealed Concrete	\$5.10	S.F.	1,000	100	\$5,095	20	2013	2033				\$5,095	
Ceramic Tile	\$19.33	S.F.	4,235	100	\$81,871	50	2013	2063				\$81,871	
VCT	\$8.85	S.F.	46,285	130	\$532,643	12	2013	2025				\$409,725	
Ceiling Finishes	\$11.10	S.F.	60,520	100	\$671,972	13	2013	2026				\$671,972	
Acoustical Ceilings	\$11.10	S.F.	60,520	100	\$671,972	13	2013	2026				\$671,972	
Services	\$123.37	S.F.	60,520	100	\$7,475,916	25	2013	2023				\$7,466,251	
Plumbing	\$15.38	S.F.	60,520	100	\$930,635	30	2013	2043				\$930,635	
Plumbing Fixtures	\$12.23	S.F.	60,520	100	\$740,089	30	2013	2043				\$740,089	
Domestic Water Distribution	\$0.87	S.F.	60,520	100	\$52,469	30	2013	2043				\$52,469	
Sanitary Waste	\$1.34	S.F.	60,520	100	\$81,005	30	2013	2043				\$81,005	
Rain Water Drainage	\$0.94	S.F.	60,520	100	\$57,072	30	2013	2043				\$57,072	
HVAC	\$73.51	S.F.	60,520	100	\$4,448,821	21	2013	2023				\$4,448,821	
Heat Generating Systems	\$8.68	S.F.	60,520	100	\$525,611	30	2013	2043				\$525,611	
Geothermal Well	\$8.68	S.F.	60,520	100	\$525,611	30	2013	2043				\$525,611	
Cooling Generating Systems	\$6.46	S.F.	60,520	100	\$391,216	30	2013	2043				\$391,216	
Distribution Systems	\$16.06	S.F.	60,520	100	\$972,058	30	2013	2043				\$972,058	
Terminal & Package Units	\$39.64	S.F.	60,520	100	\$2,398,847	15	2013	2028				\$2,398,847	
Controls & Instrumentation	\$1.48	S.F.	60,520	100	\$89,289	20	2013	2033				\$89,289	
Systems Testing & Balancing	\$1.19	S.F.	60,520	100	\$71,800	10	2013	2023				\$71,800	
Fire Protection	\$6.02	S.F.	60,520	100	\$364,522	30	2013	2043				\$364,522	
Sprinklers	\$6.02	S.F.	60,520	100	\$364,522	30	2013	2043				\$364,522	
Electrical	\$28.46	S.F.	60,520	101	\$1,731,938	30	2013	2028				\$1,722,273	
Electrical Service/Distribution	\$3.19	S.F.	60,520	105	\$202,972	30	2013	2043				\$193,307	
Lighting and Branch Wiring	\$20.97	S.F.	60,520	100	\$1,269,382	30	2013	2043				\$1,269,382	
Communications and Security	\$4.15	S.F.	60,520	100	\$251,299	30	2013	2043				\$251,299	
Other Electrical Systems	\$0.14	S.F.	60,520	100	\$8,285	15	2013	2028				\$8,285	
Equipment & Furnishings	\$6.72	S.F.	60,520	100	\$406,903	24	2013	2028				\$406,903	
Equipment	\$6.72	S.F.	60,520	100	\$406,903	24	2013	2028				\$406,903	
Institutional Equipment	\$2.91	S.F.	60,520	100	\$175,817	15	2013	2028				\$175,817	
Other Equipment	\$3.82	S.F.	60,520	100	\$231,086	30	2013	2043				\$231,086	
Food Service Equipment, EACH	\$231,086.20	SYSTEM	1	100	\$231,086	30	2013	2043				\$231,086	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	2013	2013					
Building Sitework	\$9.33	S.F.	60,520	100	\$564,874	30	2013	2043				\$564,874	
Site Improvements	\$8.00	S.F.	60,520	100	\$484,076	30	2013	2043				\$484,076	
Parking Lots	\$2,396.67	Each	51	100	\$122,230	30	2013	2043				\$122,230	
Pedestrian Paving	\$36.18	L.F.	10,000	100	\$361,846	30	2013	2043				\$361,846	
Site Mechanical Utilities	\$1.34	S.F.	60,520	100	\$80,798	30	2013	2043				\$80,798	
Fuel Distribution	\$1.34	S.F.	60,520	100	\$80,798	30	2013	2043				\$80,798	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Natural Gas	\$0.17	S.F.	60,520	100	\$10,126	30	2013	2043				\$10,126	
Underground Tank	\$70,672.25	SYSTE M	1	100	\$70,672	30	2013	2043				\$70,672	

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Facility Executive Summary

Facility: \Elementary Schools\Avalon Elementary_Building (continued)

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Report Date: 08 Sep 2012

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Prince George County Public Schools

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Avalon Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Baden Elementary

Address: 13601 Baden-Westwood Road, Brandywine, MD 20613

Attributes:

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1969, 56,625 S.F.
School Board District	9
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	56,625 S.F.

Year Built:
Last Renovation:

Facility Description:

Baden Elementary School is a one-story, 56,625 square foot facility located on a 19.6-acre site close to US Route 301 in Brandywine, MD. The original building was constructed in 1969 and no additions were constructed or major renovations performed since that time. In 2012 some minor work was performed to remove asbestos ceiling tiles. In 2013 the exterior doors are scheduled for replacement.

ACCESSIBILITY ISSUES

The main entrance to the facility is handicap accessible. The main entrance has ramp and doors wide enough for wheelchair access. Handicap toilet stalls are available in two gang restrooms for both boys and girls. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, sub-floor, or crawl space.

B. SHELL

The superstructure is load bearing masonry walls, slab-on-grade floor, and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. The exterior is brick veneer. The metal windows throughout the building are original. The exterior doors throughout the building are scheduled for replacement in 2013. Roof construction is low-slope built-up roof with stone ballast and flashing.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block wainscot in the corridors, and folding metal partition panels in four classrooms. The interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Stair construction includes concrete risers and treads with steel frame and rubber floor finishes. The stair is located in the gymnasium to access second floor. A steel ladder is available in storage room for access to the roof hatch.

The interior wall finishes are typically painted CMU and painted folding metal panels. Floor finishes are typically vinyl asbestos tiles in corridors and classrooms, with exception of three classrooms, which have been replaced with vinyl composition tiles. There is carpet in offices and library. The floor finishes in restrooms are typically ceramic tiles. The overall ceiling finishes are typically suspended acoustical panels.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Toilets are low-flow, sinks and urinals are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal and external combination with roof drains in fair condition.

HVAC

Two original oil-fired boilers provide heating. The cooling tower and chiller provide cooling to the entire building except the gymnasium and clinic, and is delivered by fan coil units and air-handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad-mounted transformer that power to a main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving 90% suspended-mounted, 8% recessed, and 2% surface-mounted fluorescents. Emergency power and lighting are not present and exit signs are present at exit doors.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible enunciators only. The system is activated by pull stations and smoke/heat detectors and heat detectors in most storage rooms, and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building does include an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems: The building does not have a generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, and medical equipment. The building also includes fixed casework/cabinetry, window treatment, food service equipment, grease trap and multiple seating furnishings. The classroom sinks and cabinets are original. The metal window blinds are original.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where three handicap spaces out of total 70 parking spaces. The path (ramp) to the building entrance appears to comply with ADA requirements. The site includes concrete sidewalks, lighting and utility lines. Drainage is generally handled by surface discharge. Underground fuel tank was replaced in 1995.

Current Repair Cost: \$8,888,392.31**Replacement Cost:** \$15,870,175.10**FCI:** 56.01%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Baden Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1969

Gross Area: 56,625 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,888,392.31

Replacement Cost: \$15,870,175.10

FCI: 56.01%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Baden Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.27	S.F.	56,625	101	\$16,096,566	43	1975	1974	2006		\$8,888,393	\$15,870,175	56
Substructure	\$14.80	S.F.	56,625	100	\$838,012	100	1969					\$838,012	
Foundations	\$14.80	S.F.	56,625	100	\$838,012	100	1969					\$838,012	
Standard Foundations	\$4.97	S.F.	56,625	0	\$281,634	100	1969					\$281,634	
Slab on Grade	\$9.83	S.F.	56,625	0	\$556,378	100	1969					\$556,378	
Shell	\$83.40	S.F.	56,625	100	\$4,722,323	69	1982	1999			\$256,657	\$4,722,323	5
Superstructure	\$39.90	S.F.	56,625	100	\$2,259,102	100	1969					\$2,259,102	
Floor Construction	\$19.80	S.F.	56,625	0	\$1,121,369	100	1969					\$1,121,369	
Roof Construction	\$20.09	S.F.	56,625	0	\$1,137,733	100	1969					\$1,137,733	
Exterior Enclosure	\$17.80	S.F.	56,625	100	\$1,007,681	71	1984	1999			\$256,657	\$1,007,681	25
Exterior Walls	\$10.36	S.F.	56,625	0	\$586,522	100	1969					\$586,522	
Exterior Windows	\$4.53	S.F.	56,625	100	\$256,657	30	1969	1999			\$256,657	\$256,657	100
Exterior Doors	\$2.91	S.F.	56,625	100	\$164,502	30	2013	2043				\$164,502	
Roofing	\$25.70	S.F.	56,625	100	\$1,455,540	20	2001	2021				\$1,455,540	
Roof Coverings	\$25.70	S.F.	56,625	100	\$1,455,540	20	2001	2021				\$1,455,540	
Interiors	\$50.38	S.F.	56,625	108	\$3,079,409	32	1979	1974	2006		\$2,077,673	\$2,853,018	73
Interior Construction	\$17.25	S.F.	56,625	100	\$976,675	70	1969	1989			\$409,101	\$976,675	42
Partitions	\$10.02	S.F.	56,625	100	\$567,574	100	1969					\$567,574	
Concrete Block Partitions - Regular Weight	\$10.02	S.F.	56,625	0	\$567,574	100	1969					\$567,574	
Interior Doors	\$2.94	S.F.	56,625	100	\$166,224	40	1969	2009			\$166,224	\$166,224	100
Fittings	\$4.29	S.F.	56,625	100	\$242,877	20	1969	1989			\$242,877	\$242,877	100
Interior Finishes	\$33.14	S.F.	56,625	112	\$2,102,734	14	1990	1974	2006		\$1,668,572	\$1,876,343	89
Wall Finishes	\$6.88	S.F.	56,625	100	\$389,720	11	1993	2001			\$389,720	\$389,720	100
Paint	\$6.21	S.F.	50,963	100	\$316,260	5	1996	2001			\$316,260	\$316,260	100
Tile	\$12.97	S.F.	5,662	100	\$73,460	35	1969	2004			\$73,460	\$73,460	100
Floor Finishes	\$17.20	S.F.	56,625	123	\$1,200,561	16	1975	1974			\$1,022,630	\$974,170	105
Carpet	\$7.35	S.F.	5,663	100	\$41,603	5	1969	1974			\$41,603	\$41,603	100
Ceramic Tile	\$18.51	S.F.	5,662	100	\$104,807	50	1969	2019				\$104,807	
VAT	\$20.50	S.F.	36,806	130	\$981,027	13	1969	1982			\$981,027	\$754,636	130
VCT	\$8.61	S.F.	8,494	100	\$73,124	12	2007	2019				\$73,124	
Ceiling Finishes	\$9.05	S.F.	56,625	100	\$512,453	13	2002	2009	2006		\$256,222	\$512,453	50
Acoustical Ceilings	\$9.05	S.F.	28,312	100	\$256,222	13	1996	2009	2006		\$256,222	\$256,222	100
Acoustical Ceilings	\$9.05	S.F.	28,313	100	\$256,231	13	2007	2020				\$256,231	
Services	\$118.21	S.F.	56,625	100	\$6,693,762	25	1976	1979			\$5,767,040	\$6,693,762	86
Plumbing	\$15.01	S.F.	56,625	100	\$850,070	30	1977	1999			\$764,805	\$850,070	90
Low Flow Toilets	\$1.51	S.F.	56,625	100	\$85,265	30	2007	2037				\$85,265	
Plumbing Fixtures	\$10.43	S.F.	56,625	100	\$590,829	30	1969	1999			\$590,829	\$590,829	100
Domestic Water Distribution	\$0.85	S.F.	56,625	100	\$48,231	30	1969	1999			\$48,231	\$48,231	100
Sanitary Waste	\$1.31	S.F.	56,625	100	\$74,069	30	1969	1999			\$74,069	\$74,069	100
Rain Water Drainage	\$0.91	S.F.	56,625	100	\$51,676	30	1969	1999			\$51,676	\$51,676	100
HVAC	\$70.30	S.F.	56,625	100	\$3,980,773	22	1980	1979			\$3,139,316	\$3,980,773	79
Heat Generating Systems	\$8.56	S.F.	56,625	100	\$484,893	30	2008	2038				\$484,893	
Boilers	\$8.56	S.F.	56,625	100	\$484,893	30	2008	2038				\$484,893	
Cooling Generating Systems	\$6.30	S.F.	56,625	100	\$356,564	30	1998	2028				\$356,564	
Chilled Water, Cooling Tower	\$6.30	S.F.	56,625	100	\$356,564	30	1998	2028				\$356,564	
Systems													
Distribution Systems	\$15.64	S.F.	56,625	100	\$885,382	30	1969	1999			\$885,382	\$885,382	100
Terminal & Package Units	\$37.23	S.F.	56,625	100	\$2,108,380	15	1969	1984			\$2,108,380	\$2,108,380	100
Controls & Instrumentation	\$1.44	S.F.	56,625	100	\$81,820	20	1969	1989			\$81,820	\$81,820	100
Systems Testing & Balancing	\$1.13	S.F.	56,625	100	\$63,734	10	1969	1979			\$63,734	\$63,734	100
Fire Protection	\$5.86	S.F.	56,625	100	\$331,588	30	1969	1999			\$331,588	\$331,588	100
Sprinklers	\$5.86	S.F.	56,625	100	\$331,588	30	1969	1999			\$331,588	\$331,588	100
Electrical	\$27.04	S.F.	56,625	100	\$1,531,331	30	1969	1999			\$1,531,331	\$1,531,331	100
Electrical Service/Distribution	\$2.59	S.F.	56,625	100	\$146,415	30	1969	1999			\$146,415	\$146,415	100
Main Panel	\$2.59	S.F.	56,625	100	\$146,415	30	1969	1999			\$146,415	\$146,415	100
Lighting and Branch Wiring	\$20.40	S.F.	56,625	100	\$1,154,958	30	1969	1999			\$1,154,958	\$1,154,958	100
Communications and Security	\$4.06	S.F.	56,625	100	\$229,958	30	1969	1999			\$229,958	\$229,958	100
Equipment & Furnishings	\$6.80	S.F.	56,625	100	\$385,142	24	1969	1984			\$385,142	\$385,142	100
Equipment	\$6.80	S.F.	56,625	100	\$385,142	24	1969	1984			\$385,142	\$385,142	100
Institutional Equipment	\$2.83	S.F.	56,625	100	\$160,196	15	1969	1984			\$160,196	\$160,196	100
Other Equipment	\$3.97	S.F.	56,625	100	\$224,946	30	1969	1999			\$224,946	\$224,946	100
Food Service Equipment, EACH	\$224,946.42	SYS	1	100	\$224,946	30	1969	1999			\$224,946	\$224,946	100
Special Construction			0			0	0				\$131,998		
Special Construction			0			0	0				\$131,998		
ADA Compliance			0	0		0	0				\$131,998		
Building Sitework	\$6.67	S.F.	56,625	100	\$377,918	30	1969	1999			\$269,883	\$377,918	71

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$3.85	S.F.	56,625	100	\$218,264	30	1969	1999			\$218,264	\$218,264	100
Parking Lots	\$2,333.02	Each	70	100	\$163,311	30	1969	1999			\$163,311	\$163,311	100
Pedestrian Paving	\$35.23	L.F.	1,560	100	\$54,953	30	1969	1999			\$54,953	\$54,953	100
Site Mechanical Utilities	\$2.82	S.F.	56,625	100	\$159,654	30	1969	1999			\$51,619	\$159,654	32
Fuel Distribution	\$2.82	S.F.	56,625	100	\$159,654	30	1969	1999			\$51,619	\$159,654	32
NG Supply	\$0.09	S.F.	565,625	100	\$51,619	30	1969	1999			\$51,619	\$51,619	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1995	2025				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Baden Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,888,392					\$414,861		\$218,832	\$324,586	\$1,899,150	\$566,591
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$256,657									\$1,899,150	
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$256,657										
Exterior Walls											
Exterior Windows	\$256,657										
Exterior Doors											
Roofing										\$1,899,150	
Roof Coverings										\$1,899,150	
Interiors	\$2,077,673					\$414,861		\$218,832	\$324,586		\$480,938
Interior Construction	\$409,101										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$166,224										
Fittings	\$242,877										
Interior Finishes	\$1,668,572					\$414,861		\$218,832	\$324,586		\$480,938
Wall Finishes	\$389,720					\$366,632					\$425,027
Paint	\$316,260					\$366,632					\$425,027
Tile	\$73,460										
Floor Finishes	\$1,022,630					\$48,229		\$218,832			\$55,911
Carpet	\$41,603					\$48,229					\$55,911
Ceramic Tile								\$128,899			
VAT	\$981,027										
VCT								\$89,933			
Ceiling Finishes	\$256,222								\$324,586		
Acoustical Ceilings	\$256,222										
Acoustical Ceilings									\$324,586		
Services	\$5,767,039										\$85,653
Plumbing	\$764,804										
Low Flow Toilets											
Plumbing Fixtures	\$590,829										
Domestic Water Distribution	\$48,231										
Sanitary Waste	\$74,069										
Rain Water Drainage	\$51,676										
HVAC	\$3,139,315										\$85,653
Heat Generating Systems											
Boilers											
Cooling Generating Systems											
Chilled Water, Cooling Tower Systems											
Distribution Systems	\$885,382										
Terminal & Package Units	\$2,108,380										
Controls & Instrumentation	\$81,820										
Systems Testing & Balancing	\$63,734										\$85,653
Fire Protection	\$331,588										
Sprinklers	\$331,588										
Electrical	\$1,531,331										
Electrical Service/Distribution	\$146,415										
Main Panel	\$146,415										
Lighting and Branch Wiring	\$1,154,958										
Communications and Security	\$229,958										
Equipment & Furnishings	\$385,142										
Equipment	\$385,142										
Institutional Equipment	\$160,196										
Other Equipment	\$224,946										
Food Service Equipment, EACH	\$224,946										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Baden Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,843,782 \$168,743	\$3,044,610 \$87,915	\$8,888,392 \$256,657	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows throughout the building are original and are in fair to poor condition, and some do not close properly.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$159,683	\$83,195	\$242,877	Necess ary- 2-5 Yrs	Deferred Maintena nce	Toilet partitions are old, rusted, and in poor condition.
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$207,929	\$108,331	\$316,260	Necess ary- 2-5 Yrs	Deferred Maintena nce	The classroom wall paint is stained, peeling, and generally in fair to poor condition.
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$48,297	\$25,163	\$73,460	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceramic tiles in restrooms are old, and beyond useful life, and stained.
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$27,352	\$14,251	\$41,603	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet in library is old and beyond useful life.
C3020410		VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$644,988	\$336,039	\$981,027	Critical / Immediate Need	Deferred Maintena nce	Floor finish is typically vinyl asbestos tiles in corridors and most of the classrooms.
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$168,456	\$87,766	\$256,222	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling tiles are stained and warped due to condensation and pipe leakages.
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$107,371	\$55,940	\$163,311	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is beyond useful life and in fair to poor condition. The parking surface has cracks and pot holes.
D3070		Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$41,903	\$21,831	\$63,734	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010			System	Beyond Useful Life	Renew System	1	Ea.	\$218,006	\$113,581	\$331,588	Necess ary- 2-5 Yrs	Deferred Maintena nce	Needs sprinkler system
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$151,189	\$78,769	\$229,958	Necess ary- 2-5 Yrs	ADA / Accessibility	Audio systems with no visual strobes.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$388,448	\$202,381	\$590,829	Necess ary- 2-5 Yrs	Deferred Maintena nce	Toilets have been updated. Remaining fixtures also need to be updated.
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$31,710	\$16,521	\$48,231	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$33,975	\$17,701	\$51,676	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$48,698	\$25,371	\$74,069	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$582,105	\$303,277	\$885,382	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$53,794	\$28,027	\$81,820	Necessary- 2-5 Yrs	Functional Adequacy	Controls and instrumentation are not monitored by an energy management system and are old.
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$96,263	\$50,153	\$146,415	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,386,180	\$722,200	\$2,108,380	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$759,341	\$395,617	\$1,154,958	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$36,130	\$18,824	\$54,953	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$105,323	\$54,873	\$160,196	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$147,894	\$77,053	\$224,946	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$33,938	\$17,681	\$51,619	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	56,625	S.F.	\$86,783	\$45,214	\$131,998	Does Not Meet Current Code/Standards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$109,286	\$56,938	\$166,224	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary**Facility:** \Elementary Schools\Barnaby Manor Elementary**Address:** 2411 Owens Road, Oxon Hill, MD 20745**Attributes:**

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1964, 39,013 S.F.
School Addition 1	Built in 1991, 7,776 S.F.
School Addition 2	Built in 2000, 7,937 S.F.
School Board District	8
School Grade	PreK-5th

General Information:

Function: Elementary School

Gross Area: 54,726 S.F.

Year Built:**Last Renovation:****Facility Description:**

Barnaby Manor Elementary School is a one-story, 54,726 square foot facility located on a 9.3-acre site close to Interstate 495 (Capital Beltway) in Oxon Hill, MD. The original building was constructed in 1964 and additions were constructed in 1991 and 2000, with no major renovation performed. In 2012 some minor projects were performed to remove asbestos ceiling tiles and to the network infrastructure.

ACCESSIBILITY ISSUES

All programs in this one-story facility are handicap accessible. The main entrance has curb cuts, a ramp, and wide enough doors. Handicap accessible toilet stalls are available throughout the building. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement, but does have a crawl space with water infiltration reported in the past.

B. SHELL

The superstructure of the original building is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. Both additions are steel framed structures. The exterior enclosure is comprised of brick veneer over CMU, single and double-pane metal windows, and hollow metal steel doors. The exterior has brick veneer. Exterior windows in the original building have operable, single-pane glazing. Exterior windows in the additions have operable, double-pane glazing. All classrooms in the additions have fire window exits.

Exterior doors are original including door hardware. Roofing on the original building and the 2000 addition is low-slope built-up roof, with gravel ballast. The roof on the 1991 addition is single-ply rubber membrane.

C. INTERIORS

Interior partition wall types in the original building typically include painted CMU with glazed block wainscot in the corridors. Interior partition wall types in the 1991 addition are laminated gypsum board. Interior partition wall types in the 2000 addition are painted CMU. Interior doors throughout the building are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet accessories. Most of the classrooms have original chalkboards. Toilet accessories such as metal toilet partitions are original. The facility has a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU. Floor finishes throughout the building are typically vinyl asbestos tiles, vinyl composition tiles, carpet, and ceramic tiles. The overall ceiling finishes are typically suspended perforated acoustical tiles.

D. SERVICES**Plumbing**

Toilets and flush valves are low-flow, sinks and urinals are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains.

HVAC

Heating is provided by two gas-fired boilers. Cooling is supplied by temporary window units. The heating/cooling distribution system is a 2-pipe system using air handlers, fin tube radiators, and unit ventilators. Fresh air is supplied by air handling units in the cafeteria and by infiltration elsewhere. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a minimal fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Facility Executive Summary

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible alarms in interior corridors. The system is activated by pull stations and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored, without surveillance.

Other Electrical Systems:

The building does not have emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes library, theater and stage, and medical equipment. The library has shelves and furniture; such as tables and chairs. The nurse's room has beds, sinks and the fixtures in the attached restrooms. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment, food service equipment, grease trap and multiple seating furnishings (folding chairs and tables) in cafeteria.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there is one handicap spaces out of total 49 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, lighting and utility lines. Underground fuel tank was replaced in 1994.

Current Repair Cost: \$8,900,939.62**Replacement Cost:** \$15,064,951.11**FCI:** 59.08%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Barnaby Manor Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 39,013 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,957,362.81

Replacement Cost: \$11,002,013.43

FCI: 72.33%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Barnaby Manor Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.24	S.F.	39,013	102	\$11,122,989	38	1966	1969			\$7,957,362	\$10,893,977	73
Substructure	\$14.80	S.F.	39,013	100	\$577,366	100	1964					\$577,366	
Foundations	\$14.80	S.F.	39,013	100	\$577,366	100	1964					\$577,366	
Standard Foundations	\$4.97	S.F.	39,013	0	\$194,038	100	1964					\$194,038	
Slab on Grade	\$9.83	S.F.	39,013	0	\$383,328	100	1964					\$383,328	
Shell	\$64.61	S.F.	39,013	100	\$2,520,712	59	1970	1994			\$277,706	\$2,520,712	11
Superstructure	\$20.09	S.F.	39,013	100	\$783,865	100	1964					\$783,865	
Roof Construction	\$20.09	S.F.	39,013	0	\$783,865	100	1964					\$783,865	
Exterior Enclosure	\$17.61	S.F.	39,013	100	\$687,144	72	1964	1994			\$277,706	\$687,144	40
Exterior Walls	\$10.49	S.F.	39,013	0	\$409,438	100	1964					\$409,438	
Exterior Windows	\$4.23	S.F.	39,013	100	\$164,962	30	1964	1994			\$164,962	\$164,962	100
Exterior Doors	\$2.89	S.F.	39,013	100	\$112,744	30	1964	1994			\$112,744	\$112,744	100
Roofing	\$26.91	S.F.	39,013	100	\$1,049,703	20	1994	2014				\$1,049,703	
Roof Coverings	\$26.91	S.F.	39,013	100	\$1,049,703	20	1994	2014				\$1,049,703	
Interiors	\$62.68	S.F.	39,013	109	\$2,674,259	32	1968	1969			\$2,238,061	\$2,445,247	92
Interior Construction	\$25.87	S.F.	39,013	100	\$1,009,353	60	1964	1984			\$618,310	\$1,009,353	61
Partitions	\$18.66	S.F.	39,013	100	\$728,087	72	1964	2004			\$337,044	\$728,087	46
Concrete Block Partitions - Regular Weight	\$10.02	S.F.	39,013	0	\$391,043	100	1964					\$391,043	
Drywall Partitions/Metal Stud Framing	\$8.64	S.F.	39,013	100	\$337,044	40	1964	2004			\$337,044	\$337,044	100
Interior Doors	\$2.94	S.F.	39,013	100	\$114,524	40	1964	2004			\$114,524	\$114,524	100
Fittings	\$4.27	S.F.	39,013	100	\$166,742	20	1964	1984			\$166,742	\$166,742	100
Interior Finishes	\$36.81	S.F.	39,013	116	\$1,664,906	16	1972	1969			\$1,619,751	\$1,435,894	113
Wall Finishes	\$6.64	S.F.	39,013	100	\$258,985	8	1989	1995			\$258,985	\$258,985	100
Paint	\$6.21	S.F.	37,013	100	\$229,691	5	1990	1995			\$229,691	\$229,691	100
Tile	\$14.65	S.F.	2,000	100	\$29,294	35	1964	1999			\$29,294	\$29,294	100
Floor Finishes	\$21.10	S.F.	39,013	128	\$1,052,262	14	1964	1969			\$1,007,107	\$823,250	122
Carpet	\$7.36	S.F.	2,000	100	\$14,723	5	1964	1969			\$14,723	\$14,723	100
Ceramic Tile	\$18.81	S.F.	2,400	100	\$45,155	50	1964	2014				\$45,155	
VAT (Resilient Flooring)	\$22.05	S.F.	34,613	130	\$992,384	13	1964	1977			\$992,384	\$763,372	130
Ceiling Finishes	\$9.07	S.F.	39,013	100	\$353,659	25	1964	1989			\$353,659	\$353,659	100
Services	\$123.92	S.F.	39,013	100	\$4,834,329	25	1964	1974			\$4,834,329	\$4,834,329	100
Plumbing	\$14.97	S.F.	39,013	100	\$583,893	30	1964	1994			\$583,893	\$583,893	100
Plumbing Fixtures	\$11.89	S.F.	39,013	100	\$464,029	30	1964	1994			\$464,029	\$464,029	100
Domestic Water Distribution	\$0.85	S.F.	39,013	100	\$33,230	30	1964	1994			\$33,230	\$33,230	100
Sanitary Waste	\$1.31	S.F.	39,013	100	\$51,031	30	1964	1994			\$51,031	\$51,031	100
Rain Water Drainage	\$0.91	S.F.	39,013	100	\$35,603	30	1964	1994			\$35,603	\$35,603	100
HVAC	\$75.88	S.F.	39,013	100	\$2,960,411	22	1964	1974			\$2,960,411	\$2,960,411	100
Heat Generating Systems	\$8.44	S.F.	39,013	100	\$329,330	30	1964	1994			\$329,330	\$329,330	100
Cooling Generating Systems	\$10.62	S.F.	39,013	100	\$414,185	30	1964	1994			\$414,185	\$414,185	100
Distribution Systems	\$15.68	S.F.	39,013	100	\$611,783	30	1964	1994			\$611,783	\$611,783	100
Terminal & Package Units	\$38.57	S.F.	39,013	100	\$1,504,831	15	1964	1979			\$1,504,831	\$1,504,831	100
Controls & Instrumentation	\$1.43	S.F.	39,013	100	\$55,778	20	1964	1984			\$55,778	\$55,778	100
Systems Testing & Balancing	\$1.14	S.F.	39,013	100	\$44,504	10	1964	1974			\$44,504	\$44,504	100
Fire Protection	\$5.86	S.F.	39,013	100	\$228,454	30	1964	1994			\$228,454	\$228,454	100
Sprinklers	\$5.86	S.F.	39,013	100	\$228,454	30	1964	1994			\$228,454	\$228,454	100
Electrical	\$27.21	S.F.	39,013	100	\$1,061,571	30	1964	1979			\$1,061,571	\$1,061,571	100
Electrical Service/Distribution	\$2.60	S.F.	39,013	100	\$101,469	30	1964	1994			\$101,469	\$101,469	100
Lighting and Branch Wiring	\$20.43	S.F.	39,013	100	\$796,920	30	1964	1994			\$796,920	\$796,920	100
Communications and Security	\$4.06	S.F.	39,013	100	\$158,435	30	1964	1994			\$158,435	\$158,435	100
Other Electrical Systems	\$0.12	S.F.	39,013	100	\$4,747	15	1964	1979			\$4,747	\$4,747	100
Equipment & Furnishings	\$8.59	S.F.	39,013	100	\$335,294	25	1964	1979			\$335,294	\$335,294	100
Equipment	\$8.59	S.F.	39,013	100	\$335,294	25	1964	1979			\$335,294	\$335,294	100
Institutional Equipment	\$2.83	S.F.	39,013	100	\$110,370	15	1964	1979			\$110,370	\$110,370	100
Other Equipment	\$5.77	S.F.	39,013	100	\$224,924	30	1964	1994			\$224,924	\$224,924	100
Food Service Equipment, EACH	\$224,924.32	SYSTE M	1	100	\$224,924	30	1964	1994			\$224,924	\$224,924	100
Special Construction			0			0	0				\$90,943		
Special Construction			0			0	0				\$90,943		
ADA Compliance			0	0		0	0				\$90,943		
Building Sitework	\$4.64	S.F.	39,013	100	\$181,029	30	1964	1994			\$181,029	\$181,029	100
Site Improvements	\$4.36	S.F.	39,013	100	\$169,964	30	1964	1994			\$169,964	\$169,964	100
Parking Lots	\$2,332.77	Each	49	100	\$114,306	30	1964	1994			\$114,306	\$114,306	100
Pedestrian Paving	\$35.23	L.F.	1,580	100	\$55,658	30	1964	1994			\$55,658	\$55,658	100
Site Mechanical Utilities	\$0.28	S.F.	39,013	100	\$11,065	30	1964	1994			\$11,065	\$11,065	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	39,013	100	\$4,154	30	1964	1994			\$4,154	\$4,154	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Gas Service Piping	\$0.11	S.F.	39,013	100	\$4,154	30	1964	1994			\$4,154	\$4,154	100
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1964	1994			\$6,911	\$6,911	100

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Facility Executive Summary

Facility: \Elementary Schools\Barnaby Manor Elementary_Building (continued)

[illegible]

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

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Facility Executive Summary

Facility: \Elementary Schools\Barnaby Manor Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,231,665 \$108,456	\$2,725,698 \$56,506	\$7,957,363 \$164,962	Necess ary- 2-5 Yrs	Deferred Maintena nce	The single-pane metal windows throughout the original building are beyond useful life and in poor condition (damaged). No leaks were reported through windows. The flashing and caulking around the windows are in fair condition. The double-pane metal windows in the additions are in fair to good condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$74,125	\$38,619	\$112,744	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors throughout the original building are beyond useful life and in fair to poor condition (difficult to operate and do not seal tightly). The door hardware is beyond useful life and in fair condition. The exterior doors in the additions are in fair to good condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$75,295	\$39,229	\$114,524	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors and door hardware in the original building are in fair to poor condition (worn surfaces, chipped corners, and difficult to operate). The interior doors and door hardware in the additions are in fair to good condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$109,627	\$57,115	\$166,742	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original chalkboards that are in fair condition. Metal toilet partitions are original, rusted/stained, and in poor condition in the original building. Toilet accessories in the 1991 and 2000 additions are in fair condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$151,013	\$78,678	\$229,691	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior walls in the original building are stained and need to be repainted.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$9,680	\$5,043	\$14,723	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpets in the classrooms of the 1991 addition are beyond useful life and in fair to poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$232,517	\$121,142	\$353,659	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling tiles in the original building and 1991 addition are beyond useful life and in fair to poor condition (stained).

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C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$652,455	\$339,929	\$992,384	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tiles in the corridors and classrooms in the original building, including cafeteria, are beyond useful life and in poor condition (worn).
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$75,152	\$39,154	\$114,306	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in poor condition with cracks and pot holes, and requires resurfacing.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$36,593	\$19,065	\$55,658	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in fair condition.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$305,082	\$158,948	\$464,029	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$21,847	\$11,382	\$33,230	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$23,408	\$12,195	\$35,603	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$33,551	\$17,480	\$51,031	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$216,522	\$112,808	\$329,330	Necess ary- 2-5 Yrs	Deferred Maintena nce	Heat generating systems are in poor condition.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$402,224	\$209,559	\$611,783	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$36,672	\$19,106	\$55,778	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$29,260	\$15,244	\$44,504	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$150,200	\$78,254	\$228,454	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$66,712	\$34,757	\$101,469	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$523,945	\$272,975	\$796,920	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$104,165	\$54,270	\$158,435	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,121	\$1,626	\$4,747	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,731	\$1,423	\$4,154	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$989,370	\$515,462	\$1,504,831	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$72,564	\$37,806	\$110,370	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$147,879	\$77,045	\$224,924	Necessary- 2-5 Yrs	Deferred Maintenance
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$221,594	\$115,450	\$337,044	Necessary- 2-5 Yrs	Deferred Maintenance
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$272,311	\$141,874	\$414,185	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$19,260	\$10,034	\$29,294	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	39,013	S.F.	\$59,791	\$31,151	\$90,943	Does Not Meet Current Code/Standards	ADA / Accessibility

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Facility Executive Summary

Facility: \Elementary Schools\Barnaby Manor Elementary\1991 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1991

Gross Area: 7,776 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$806,850.92

Replacement Cost: \$2,010,671.71

FCI: 40.13%

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Facility: \Elementary Schools\Barnaby Manor Elementary\1991 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	7,776	100	\$2,010,676	39	1991	1996			\$806,851	\$2,010,676	40
Substructure	\$16.84	S.F.	7,776	100	\$130,929	100	1991					\$130,929	
Foundations	\$16.84	S.F.	7,776	100	\$130,929	100	1991					\$130,929	
Standard Foundations	\$5.66	S.F.	7,776	0	\$43,998	100	1991					\$43,998	
Slab on Grade	\$11.18	S.F.	7,776	0	\$86,931	100	1991					\$86,931	
Shell	\$73.91	S.F.	7,776	100	\$574,690	59	1991	2011			\$237,965	\$574,690	41
Superstructure	\$22.88	S.F.	7,776	100	\$177,883	100	1991					\$177,883	
Roof Construction	\$22.88	S.F.	7,776	0	\$177,883	100	1991					\$177,883	
Exterior Enclosure	\$20.43	S.F.	7,776	100	\$158,842	71	1991	2021				\$158,842	
Exterior Walls	\$11.96	S.F.	7,776	0	\$92,963	100	1991					\$92,963	
Exterior Windows	\$5.16	S.F.	7,776	100	\$40,095	30	1991	2021				\$40,095	
Exterior Doors	\$3.32	S.F.	7,776	100	\$25,784	30	1991	2021				\$25,784	
Roofing	\$30.60	S.F.	7,776	100	\$237,965	20	1991	2011			\$237,965	\$237,965	100
Roof Coverings	\$30.60	S.F.	7,776	100	\$237,965	20	1991	2011			\$237,965	\$237,965	100
Interiors	\$48.33	S.F.	7,776	100	\$375,785	24	1991	1996			\$161,641	\$375,785	43
Interior Construction	\$19.67	S.F.	7,776	100	\$152,928	35	1991	2011			\$37,966	\$152,928	25
Partitions	\$11.41	S.F.	7,776	100	\$88,705	40	1991	2031				\$88,705	
Interior Doors	\$3.38	S.F.	7,776	100	\$26,257	40	1991	2031				\$26,257	
Fittings	\$4.88	S.F.	7,776	100	\$37,966	20	1991	2011			\$37,966	\$37,966	100
Interior Finishes	\$28.66	S.F.	7,776	100	\$222,857	17	1991	1996			\$123,675	\$222,857	55
Wall Finishes	\$8.21	S.F.	7,776	100	\$63,818	11	1991	1996			\$51,347	\$63,818	80
Paint	\$7.07	S.F.	7,260	100	\$51,347	5	1991	1996			\$51,347	\$51,347	100
Tile	\$24.17	S.F.	516	100	\$12,471	35	1991	2026				\$12,471	
Floor Finishes	\$10.14	S.F.	7,776	100	\$78,850	13	1991	2001			\$72,328	\$78,850	92
Ceramic Tile	\$12.64	S.F.	516	100	\$6,522	50	1991	2041				\$6,522	
VCT	\$9.96	S.F.	7,260	100	\$72,328	10	1991	2001			\$72,328	\$72,328	100
Ceiling Finishes	\$10.31	S.F.	7,776	100	\$80,189	25	1991	2016				\$80,189	
Services	\$116.28	S.F.	7,776	100	\$904,198	24	1991	2001			\$364,044	\$904,198	40
Plumbing	\$17.05	S.F.	7,776	100	\$132,585	30	1991	2021				\$132,585	
Plumbing Fixtures	\$13.58	S.F.	7,776	100	\$105,618	30	1991	2021				\$105,618	
Domestic Water Distribution	\$0.94	S.F.	7,776	100	\$7,333	30	1991	2021				\$7,333	
Sanitary Waste	\$1.49	S.F.	7,776	100	\$11,591	30	1991	2021				\$11,591	
Rain Water Drainage	\$1.03	S.F.	7,776	100	\$8,043	30	1991	2021				\$8,043	
HVAC	\$64.61	S.F.	7,776	100	\$502,423	19	1991	2001			\$364,044	\$502,423	72
Distribution Systems	\$17.80	S.F.	7,776	100	\$138,379	30	1991	2021				\$138,379	
Terminal & Package Units	\$43.90	S.F.	7,776	100	\$341,336	15	1991	2006			\$341,336	\$341,336	100
Controls & Instrumentation	\$1.63	S.F.	7,776	100	\$12,655	20	1991	2011			\$12,655	\$12,655	100
Systems Testing & Balancing	\$1.29	S.F.	7,776	100	\$10,053	10	1991	2001			\$10,053	\$10,053	100
Fire Protection	\$4.27	S.F.	7,776	100	\$33,235	30	1991	2021				\$33,235	
Sprinklers	\$4.27	S.F.	7,776	100	\$33,235	30	1991	2021				\$33,235	
Electrical	\$30.34	S.F.	7,776	100	\$235,955	30	1991	2021				\$235,955	
Electrical Service/Distribution	\$2.95	S.F.	7,776	100	\$22,945	30	1991	2021				\$22,945	
Lighting and Branch Wiring	\$23.23	S.F.	7,776	100	\$180,603	30	1991	2021				\$180,603	
Communications and Security	\$4.17	S.F.	7,776	100	\$32,407	30	1991	2021				\$32,407	
Equipment & Furnishings	\$3.22	S.F.	7,776	100	\$25,074	15	1991	2006			\$25,074	\$25,074	100
Equipment	\$3.22	S.F.	7,776	100	\$25,074	15	1991	2006			\$25,074	\$25,074	100
Institutional	\$3.22	S.F.	7,776	100	\$25,074	15	1991	2006			\$25,074	\$25,074	100
Special Construction			0			0	0				\$18,127		
Special Construction			0			0	0				\$18,127		
ADA Compliance			0	0		0	0				\$18,127		

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Facility Executive Summary

Facility: \Elementary Schools\Barnaby Manor Elementary\1991 Addition (continued)[illegible]

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Facility Executive Summary

Facility: \Elementary Schools\Barnaby Manor Elementary\1991 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$530,474 \$33,759	\$276,377 \$17,588	\$806,851 \$51,347	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$47,553	\$24,775	\$72,328	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$224,415	\$116,920	\$341,336	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$6,610	\$3,444	\$10,053	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$16,485	\$8,589	\$25,074	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	7,776	S.F.	\$11,917	\$6,209	\$18,127	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$156,453	\$81,512	\$237,965	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$24,961	\$13,005	\$37,966	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$8,320	\$4,335	\$12,655	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Barnaby Manor Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 7,937 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$136,725.90

Replacement Cost: \$2,052,265.97

FCI: 6.66%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Barnaby Manor Elementary\2000 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	7,937	100	\$2,052,265	39	2000	2005			\$136,725	\$2,052,265	7
Substructure	\$16.79	S.F.	7,937	100	\$133,277	100	2000					\$133,277	
Foundations	\$16.79	S.F.	7,937	100	\$133,277	100	2000					\$133,277	
Standard Foundations	\$5.64	S.F.	7,937	0	\$44,788	100	2000					\$44,788	
Slab on Grade	\$11.15	S.F.	7,937	0	\$88,489	100	2000					\$88,489	
Shell	\$73.71	S.F.	7,937	100	\$585,018	59	2000	2020				\$585,018	
Superstructure	\$22.82	S.F.	7,937	100	\$181,083	100	2000					\$181,083	
Roof Construction	\$22.82	S.F.	7,937	0	\$181,083	100	2000					\$181,083	
Exterior Enclosure	\$20.35	S.F.	7,937	100	\$161,526	71	2000	2030				\$161,526	
Exterior Walls	\$11.92	S.F.	7,937	0	\$94,646	100	2000					\$94,646	
Exterior Windows	\$5.13	S.F.	7,937	100	\$40,683	30	2000	2030				\$40,683	
Exterior Doors	\$3.30	S.F.	7,937	100	\$26,197	30	2000	2030				\$26,197	
Roofing	\$30.54	S.F.	7,937	100	\$242,409	20	2000	2020				\$242,409	
Roof Coverings	\$30.54	S.F.	7,937	100	\$242,409	20	2000	2020				\$242,409	
Interiors	\$46.33	S.F.	7,937	100	\$367,714	24	2000	2005			\$126,464	\$367,714	34
Interior Construction	\$19.61	S.F.	7,937	100	\$155,611	35	2000	2020				\$155,611	
Partitions	\$11.38	S.F.	7,937	100	\$90,300	40	2000	2040				\$90,300	
Interior Doors	\$3.36	S.F.	7,937	100	\$26,680	40	2000	2040				\$26,680	
Fittings	\$4.87	S.F.	7,937	100	\$38,631	20	2000	2020				\$38,631	
Interior Finishes	\$26.72	S.F.	7,937	100	\$212,103	16	2000	2005			\$126,464	\$212,103	60
Wall Finishes	\$8.12	S.F.	7,937	100	\$64,419	11	2000	2005			\$52,373	\$64,419	81
Paint	\$7.04	S.F.	7,437	100	\$52,373	5	2000	2005			\$52,373	\$52,373	100
Tile	\$24.09	S.F.	500	100	\$12,046	35	2000	2035				\$12,046	
Floor Finishes	\$10.45	S.F.	7,937	100	\$82,977	13	2000	2010			\$74,091	\$82,977	89
Ceramic Tile	\$12.94	S.F.	500	100	\$6,472	50	2000	2050				\$6,472	
Concrete	\$0.30	S.F.	7,937	0	\$2,414	10	2000	2010				\$2,414	
VCT	\$9.96	S.F.	7,437	100	\$74,091	10	2000	2010			\$74,091	\$74,091	100
Ceiling Finishes	\$8.15	S.F.	7,937	100	\$64,707	25	2000	2025				\$64,707	
Services	\$118.42	S.F.	7,937	100	\$939,939	24	2000	2010			\$10,261	\$939,939	1
Plumbing	\$17.02	S.F.	7,937	100	\$135,088	30	2000	2030				\$135,088	
Plumbing Fixtures	\$13.55	S.F.	7,937	100	\$107,563	30	2000	2030				\$107,563	
Domestic Water Distribution	\$0.94	S.F.	7,937	100	\$7,485	30	2000	2030				\$7,485	
Sanitary Waste	\$1.49	S.F.	7,937	100	\$11,831	30	2000	2030				\$11,831	
Rain Water Drainage	\$1.03	S.F.	7,937	100	\$8,209	30	2000	2030				\$8,209	
HVAC	\$64.46	S.F.	7,937	100	\$511,618	19	2000	2010			\$10,261	\$511,618	2
Distribution Systems	\$17.77	S.F.	7,937	100	\$141,003	30	2000	2030				\$141,003	
Terminal & Package Units	\$43.77	S.F.	7,937	100	\$347,437	15	2000	2015				\$347,437	
Controls & Instrumentation	\$1.63	S.F.	7,937	100	\$12,917	20	2000	2020				\$12,917	
Systems Testing & Balancing	\$1.29	S.F.	7,937	100	\$10,261	10	2000	2010			\$10,261	\$10,261	100
Fire Protection	\$6.66	S.F.	7,937	100	\$52,876	30	2000	2030				\$52,876	
Sprinklers	\$6.66	S.F.	7,937	100	\$52,876	30	2000	2030				\$52,876	
Electrical	\$30.28	S.F.	7,937	100	\$240,357	30	2000	2030				\$240,357	
Electrical Service/Distribution	\$2.95	S.F.	7,937	100	\$23,420	30	2000	2030				\$23,420	
Lighting and Branch Wiring	\$23.18	S.F.	7,937	100	\$183,980	30	2000	2030				\$183,980	
Communications and Security	\$4.15	S.F.	7,937	100	\$32,957	30	2000	2030				\$32,957	
Equipment & Furnishings	\$3.21	S.F.	7,937	100	\$25,472	15	2000	2015				\$25,472	
Equipment	\$3.21	S.F.	7,937	100	\$25,472	15	2000	2015				\$25,472	
Institutional	\$3.21	S.F.	7,937	100	\$25,472	15	2000	2015				\$25,472	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Facilities			0	0		0	0						
Building Sitework	\$0.11	S.F.	7,937	100	\$845	30	2000	2030				\$845	
Site Mechanical Utilities	\$0.11	S.F.	7,937	100	\$845	30	2000	2030				\$845	
Fuel Distribution	\$0.11	S.F.	7,937	100	\$845	30	2000	2030				\$845	
Gas Service Piping	\$0.11	S.F.	7,937	100	\$845	30	2000	2030				\$845	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Barnaby Manor Elementary\2000 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Barnaby Manor Elementary\2000 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$89,892 \$34,433	\$46,834 \$17,940	\$136,726 \$52,373	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$48,712	\$25,379	\$74,091	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$6,746	\$3,515	\$10,261	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\Beacon Heights Elementary**Address:** 6929 Furman Parkway, Riverdale, MD 20737**Attributes:**

School Area	2
Congressional	4
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1965, 26,742 S.F.
School Board District	4
Study - Energy	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	26,742 S.F.

Year Built:
Last Renovation:**Facility Description:**

Beacon Heights Elementary School is a one-story, 26,742 square foot facility located on an 8.7-acre site close to I-295 in Riverdale, MD. The original building was constructed in 1965, with no additions constructed or major renovations performed since that time. The boilers are scheduled for replacement in 2013 as well some minor projects including asbestos abatement, water heater, storage tank, underground fuel tank, air compressor, interior painting and lighting of the boiler room.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include ramp access, interior signage, drinking fountains, fire alarm system, and door hardware.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building has a crawl space of cast in place concrete construction.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Interior doors are solid core wood, with hollow metal frames. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior construction partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. The interior wall finishes are typically CMU and glaze block. Floor finishes in common areas is typically vinyl asbestos tile, VCT, carpet and ceramic tile. Ceiling finishes in common and assignable areas are typically suspended acoustical tile.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas fired hot water generator, and remote storage tank.

HVAC

Heating is provided by two oil-fired hot water boilers scheduled for replacement in 2013. Cooling is supplied by window units. The heating distribution system is a 2-pipe system to unit ventilators. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic, in fair condition, and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from an underground vaulted utility transformer that delivers power to a main switch and distribution board. Power distribution wiring is typically copper. Lighting is typically fluorescent lay-in in the corridors and pendant wrap-around units in the classrooms. The school lighting are retrofitted T-8 lighting fixtures. The exterior parking and roadway lighting consists of twin bracket mounted luminaries on steel poles and concrete bases. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible alarm devices in common spaces, interior corridors, etc. The fire alarm control panel is original. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact, optical or combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, health room equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap, floor grilles and mats.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking spaces available on-site where one out of 48 is handicap spaces and paths to building entrances appear to comply with ADA requirements. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, lighting, utility lines and a 10,000 gallon underground fuel oil tank scheduled for replacement in 2013.

Current Repair Cost: \$3,251,898.09**Replacement Cost:** \$7,381,180.21**FCI:** 44.06%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Beacon Heights Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1965

Gross Area: 26,742 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$3,251,898.09

Replacement Cost: \$7,381,180.21

FCI: 44.06%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Beacon Heights Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$271.97	S.F.	26,742	100	\$7,273,145	38	1980	1966	2008		\$3,251,898	\$7,273,145	45
Substructure	\$15.85	S.F.	26,742	100	\$423,829	100	1965					\$423,829	
Foundations	\$15.85	S.F.	26,742	100	\$423,829	100	1965					\$423,829	
Standard Foundations	\$5.32	S.F.	26,742	0	\$142,361	100	1965					\$142,361	
Slab on Grade	\$10.53	S.F.	26,742	0	\$281,468	100	1965					\$281,468	
Shell	\$69.46	S.F.	26,742	100	\$1,857,608	59	1972	1995			\$211,914	\$1,857,608	11
Superstructure	\$21.49	S.F.	26,742	100	\$574,732	100	1965					\$574,732	
Roof Construction	\$21.49	S.F.	26,742	0	\$574,732	100	1965					\$574,732	
Exterior Enclosure	\$19.16	S.F.	26,742	100	\$512,499	71	1965	1995			\$211,914	\$512,499	41
Exterior Walls	\$11.24	S.F.	26,742	0	\$300,585	100	1965	2065				\$300,585	
Exterior Windows	\$4.84	S.F.	26,742	100	\$129,345	30	1965	1995			\$129,345	\$129,345	100
Exterior Doors	\$3.09	S.F.	26,742	100	\$82,569	30	1965	1995			\$82,569	\$82,569	100
Roofing	\$28.81	S.F.	26,742	100	\$770,377	20	1998	2018				\$770,377	
Roof Coverings	\$28.81	S.F.	26,742	100	\$770,377	20	1998	2018				\$770,377	
Interiors	\$54.01	S.F.	26,742	100	\$1,444,223	31	1965	1970	2009		\$1,126,424	\$1,444,223	78
Interior Construction	\$18.46	S.F.	26,742	100	\$493,789	70	1965	1985			\$206,220	\$493,789	42
Partitions	\$10.75	S.F.	26,742	100	\$287,569	100	1965	2065				\$287,569	
Concrete Block Partitions - Regular Weight	\$10.75	S.F.	26,742	0	\$287,569	100	1965	2065				\$287,569	
Interior Doors	\$3.15	S.F.	26,742	100	\$84,196	40	1965	2005			\$84,196	\$84,196	100
Fittings	\$4.56	S.F.	26,742	100	\$122,024	20	1965	1985			\$122,024	\$122,024	100
Interior Finishes	\$35.54	S.F.	26,742	100	\$950,434	11	1965	1970	2009		\$920,204	\$950,434	97
Wall Finishes	\$6.65	S.F.	26,742	100	\$177,748	5	1965	1970			\$177,748	\$177,748	100
Paint	\$6.65	S.F.	26,742	100	\$177,748	5	1965	1970			\$177,748	\$177,748	100
Floor Finishes	\$18.81	S.F.	26,742	100	\$503,014	12	1965	1970			\$472,784	\$503,014	94
Carpet	\$7.88	S.F.	6,000	100	\$47,273	5	1965	1970			\$47,273	\$47,273	100
Ceramic Tile	\$20.15	S.F.	1,500	100	\$30,230	50	1965	2015				\$30,230	
Concrete finish flooring	\$3.77	S.F.	1,475	100	\$5,564	10	1965	1975			\$5,564	\$5,564	100
Remove 9x9/install VCT	\$23.64	S.F.	17,767	100	\$419,947	10	1965	1975			\$419,947	\$419,947	100
Ceiling Finishes	\$10.08	S.F.	26,742	100	\$269,672	13	1965	1978	2009		\$269,672	\$269,672	100
Acoustical Ceilings	\$10.08	S.F.	26,742	100	\$269,672	13	1965	1978	2009		\$269,672	\$269,672	100
Services	\$112.88	S.F.	26,742	100	\$3,018,544	23	1991	1966	2015		\$1,476,488	\$3,018,544	49
Plumbing	\$15.84	S.F.	26,742	100	\$423,505	30	1981	1995	2015		\$277,401	\$423,505	66
Plumbing Fixtures, Orig.	\$10.37	S.F.	26,742	100	\$277,401	30	1965	1995			\$277,401	\$277,401	100
Plumbing Fixtures, Renewed	\$2.40	S.F.	24,068	100	\$57,840	30	2007	2037				\$57,840	
Domestic Water Distribution	\$0.91	S.F.	26,742	100	\$24,405	30	1985	2015				\$24,405	
Sanitary Waste	\$1.41	S.F.	26,742	100	\$37,827	30	1965	1995	2015	3		\$37,827	
Rain Water Drainage	\$0.97	S.F.	26,742	100	\$26,032	30	1985	2015				\$26,032	
HVAC	\$61.55	S.F.	26,742	100	\$1,646,101	21	1998	1995			\$914,772	\$1,646,101	56
Heat Generating Systems	\$9.03	S.F.	26,742	100	\$241,607	25	2013	2038				\$241,607	
Cooling Generating Systems	\$11.38	S.F.	0	100		30	1965	1995					
Distribution Systems	\$16.78	S.F.	26,742	100	\$448,641	30	1985	2015				\$448,641	
Unit Ventilators	\$18.27	S.F.	26,742	100	\$488,502	20	1985	2005			\$488,502	\$488,502	100
Window AC Units	\$14.72	S.F.	26,742	100	\$393,730	10	2002	2012			\$393,730	\$393,730	100
Controls & Instrumentation	\$1.54	S.F.	26,742	100	\$41,081	20	2002	2022				\$41,081	
Systems Testing & Balancing	\$1.22	S.F.	26,742	100	\$32,540	10	2002	2012			\$32,540	\$32,540	100
Fire Protection	\$6.27	S.F.	26,742	100	\$167,579	1	1965	1966			\$167,579	\$167,579	100
Sprinklers	\$6.27	S.F.	26,742	100	\$167,579	1	1965	1966			\$167,579	\$167,579	100
Electrical	\$29.22	S.F.	26,742	100	\$781,359	28	2000	2003			\$116,736	\$781,359	15
Electrical Service/Distribution	\$2.77	S.F.	26,742	100	\$74,028	30	2002	2032				\$74,028	
Lighting and Branch Wiring	\$21.95	S.F.	26,742	100	\$586,934	30	2007	2037				\$586,934	
Communications and Security	\$4.37	S.F.	26,742	100	\$116,736	15	1988	2003			\$116,736	\$116,736	100
Other Electrical Systems	\$0.14	S.F.	26,742	100	\$3,661	15	2002	2017				\$3,661	
Equipment & Furnishings	\$9.24	S.F.	26,742	100	\$247,030	30	1965	1980			\$247,030	\$247,030	100
Equipment	\$9.24	S.F.	26,742	100	\$247,030	30	1965	1980			\$247,030	\$247,030	100
Institutional	\$0.23	S.F.	26,742	100	\$6,101	15	1965	1980			\$6,101	\$6,101	100
Other Equipment	\$9.01	S.F.	26,742	100	\$240,929	30	1965	1995			\$240,929	\$240,929	100
Food Service Equipment,	\$240,929.49	S.F.	1	100	\$240,929	30	1965	1995			\$240,929	\$240,929	100
EACH													
Special Construction			0			0	0				\$62,338		
Special Construction			0			0	0				\$62,338		
ADA Compliance			0	0		0	0				\$62,338		
Building Sitework	\$10.54	S.F.	26,742	100	\$281,911	25	1985	1985	2008		\$127,704	\$281,911	45
Site Improvements	\$10.18	S.F.	26,742	100	\$272,153	25	1965	1985	2008		\$127,704	\$272,153	47
Parking Lots	\$2,498.76	Ea.	48	100	\$119,940	30	1965	1995	2015	3		\$119,940	
Pedestrian Paving	\$37.71	L.F.	650	100	\$24,509	30	1965	1995	2015	3		\$24,509	
Site Lighting, lack of	\$25,540.75	Each	5	100	\$127,704	20	1965	1985	2008		\$127,704	\$127,704	100
Site Mechanical Utilities	\$0.36	S.F.	26,742	100	\$9,758	30	1986	1995	2017			\$9,758	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	26,742	100	\$2,847	30	1986	2016				\$2,847	
Gas Service Piping	\$0.11	S.F.	26,742	100	\$2,847	30	1986	2016				\$2,847	
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1965	1995	2017	5		\$6,911	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Beacon Heights Elementary_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$3,251,898	\$172,607	\$177,785	\$960,685	\$191,817	\$467,387	\$1,119,968	\$206,101	\$212,284	\$218,653	\$1,727,553
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$211,915						\$919,870				
Superstructure											
Roof Construction											
Exterior Enclosure	\$211,915										
Exterior Walls											
Exterior Windows	\$129,345										
Exterior Doors	\$82,569										
Roofing							\$919,870				
Roof Coverings							\$919,870				
Interiors	\$1,126,424			\$33,033		\$260,861					\$874,260
Interior Construction	\$206,220										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$84,196										
Fittings	\$122,024										
Interior Finishes	\$920,204			\$33,033		\$260,861					\$874,260
Wall Finishes	\$177,748					\$206,059					\$238,878
Paint	\$177,748					\$206,059					\$238,878
Floor Finishes	\$472,783			\$33,033		\$54,802					\$635,381
Carpet	\$47,273					\$54,802					\$63,531
Ceramic Tile				\$33,033							
Concrete finish flooring	\$5,564										\$7,477
Remove 9x9/install VCT	\$419,947										\$564,373
Ceiling Finishes	\$269,672										
Acoustical Ceilings	\$269,672										
Services	\$1,476,487	\$172,607	\$177,785	\$769,808	\$188,612	\$198,514	\$200,098	\$206,101	\$212,284	\$218,653	\$853,293
Plumbing	\$277,401			\$96,448							
Plumbing Fixtures, Orig.	\$277,401										
Plumbing Fixtures, Renewed											
Domestic Water Distribution				\$26,668							
Sanitary Waste				\$41,335							
Rain Water Drainage				\$28,446							
HVAC	\$914,771			\$490,242							\$628,081
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems				\$490,242							
Unit Ventilators	\$488,502										
Window AC Units	\$393,730										\$529,140
Controls & Instrumentation											\$55,210
Systems Testing & Balancing	\$32,540										\$43,731
Fire Protection	\$167,579	\$172,607	\$177,785	\$183,118	\$188,612	\$194,270	\$200,098	\$206,101	\$212,284	\$218,653	\$225,213
Sprinklers	\$167,579	\$172,607	\$177,785	\$183,118	\$188,612	\$194,270	\$200,098	\$206,101	\$212,284	\$218,653	\$225,213
Electrical	\$116,736					\$4,244					
Electrical Service/Distribution											
Lighting and Branch Wiring											
Communications and Security	\$116,736										
Other Electrical Systems						\$4,244					
Equipment & Furnishings	\$247,031										
Equipment	\$247,031										
Institutional	\$6,101										
Other Equipment	\$240,929										
Food Service Equipment, EACH	\$240,929										
Special Construction	\$62,338										
Special Construction	\$62,338										
ADA Compliance	\$62,338										
Building Sitework	\$127,704			\$157,843	\$3,205	\$8,012					
Site Improvements	\$127,704			\$157,843							
Parking Lots				\$131,062							
Pedestrian Paving				\$26,781							

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Site Lighting, lack of	\$127,704										
Site Mechanical Utilities					\$3,205	\$8,012					
Fuel Distribution											
Fuel Tank					\$3,205						
Gas Service Piping					\$3,205						
Propane						\$8,012					

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Beacon Heights Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$2,138,000 \$85,040	\$1,113,898 \$44,306	\$3,251,898 \$129,345	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows do not work properly and have damaged perimeter caulking. The windows are beyond useful life and should be replaced with energy efficiency windows.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$54,286	\$28,283	\$82,569	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are in poor condition due to age and rusting, and some of them do no seal properly. The hardware on the entry doors does not meet handicap accessibility requirements.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$55,356	\$28,840	\$84,196	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are old and finishes are worn. The vent holes are covered with plywood. The doors do not have fire labels. The door hardware does not meet ADA requirements.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$80,226	\$41,798	\$122,024	Necess ary- 2-5 Yrs	Deferred Maintena nce	Millwork is old and deteriorating and coming unglued. The plastic laminate tops are fading and cracking. There is missing and damaged hardware.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$116,863	\$60,885	\$177,748	Necess ary- 2-5 Yrs	Deferred Maintena nce	Paint is beyond useful life due to age, stains, chipping, and cracks throughout the building. Over the years, different sections of the building have been painted. The entire building needs to be repainted.
	C3020410	Remove 9x9/install VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$276,099	\$143,848	\$419,947	Necess ary- 2-5 Yrs	Deferred Maintena nce	There is 9x9 vinyl asbestos tiles throughout the building, including the restrooms. The tiles are old, cracked, and separated, and should be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$31,080	\$16,193	\$47,273	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is worn, torn, and fading. Some tears may be a safety issue. The carpet needs to be replaced.
	C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$3,658	\$1,906	\$5,564	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures, Orig.	System	Beyond Useful Life	Renew System	1	Ea.	\$182,380	\$95,020	\$277,401	Necess ary- 2-5 Yrs	Capital Renewal	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$110,177	\$57,402	\$167,579	Necess ary- 2-5 Yrs	Building Integrity	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$76,750	\$39,987	\$116,736	Necess ary- 2-5 Yrs	Complian ce	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$4,011	\$2,090	\$6,101	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Unit Ventilators	System	Beyond Useful Life	Renew System	1	Ea.	\$321,171	\$167,330	\$488,502	Necessary- 2-5 Yrs	Capital Renewal
G2040	Site Lighting, lack of	System	Beyond Useful Life	Renew System	1	Ea.	\$83,960	\$43,743	\$127,704	Necessary- 2-5 Yrs	Functional Adequacy
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$158,402	\$82,527	\$240,929	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	26,742	S.F.	\$40,985	\$21,353	\$62,338	Does Not Meet Current Code/Standards	ADA / Accessibility
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$177,299	\$92,373	\$269,672	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Window AC Units	System	Beyond Useful Life	Renew System	1	Ea.	\$258,863	\$134,867	\$393,730	Necessary- 2-5 Yrs	Deferred Maintenance
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$21,394	\$11,146	\$32,540	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Berwyn Heights Elementary

Address: 6200 Pontiac Street, Berwyn Heights, MD 20740

Attributes:

School Area	2
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1958, 16,430 S.F.
School Addition 1	Built in 1962, 10,375 S.F.
School Addition 2	Built in 1964, 8,815 S.F.
School Addition 3	Built in 2002, 9,767 S.F.
School Board District	2
School Grade	K-6th

General Information:

Function:	Elementary School
Gross Area:	45,387 S.F.

Year Built:

Last Renovation:

Facility Description:

Berwyn Heights Elementary School is a one-story, 45,387 square foot facility located on a 10.4-acre site close to MD Route 193, I-95, and MD 295 (Baltimore-Washington Parkway) in Berwyn Heights, MD. The original building was constructed in 1958 and additions were constructed in 1962, 1964 and 2002. The school was closed in 2001 and it was reopened in 2002, after complete renovation. In 2012 some minor upgrades were performed to the security system.

ACCESSIBILITY ISSUES

The main entrance has curb cuts, is wide enough for wheel chair access, and has push button wall switches and automatic door openers for handicap access. Handicap toilet stalls configurations and accessories are located in the gang restrooms. Interior graphics and/or signage comply with ADA requirements. The facility is split-level, single story and has ramps to access the different levels. All the programs in the facility are accessible to the handicap or disabled person. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, cellar, or sub-floor. The building does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, double pane metal windows with operable frames, and hollow metal steel doors. The double pane windows are energy efficient. Only two classrooms have exterior door openings. The original building has low-slope, built up roof with gravel ballast and a metal sloped roof for multi-purpose room.

C. INTERIORS

Interior partition wall types typically include painted CMU with glazed block wainscot in the corridors and drywall. The interior doors, including fire doors, are generally solid core wood door with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and metal toilet partitions. The classrooms have original chalkboards and new electronic white boards. The facility has a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU and drywall. The floor finishes throughout the building are typically vinyl composition tiles (VCT), terrazzo, and ceramic tiles. The corridors and classrooms finish is VCT. The terrazzo and vinyl sheet floor finish is in the restrooms. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Sinks, faucets, toilets and other plumbing fixtures are low-flow. Domestic water distribution is primarily copper. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by oil/gas-fired boilers. Cooling is supplied by rooftop package units. The heating/cooling distribution system is a ductwork and direct for cooling and 2-pipe for heating system using air handlers and unit ventilators. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed. Controls and instrumentation are mostly pneumatic and digital and are centrally controlled and balanced by an energy management system.

Fire Protection

Facility Executive Summary

The building has fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad-mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is serving recessed fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe alarms in common spaces and interior corridors. The system is activated by pull stations, smoke detectors and is centrally monitored. The telephone and data systems are separated and are not included in dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system (no cameras), that is actuated by contact devices and is centrally monitored.

Other Electrical Systems:

The building has dedicated grounding for lighting protection and an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, and medical equipment. The library has shelves and furniture, such as tables and chairs. The nurse's room has three beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment, food service equipment, grease trap and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are seven reserved handicap spaces out of total 90 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, lighting and utility lines.

Current Repair Cost: \$1,647,628.50**Replacement Cost:** \$12,346,634.56**FCI:** 13.34%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Berwyn Heights Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1958

Gross Area: 35,620 S.F.

Last Renovation: 2002

Facility Description:

Current Repair Cost: \$1,475,823.03

Replacement Cost: \$9,821,114.13

FCI: 15.03%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Berwyn Heights Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$272.69	S.F.	35,620	103	\$9,957,422	40	1987	1973	2007		\$1,367,787	\$9,713,080	14
Substructure	\$15.47	S.F.	35,620	100	\$550,991	100	1958					\$550,991	
Foundations	\$15.47	S.F.	35,620	100	\$550,991	100	1958					\$550,991	
Standard Foundations	\$5.20	S.F.	35,620	0	\$185,289	100	1958					\$185,289	
Slab on Grade	\$10.27	S.F.	35,620	0	\$365,702	100	1958					\$365,702	
Shell	\$66.64	S.F.	35,620	100	\$2,373,539	59	1984	2021				\$2,373,539	
Superstructure	\$20.41	S.F.	35,620	100	\$727,069	100	1958					\$727,069	
Roof Construction	\$20.41	S.F.	35,620	0	\$727,069	100	1958					\$727,069	
Exterior Enclosure	\$18.69	S.F.	35,620	100	\$665,848	71	1987	2032				\$665,848	
Exterior Walls	\$10.97	S.F.	35,620	0	\$390,624	100	1958					\$390,624	
Exterior Windows	\$4.72	S.F.	35,620	100	\$167,952	30	2002	2032				\$167,952	
Exterior Doors	\$3.01	S.F.	35,620	100	\$107,272	30	2002	2032				\$107,272	
Roofing	\$27.53	S.F.	35,620	100	\$980,622	20	2001	2021				\$980,622	
Roof Coverings	\$27.53	S.F.	35,620	100	\$980,622	20	2001	2021				\$980,622	
Interiors	\$56.94	S.F.	35,620	100	\$2,028,270	39	1994	2007	2007		\$680,281	\$2,028,270	34
Interior Construction	\$18.04	S.F.	35,620	100	\$642,552	70	1987	2022				\$642,552	
Partitions	\$10.48	S.F.	35,620	100	\$373,287	100	1958					\$373,287	
Concrete Block Partitions - Regular Weight	\$10.48	S.F.	35,620	100	\$373,287	100	1958					\$373,287	
Interior Doors	\$3.07	S.F.	35,620	100	\$109,440	40	2002	2042				\$109,440	
Fittings	\$4.49	S.F.	35,620	100	\$159,825	20	2002	2022				\$159,825	
Interior Finishes	\$38.90	S.F.	35,620	100	\$1,385,718	25	1999	2007	2007		\$680,281	\$1,385,718	49
Wall Finishes	\$6.49	S.F.	35,620	100	\$231,340	5	2002	2007	2010		\$231,340	\$231,340	100
Paint	\$6.49	S.F.	35,620	100	\$231,340	5	2002	2007	2010		\$231,340	\$231,340	100
Floor Finishes	\$12.73	S.F.	35,620	100	\$453,314	36	1991	2008	2012		\$98,409	\$453,314	22
Ceramic Tile	\$19.68	S.F.	5,000	100	\$98,409	50	1958	2008	2012		\$98,409	\$98,409	100
Terrazzo	\$28.70	S.F.	4,000	100	\$114,805	75	1958	2033				\$114,805	
VCT	\$9.02	S.F.	26,620	100	\$240,100	12	2002	2014				\$240,100	
Ceiling Finishes	\$9.84	S.F.	35,620	100	\$350,532	25	2002	2027				\$350,532	
Ceiling Finishes	\$9.84	S.F.	35,620	100	\$350,532	25	2002	2027	2007		\$350,532	\$350,532	100
Services	\$117.25	S.F.	35,620	106	\$4,420,926	24	1993	1988			\$157,116	\$4,176,584	4
Plumbing	\$15.70	S.F.	35,620	100	\$559,117	30	1969	1988			\$114,315	\$559,117	20
Plumbing Fixtures	\$12.49	S.F.	35,620	100	\$444,802	30	2002	2032				\$444,802	
Domestic Water Distribution	\$0.88	S.F.	35,620	100	\$31,423	30	1958	1988			\$31,423	\$31,423	100
Sanitary Waste	\$1.37	S.F.	35,620	100	\$48,760	30	1958	1988			\$48,760	\$48,760	100
Rain Water Drainage	\$0.96	S.F.	35,620	100	\$34,132	30	1958	1988			\$34,132	\$34,132	100
HVAC	\$69.19	S.F.	35,620	110	\$2,704,079	20	2003	2012			\$42,801	\$2,464,559	2
Heat Generating Systems	\$8.82	S.F.	35,620	110	\$345,656	30	2007	2037				\$314,233	
Distribution Systems	\$16.35	S.F.	35,620	110	\$640,655	30	2002	2032				\$582,414	
Terminal & Package Units	\$41.33	S.F.	35,620	110	\$1,619,218	15	2002	2017				\$1,472,017	
Controls & Instrumentation	\$1.49	S.F.	35,620	105	\$55,749	20	2002	2022				\$53,094	
Systems Testing & Balancing	\$1.20	S.F.	35,620	100	\$42,801	10	2002	2012			\$42,801	\$42,801	100
Fire Protection	\$3.94	S.F.	35,620	100	\$140,321	30	2002	2032				\$140,321	
Sprinklers	\$3.94	S.F.	35,620	100	\$140,321	30	2002	2032				\$140,321	
Electrical	\$28.43	S.F.	35,620	100	\$1,017,409	30	2002	2017				\$1,012,587	
Electrical Service/Distribution	\$2.71	S.F.	35,620	105	\$101,259	30	2002	2032				\$96,437	
Lighting and Branch Wiring	\$21.34	S.F.	35,620	100	\$760,118	30	2002	2032				\$760,118	
Communications and Security	\$4.26	S.F.	35,620	100	\$151,698	30	2002	2032				\$151,698	
Other Electrical Systems	\$0.12	S.F.	35,620	100	\$4,334	15	2002	2017				\$4,334	
Equipment & Furnishings	\$9.55	S.F.	35,620	100	\$340,253	25	1958	1973			\$340,253	\$340,253	100
Equipment	\$9.55	S.F.	35,620	100	\$340,253	25	1958	1973				\$340,253	100
Institutional	\$2.95	S.F.	35,620	100	\$105,105	15	1958	1973			\$105,105	\$105,105	100
Other Equipment	\$6.60	S.F.	35,620	100	\$235,148	30	1958	1988			\$235,148	\$235,148	100
Food Service Equipment, EACH	\$235,147.91	S.F.	1	100	\$235,148	30	1958	1988			\$235,148	\$235,148	100
Special Construction			0			0	0				\$186,345		
Special Construction			0			0	0				\$186,345		
ADA Compliance			0	0		0	0				\$186,345		
Building Sitework	\$6.83	S.F.	35,620	100	\$243,443	30	1959	1988	2017		\$3,792	\$243,443	2
Site Improvements	\$6.53	S.F.	35,620	100	\$232,740	30	2002	2032				\$232,740	
Parking Lots	\$2,438.80	Ea.	90	100	\$219,492	30	2002	2032				\$219,492	
Pedestrian Paving	\$13.25	L.F.	1,000	100	\$13,248	30	2002	2032				\$13,248	
Site Mechanical Utilities	\$0.30	S.F.	35,620	100	\$10,703	30	1958	1988	2017		\$3,792	\$10,703	35
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	35,620	100	\$3,792	30	1958	1988			\$3,792	\$3,792	100
Gas Service Piping	\$0.11	S.F.	35,620	100	\$3,792	30	1958	1988			\$3,792	\$3,792	100
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1958	1988	2017	5		\$6,911	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Berwyn Heights Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$1,475,823		\$254,722			\$2,158,341				\$1,279,490	\$658,136
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell										\$1,279,490	
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing										\$1,279,490	
Roof Coverings										\$1,279,490	
Interiors	\$680,281		\$254,722			\$268,187					\$525,693
Interior Construction											\$214,792
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors											
Fittings											\$214,792
Interior Finishes	\$680,281		\$254,722			\$268,187					\$310,902
Wall Finishes	\$231,340					\$268,187					\$310,902
Paint	\$231,340					\$268,187					\$310,902
Floor Finishes	\$98,409		\$254,722								
Ceramic Tile	\$98,409										
Terrazzo											
VCT			\$254,722								
Ceiling Finishes											
Ceiling Finishes	\$350,532										
Services	\$157,116					\$1,882,143					\$132,443
Plumbing	\$114,316										
Plumbing Fixtures											
Domestic Water Distribution	\$31,423										
Sanitary Waste	\$48,760										
Rain Water Drainage	\$34,132										
HVAC	\$42,801					\$1,877,118					\$132,443
Heat Generating Systems											
Distribution Systems											
Terminal & Package Units						\$1,877,118					
Controls & Instrumentation											\$74,922
Systems Testing & Balancing	\$42,801										\$57,520
Fire Protection											
Sprinklers											
Electrical						\$5,025					
Electrical Service/Distribution											
Lighting and Branch Wiring											
Communications and Security											
Other Electrical Systems						\$5,025					
Equipment & Furnishings	\$340,253										
Equipment	\$340,253										
Institutional	\$105,105										
Other Equipment	\$235,148										
Food Service Equipment, EACH	\$235,148										
Special Construction	\$186,345										
Special Construction	\$186,345										
ADA Compliance	\$186,345										
Building Sitework	\$111,828					\$8,012					
Site Improvements											
Parking Lots											
Pedestrian Paving											
Site Mechanical Utilities	\$111,828					\$8,012					
Fuel Distribution				</							

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Propane						\$8,012					

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Berwyn Heights Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$970,298 \$230,461	\$505,525 \$120,070	\$1,475,823 \$350,532	Necess ary- 2-5 Yrs	Deferred Maintena nce	The overall ceiling finishes are typically suspended 2x2 and 2x4 acoustical tiles (Tectum). The acoustical ceiling tiles in the corridor connecting school with community center are stained and in poor condition.
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$20,660	\$10,764	\$31,423	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is primarily copper and is in fair condition due to aging.
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$22,441	\$11,692	\$34,132	Necess ary- 2-5 Yrs	Deferred Maintena nce	Rain water system is internal and external with roof drains in fair condition.
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$32,058	\$16,702	\$48,760	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary waste system is cast iron and is in fair condition due to aging.
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$69,103	\$36,003	\$105,105	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System		Beyond Useful Life	Renew System	1	Ea.	\$2,493	\$1,299	\$3,792	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	Fuel Tank	System		Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System		Beyond Useful Life	Renew System	1	Ea.	\$154,601	\$80,547	\$235,148	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	35,620	S.F.	\$122,515	\$63,830	\$186,345	Does Not Meet Current Code/St andards	ADA / Accessibility	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$152,097	\$79,243	\$231,340	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$64,700	\$33,709	\$98,409	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$28,140	\$14,661	\$42,801	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Berwyn Heights Elementary\2002 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2002

Gross Area: 9,767 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$171,805.47

Replacement Cost: \$2,525,520.43

FCI: 6.80%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Berwyn Heights Elementary\2002 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.58	S.F.	9,767	100	\$2,525,522	39	2002	2007			\$171,806	\$2,525,522	7
Substructure	\$16.52	S.F.	9,767	100	\$161,332	100	2002					\$161,332	
Foundations	\$16.52	S.F.	9,767	100	\$161,332	100	2002					\$161,332	
Standard Foundations	\$5.46	S.F.	9,767	0	\$53,332	100	2002					\$53,332	
Slab on Grade	\$11.06	S.F.	9,767	0	\$108,000	100	2002					\$108,000	
Shell	\$73.07	S.F.	9,767	100	\$713,663	59	2002	2022				\$713,663	
Superstructure	\$22.63	S.F.	9,767	100	\$221,051	100	2002					\$221,051	
Roof Construction	\$22.63	S.F.	9,767	0	\$221,051	100	2002					\$221,051	
Exterior Enclosure	\$20.15	S.F.	9,767	100	\$196,837	71	2002	2032				\$196,837	
Exterior Walls	\$11.80	S.F.	9,767	0	\$115,280	100	2002					\$115,280	
Exterior Windows	\$5.10	S.F.	9,767	100	\$49,766	30	2002	2032				\$49,766	
Exterior Doors	\$3.25	S.F.	9,767	100	\$31,791	30	2002	2032				\$31,791	
Roofing	\$30.28	S.F.	9,767	100	\$295,775	20	2002	2022				\$295,775	
Roof Coverings	\$30.28	S.F.	9,767	100	\$295,775	20	2002	2022				\$295,775	
Interiors	\$48.34	S.F.	9,767	100	\$472,179	24	2002	2007			\$159,327	\$472,179	34
Interior Construction	\$19.41	S.F.	9,767	100	\$189,558	35	2002	2022				\$189,558	
Partitions	\$11.27	S.F.	9,767	0	\$110,080	40	2002	2042				\$110,080	
Interior Doors	\$3.33	S.F.	9,767	100	\$32,534	40	2002	2042				\$32,534	
Fittings	\$4.81	S.F.	9,767	100	\$46,944	20	2002	2022				\$46,944	
Interior Finishes	\$28.94	S.F.	9,767	100	\$282,621	17	2002	2007			\$159,327	\$282,621	56
Wall Finishes	\$7.85	S.F.	9,767	100	\$76,660	10	2002	2007			\$64,697	\$76,660	84
Paint	\$6.98	S.F.	9,267	100	\$64,697	5	2002	2007			\$64,697	\$64,697	100
Tile	\$23.93	S.F.	500	100	\$11,963	35	2002	2037				\$11,963	
Floor Finishes	\$10.91	S.F.	9,767	100	\$106,577	14	2002	2012			\$94,630	\$106,577	89
Ceramic Tile	\$23.89	S.F.	500	100	\$11,947	50	2002	2052				\$11,947	
VCT	\$9.69	S.F.	9,767	100	\$94,630	10	2002	2012			\$94,630	\$94,630	100
Ceiling Finishes	\$10.18	S.F.	9,767	100	\$99,384	25	2002	2027				\$99,384	
Services	\$117.36	S.F.	9,767	100	\$1,146,260	24	2002	2012			\$12,479	\$1,146,260	1
Plumbing	\$16.88	S.F.	9,767	100	\$164,898	30	2002	2032				\$164,898	
Plumbing Fixtures	\$13.45	S.F.	9,767	100	\$131,324	30	2002	2032				\$131,324	
Domestic Water Distribution	\$0.93	S.F.	9,767	100	\$9,062	30	2002	2032				\$9,062	
Sanitary Waste	\$1.48	S.F.	9,767	100	\$14,410	30	2002	2032				\$14,410	
Rain Water Drainage	\$1.03	S.F.	9,767	100	\$10,102	30	2002	2032				\$10,102	
HVAC	\$63.88	S.F.	9,767	100	\$623,935	19	2002	2012			\$12,479	\$623,935	2
Distribution Systems	\$17.61	S.F.	9,767	100	\$172,028	30	2002	2032				\$172,028	
Terminal & Package Units	\$43.39	S.F.	9,767	100	\$423,830	15	2002	2017				\$423,830	
Controls & Instrumentation	\$1.60	S.F.	9,767	100	\$15,598	20	2002	2022				\$15,598	
Systems Testing & Balancing	\$1.28	S.F.	9,767	100	\$12,479	10	2002	2012			\$12,479	\$12,479	100
Fire Protection	\$6.59	S.F.	9,767	100	\$64,325	30	2002	2032				\$64,325	
Sprinklers	\$6.59	S.F.	9,767	100	\$64,325	30	2002	2032				\$64,325	
Electrical	\$30.01	S.F.	9,767	100	\$293,102	30	2002	2032				\$293,102	
Electrical Service/Distribution	\$2.92	S.F.	9,767	100	\$28,523	30	2002	2032				\$28,523	
Lighting and Branch Wiring	\$22.97	S.F.	9,767	100	\$224,320	30	2002	2032				\$224,320	
Communications and Security	\$4.12	S.F.	9,767	100	\$40,259	30	2002	2032				\$40,259	
Equipment & Furnishings	\$3.16	S.F.	9,767	100	\$30,900	15	2002	2017				\$30,900	
Equipment	\$3.16	S.F.	9,767	100	\$30,900	15	2002	2017				\$30,900	
Institutional	\$3.16	S.F.	9,767	100	\$30,900	15	2002	2017				\$30,900	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.12	S.F.	9,767	100	\$1,188	30	2002	2032				\$1,188	
Site Mechanical Utilities	\$0.12	S.F.	9,767	100	\$1,188	30	2002	2032				\$1,188	
Fuel Distribution	\$0.12	S.F.	9,767	100	\$1,188	30	2002	2032				\$1,188	
Gas Service Piping	\$0.12	S.F.	9,767	100	\$1,188	30	2002	2032				\$1,188	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Berwyn Heights Elementary\2002 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Berwyn Heights Elementary\2002 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$112,956 \$42,536	\$58,850 \$22,161	\$171,805 \$64,697	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$62,216	\$32,414	\$94,630	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$8,204	\$4,274	\$12,479	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\Bladensburg Elementary

Address: 4915 Annapolis Road, Bladensburg, MD 20710

Attributes:

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	47
Original Building	Built in 1990, 62,050 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	62,050 S.F.	Last Renovation:

Facility Description:

Bladensburg Elementary School is a one-story, 62,050 square foot facility located on a 12.8-acre site close to MD Route 295 (Baltimore-Washington Parkway) in Bladensburg, MD. The original building was constructed in 1990, with no additions constructed or major renovations performed since that time. In 2012 the chillers were replaced and also some minor projects were performed including grease trap interceptor replacement and security system updates.

ACCESSIBILITY ISSUES

The main entrance has curb cuts, a ramp, and wide enough doors for wheel chair access. Handicap toilet stalls configurations and accessories are available in the gang restroom and in the few restrooms attached to classrooms. All the programs in this one-story facility are handicap accessible. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, crawl space, or sub-floor.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer and stucco over concrete masonry unit (CMU), double pane metal windows with operable frames, and hollow metal steel doors. The exterior has brick veneer and stucco. The double pane windows are energy efficient. Four classrooms have an exterior door. The original building has low-slope built up roof with gravel ballast.

C. INTERIORS

The interior partition walls typically include painted CMU and folding metal partition walls (in two classrooms and in multi-purpose room). Interior doors, including fire doors, are generally solid core wood doors with hollow metal frames. The fire doors close automatically.

Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have both original chalkboards and new electronic white boards. Toilet accessories such as metal toilet partitions and mirrors are original. The facility has a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU and folding metal partition walls. Floor finishes throughout the building are typically vinyl composition tiles (VCT), carpet, and ceramic tiles. The overall ceiling finishes are typically suspended acoustical needlepoint tiles.

D. SERVICES

Plumbing

Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided by two gas-fired boilers. Cooling is supplied by two water cooled chillers replaced in 2012. The heating/cooling distribution system is ductwork in the offices, science and music rooms and 2-pipe system using unit ventilators. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed throughout, and surface-mounted at the gym. Lights are fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe alarms in common spaces and interior corridors. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system without cameras that is actuated by contact devices and is centrally monitored. Some updates to the system was performed in 2012.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, and medical equipment. The library has shelves for elementary school students and furniture such as tables/chairs. The nurse's room has two beds. There are sinks in the nurse's room and in the attached restroom. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment, food service equipment, grease trap interceptor replaced in 2012 and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are two reserved handicap spaces out of total 67 parking spaces. The bus drop-off zone is at the front entrance and is covered. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, lighting and utility lines. Also, pedestrian and vehicular traffic appeared to be well separated.

Current Repair Cost: \$5,931,685.28**Replacement Cost:** \$16,706,671.70**FCI:** 35.50%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Bladensburg Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1990

Gross Area: 62,050 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,931,685.28

Replacement Cost: \$16,706,671.70

FCI: 35.50%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Bladensburg Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.50	S.F.	62,050	100	\$16,598,634	41	1991	1995	2007		\$5,931,684	\$16,598,634	36
Substructure	\$19.13	S.F.	62,050	100	\$1,187,276	100	1990					\$1,187,276	
Foundations	\$14.48	S.F.	62,050	100	\$898,479	100	1990					\$898,479	
Standard Foundations	\$4.14	S.F.	62,050	0	\$256,708	100	1990					\$256,708	
Slab on Grade	\$10.34	S.F.	62,050	0	\$641,771	100	1990					\$641,771	
Basement Construction	\$4.65	S.F.	62,050	100	\$288,797	100	1990					\$288,797	
Basement Excavation	\$0.23	S.F.	62,050	0	\$14,157	100	1990					\$14,157	
Basement Walls	\$4.43	S.F.	62,050	0	\$274,640	100	1990					\$274,640	
Shell	\$68.19	S.F.	62,050	100	\$4,230,968	59	1990	2010			\$1,757,319	\$4,230,968	42
Superstructure	\$20.99	S.F.	62,050	100	\$1,302,417	100	1990					\$1,302,417	
Roof Construction	\$20.99	S.F.	62,050	0	\$1,302,417	100	1990					\$1,302,417	
Exterior Enclosure	\$18.88	S.F.	62,050	100	\$1,171,232	71	1990	2020				\$1,171,232	
Exterior Walls	\$11.04	S.F.	62,050	0	\$685,185	100	1990					\$685,185	
Exterior Windows	\$4.76	S.F.	62,050	100	\$295,403	30	1990	2020				\$295,403	
Exterior Doors	\$3.07	S.F.	62,050	100	\$190,644	30	1990	2020				\$190,644	
Roofing	\$28.32	S.F.	62,050	100	\$1,757,319	20	1990	2010			\$1,757,319	\$1,757,319	100
Roof Coverings	\$28.32	S.F.	62,050	100	\$1,757,319	20	1990	2010			\$1,757,319	\$1,757,319	100
Interiors	\$43.58	S.F.	62,050	100	\$2,704,435	39	1990	1995	2007		\$1,147,416	\$2,704,435	42
Interior Construction	\$18.15	S.F.	62,050	100	\$1,125,931	70	1990	2010	2007		\$280,303	\$1,125,931	25
Partitions	\$10.56	S.F.	62,050	100	\$654,984	100	1990	2090				\$654,984	
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	62,050	100	\$654,984	100	1990	2090				\$654,984	
Interior Doors	\$3.07	S.F.	62,050	100	\$190,644	40	1990	2030				\$190,644	
Fittings	\$4.52	S.F.	62,050	100	\$280,303	20	1990	2010	2007		\$280,303	\$280,303	100
Interior Finishes	\$25.44	S.F.	62,050	100	\$1,578,504	17	1990	1995	2007		\$867,113	\$1,578,504	55
Wall Finishes	\$6.53	S.F.	62,050	100	\$404,882	5	1990	1995			\$404,882	\$404,882	100
Paint	\$6.53	S.F.	62,050	100	\$404,882	5	1990	1995			\$404,882	\$404,882	100
Floor Finishes	\$9.38	S.F.	62,050	100	\$581,872	16	1990	1995	2015		\$271,498	\$581,872	47
Carpet	\$7.76	S.F.	35,000	100	\$271,498	5	1990	1995			\$271,498	\$271,498	100
Ceramic Tile	\$19.82	S.F.	6,000	100	\$118,912	50	1990	2040				\$118,912	
VCT	\$9.10	S.F.	21,050	100	\$191,462	12	1990	2002	2015	3		\$191,462	
Ceiling Finishes	\$9.54	S.F.	42,050	100	\$401,017	25	1990	2015				\$401,017	
Ceiling Finishes	\$9.54	S.F.	20,000	100	\$190,733	25	1990	2015	2007		\$190,733	\$190,733	100
Services	\$126.01	S.F.	62,050	100	\$7,819,219	25	1991	2000			\$2,697,324	\$7,819,219	34
Plumbing	\$15.80	S.F.	62,050	100	\$980,587	30	1990	2020				\$980,587	
Plumbing Fixtures	\$12.58	S.F.	62,050	100	\$780,506	30	1990	2020				\$780,506	
Domestic Water Distribution	\$0.88	S.F.	62,050	100	\$54,739	30	1990	2020				\$54,739	
Sanitary Waste	\$1.37	S.F.	62,050	100	\$84,940	30	1990	2020				\$84,940	
Rain Water Drainage	\$0.97	S.F.	62,050	100	\$60,402	30	1990	2020				\$60,402	
HVAC	\$75.38	S.F.	62,050	100	\$4,677,375	21	1994	2000			\$2,688,830	\$4,677,375	57
Heat Generating Systems	\$8.91	S.F.	62,050	100	\$553,055	30	1990	2020				\$553,055	
Cooling Generating Systems	\$6.66	S.F.	62,050	100	\$413,376	30	2012	2042				\$413,376	
Distribution Systems	\$16.47	S.F.	62,050	100	\$1,022,114	30	1990	2020				\$1,022,114	
Terminal & Package Units	\$40.64	S.F.	62,050	100	\$2,521,781	15	1990	2005			\$2,521,781	\$2,521,781	100
Controls & Instrumentation	\$1.51	S.F.	62,050	100	\$93,434	20	1990	2010			\$93,434	\$93,434	100
Systems Testing & Balancing	\$1.19	S.F.	62,050	100	\$73,615	10	1990	2000			\$73,615	\$73,615	100
Fire Protection	\$6.18	S.F.	62,050	100	\$383,175	30	1990	2020				\$383,175	
Sprinklers	\$6.18	S.F.	62,050	100	\$383,175	30	1990	2020				\$383,175	
Electrical	\$28.66	S.F.	62,050	100	\$1,778,082	30	1990	2005			\$8,494	\$1,778,082	
Electrical Service/Distribution	\$2.72	S.F.	62,050	100	\$168,937	30	1990	2020				\$168,937	
Lighting and Branch Wiring	\$21.52	S.F.	62,050	100	\$1,335,449	30	1990	2020				\$1,335,449	
Communications and Security	\$4.27	S.F.	62,050	100	\$265,202	30	1990	2020				\$265,202	
Other Electrical Systems	\$0.14	S.F.	62,050	100	\$8,494	15	1990	2005			\$8,494	\$8,494	100
Equipment & Furnishings	\$6.80	S.F.	62,050	100	\$421,945	23	1990	2005			\$184,981	\$421,945	44
Equipment	\$6.80	S.F.	62,050	100	\$421,945	23	1990	2005			\$184,981	\$421,945	44
Institutional Equipment	\$2.98	S.F.	62,050	100	\$184,981	15	1990	2005			\$184,981	\$184,981	100
Other Equipment	\$3.82	S.F.	62,050	100	\$236,964	30	1990	2020				\$236,964	
Food Service Equipment, EACH	\$236,964.13	SYSTEM	1	100	\$236,964	30	1990	2020				\$236,964	
Special Construction			0			0	0				\$144,644		
Special Construction			0			0	0				\$144,644		
ADA Compliance			0	0		0	0				\$144,644		
Building Sitework	\$3.78	S.F.	62,050	100	\$234,791	30	1990	2020				\$234,791	
Site Improvements	\$3.55	S.F.	62,050	100	\$220,330	30	1990	2020				\$220,330	
Parking Lots	\$2,457.63	Ea.	67	100	\$164,661	30	1990	2020				\$164,661	
Pedestrian Paving	\$37.11	L.F.	1,500	100	\$55,669	30	1990	2020				\$55,669	
Site Mechanical Utilities	\$0.23	S.F.	62,050	100	\$14,461	30	1990	2020				\$14,461	
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.12	S.F.	62,050	100	\$7,550	30	1990	2020				\$7,550	
Gas Service Piping	\$0.12	S.F.	62,050	100	\$7,550	30	1990	2020				\$7,550	
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1990	2020				\$6,911	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Site Mechanical Utilities									\$155,175		
Fuel Distribution											
Fuel Tank									\$146,420		
Gas Service Piping									\$9,564		
Propane									\$8,755		

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Bladensburg Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$3,899,859 \$266,195	\$2,031,826 \$138,687	\$5,931,685 \$404,882	Necess ary- 2-5 Yrs	Deferred Maintena nce	A portion of the facility has not been painted for more than five years and the paint is in poor condition (stained and peeling off the walls).
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$178,500	\$92,998	\$271,498	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet in the classrooms is beyond useful life and in poor condition (worn and stained).
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$184,289	\$96,014	\$280,303	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The toilet accessories such metal toilet partitions are original and in poor condition (rusted/stained). The mirrors in the restrooms are in fair condition and need an upgrade.
C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$125,400	\$65,333	\$190,733	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are in fair to poor condition due to stains, especially in the classrooms.
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$1,657,976	\$863,805	\$2,521,781	Necess ary- 2-5 Yrs	Deferred Maintena nce	Terminal package units are beyond their useful life according to RSMeans.
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$48,399	\$25,216	\$73,615	Necess ary- 2-5 Yrs	Deferred Maintena nce	System testing and balancing is beyond its useful life according to RSMeans and should be updated.
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$5,585	\$2,910	\$8,494	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some of the small electrical components are beyond their useful life and need some repairs.
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$121,618	\$63,363	\$184,981	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	62,050	S.F.	\$95,098	\$49,546	\$144,644	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$1,155,371	\$601,948	\$1,757,319	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$61,430	\$32,005	\$93,434	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Bond Mill Elementary**Address:** 16001 Sherwood Avenue, Laurel, MD 20707**Attributes:**

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1968, 58,325 S.F.
School Board District	1
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	58,325 S.F.

Year Built:	
Last Renovation:	

Facility Description:

Bond Mill Elementary School is a one-story, 58,325 square foot facility located on a 9.8-acre site near I-95 (Capital Beltway) in Laurel, Maryland. The original building was constructed in 1968, with no major additions constructed or major renovations performed since that time. In 2013 there will be a POD conversion of 10,000 S.F. into classrooms that will include replacement of chillers, unit ventilators and controls.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, door hardware, interior signage, and drinking fountains.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building has a crawl space of CMU construction.

B. SHELL

The superstructure is concrete reinforced masonry with face brick, load bearing CMU, and glaze block walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Interior doors are solid core wood with hollow metal frames. The doors and frames do not have fire labels. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and glaze block wainscot. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. The interior wall finishes are typically CMU and glaze block wainscot. Floor finishes in common areas are typically VAT, VCT, carpet and ceramic tile. Floor finishes in assignable spaces are typically VAT, VCT, ceramic tile, and carpet. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The water closets and urinals are low-flow flush valves. The lavatories are original. Domestic water distribution is primarily copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided a gas fired hot water heater with a remote storage tank.

HVAC

Heating is provided by two oil-fired hot water boilers. Cooling is supplied by two indoor water cooled chillers scheduled to be replaced in 2013. Heat discharge is by a ground mounted cooling tower. The heating/cooling distribution system is a 2-pipe system to unit ventilators, are scheduled for replacement in 2013. Ceiling mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are scheduled for replacement in 2013.

Fire Protection

The building has a very limited fire sprinkler system which does not include classrooms and corridors. Fire extinguishers are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted utility transformer that delivers power to a main switchboard. Power distribution wiring is typically copper. Lighting is typically fluorescent lay-in in the corridors and pendant wrap-around units in the classrooms. The school underwent a ballast and lamp change-out including T-8 lamps. The exterior parking and roadway lighting consists of dual bracket mounted luminaries on steel and aluminum poles and square concrete bases. There is also a street light at the entry driveway. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible signal devices in common spaces, interior corridors, etc. The fire alarm control panel is a non-addressable system. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and do not include dedicated closets or cabinets. The space housing the servers is not separately air conditioned. The building includes an internal security system that is actuated by contact, optical or combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. FURNISHINGS & EQUIPMENT

The building includes fixed library, theater and stage, audio-visual, and medical equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap and floor grilles and mats.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where it was improved in 2012 with 93 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, lighting, utility lines, an underground fuel oil tank installed in 2006 and an above ground propane tank which serves the portable classrooms and water heater only.

Current Repair Cost: \$6,280,033.93**Replacement Cost:** \$16,456,794.42**FCI:** 38.16%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Bond Mill Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1968

Gross Area: 58,325 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$6,280,033.93

Replacement Cost: \$16,456,794.42

FCI: 38.16%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Bond Mill Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.30	S.F.	58,325	102	\$16,678,990	39	1977	1973	2008		\$6,280,033	\$16,348,759	38
Substructure	\$15.99	S.F.	58,325	100	\$932,395	100	1968	2068				\$932,395	
Foundations	\$15.70	S.F.	58,325	100	\$915,512	100	1968					\$915,512	
Standard Foundations	\$5.26	S.F.	58,325	0	\$306,945	100	1968					\$306,945	
Slab on Grade	\$10.43	S.F.	58,325	0	\$608,567	100	1968					\$608,567	
Basement Construction	\$0.29	S.F.	58,325	100	\$16,883	100	1968	2068				\$16,883	
Crawl Space	\$3.38	S.F.	5,000	100	\$16,883	100	1968	2068				\$16,883	
Shell	\$68.86	S.F.	58,325	100	\$4,016,007	59	1975	1998			\$458,643	\$4,016,007	11
Superstructure	\$21.32	S.F.	58,325	100	\$1,243,747	100	1968					\$1,243,747	
Roof Construction	\$21.32	S.F.	58,325	100	\$1,243,747	100	1968					\$1,243,747	
Exterior Enclosure	\$19.00	S.F.	58,325	100	\$1,108,017	71	1968	1998			\$458,643	\$1,108,017	41
Exterior Walls	\$11.13	S.F.	58,325	100	\$649,374	100	1968	2068				\$649,374	
Exterior Windows	\$4.81	S.F.	58,325	100	\$280,331	30	1968	1998			\$280,331	\$280,331	100
Exterior Doors	\$3.06	S.F.	58,325	100	\$178,312	30	1968	1998			\$178,312	\$178,312	100
Roofing	\$28.53	S.F.	58,325	100	\$1,664,243	20	2003	2023				\$1,664,243	
Roof Coverings	\$28.53	S.F.	58,325	100	\$1,664,243	20	2003	2023				\$1,664,243	
Interiors	\$55.93	S.F.	58,325	110	\$3,592,447	30	1968	1973			\$2,901,617	\$3,262,216	89
Interior Construction	\$18.28	S.F.	58,325	100	\$1,066,322	70	1968	1988			\$445,336	\$1,066,322	42
Partitions	\$10.65	S.F.	58,325	100	\$620,986	100	1968	2068				\$620,986	
Concrete Block Partitions - Regular Weight	\$10.65	S.F.	58,325	100	\$620,986	100	1968	2068				\$620,986	
Interior Doors	\$3.10	S.F.	58,325	100	\$180,973	40	1968	2008			\$180,973	\$180,973	100
Fittings	\$4.53	S.F.	58,325	100	\$264,363	20	1968	1988			\$264,363	\$264,363	100
Interior Finishes	\$37.65	S.F.	58,325	115	\$2,526,125	13	1968	1973			\$2,456,281	\$2,195,894	112
Wall Finishes	\$6.59	S.F.	58,325	100	\$384,124	5	1968	1973			\$384,124	\$384,124	100
Paint	\$6.59	S.F.	58,325	100	\$384,124	5	1968	1973			\$384,124	\$384,124	100
Floor Finishes	\$21.07	S.F.	58,325	127	\$1,559,161	15	1968	1973			\$1,489,317	\$1,228,930	121
Carpet	\$7.80	S.F.	2,500	100	\$19,507	5	1968	1973			\$19,507	\$19,507	100
Ceramic Tile	\$19.96	S.F.	3,500	100	\$69,844	50	1968	2018				\$69,844	
Concrete finish floor	\$3.76	S.F.	1,800	100	\$6,762	10	1968	1978			\$6,762	\$6,762	100
VAT	\$23.41	S.F.	47,025	130	\$1,431,001	13	1968	1981			\$1,431,001	\$1,100,770	130
VCT	\$9.16	S.F.	3,500	100	\$32,047	12	1968	1980			\$32,047	\$32,047	100
Ceiling Finishes	\$9.99	S.F.	58,325	100	\$582,840	13	1968	1981			\$582,840	\$582,840	100
Acoustical Ceilings	\$9.99	S.F.	58,325	100	\$582,840	13	1968	1981			\$582,840	\$582,840	100
Services	\$130.50	S.F.	58,325	100	\$7,611,518	26	1984	1995	2008		\$2,524,752	\$7,611,518	33
Plumbing	\$15.91	S.F.	58,325	100	\$927,931	30	1978	1998	2012		\$189,844	\$927,931	20
Plumbing Fixtures	\$12.65	S.F.	58,325	100	\$738,087	30	2007	2037				\$738,087	
Domestic Water Distribution	\$0.90	S.F.	58,325	100	\$52,340	30	1968	1998	2012		\$52,340	\$52,340	100
Sanitary Waste	\$1.38	S.F.	58,325	100	\$80,728	30	1968	1998	2012		\$80,728	\$80,728	100
Rain Water Drainage	\$0.97	S.F.	58,325	100	\$56,776	30	1968	1998	2012		\$56,776	\$56,776	100
HVAC	\$79.67	S.F.	58,325	100	\$4,646,752	24	1993	1995	2012		\$1,561,337	\$4,646,752	34
Heat Generating Systems	\$8.96	S.F.	58,325	100	\$522,516	30	1968	1998			\$522,516	\$522,516	100
Cooling Gen.	\$10.48	S.F.	58,325	100	\$611,228	25	2013	2038				\$611,228	
Dist. Systems	\$16.59	S.F.	58,325	100	\$967,851	30	1968	1998	2012		\$967,851	\$967,851	100
Terminal and Pkg Units	\$40.91	S.F.	58,325	100	\$2,386,362	20	2013	2033				\$2,386,362	
Controls & Instrumentation	\$1.51	S.F.	58,325	100	\$87,825	20	2013	2033				\$87,825	
Systems Testing & Balancing	\$1.22	S.F.	58,325	100	\$70,970	10	1985	1995			\$70,970	\$70,970	100
Fire Protection	\$6.21	S.F.	58,325	100	\$361,946	30	1968	1998	2008		\$361,946	\$361,946	100
Sprinklers	\$6.21	S.F.	58,325	100	\$361,946	30	1968	1998	2008		\$361,946	\$361,946	100
Electrical	\$28.72	S.F.	58,325	100	\$1,674,889	30	1981	1998	2012		\$411,625	\$1,674,889	25
Electrical Service/Distribution	\$2.75	S.F.	58,325	100	\$160,569	30	1968	1998	2012		\$160,569	\$160,569	100
Lighting and Branch Wiring	\$21.66	S.F.	58,325	100	\$1,263,264	30	2007	2037				\$1,263,264	
Communications and Security	\$4.30	S.F.	58,325	100	\$251,056	30	1968	1998			\$251,056	\$251,056	100
Equipment & Furnishings	\$4.34	S.F.	58,325	100	\$252,850	29	1968	1983			\$252,850	\$252,850	100
Equipment	\$4.34	S.F.	58,325	100	\$252,850	29	1968	1983			\$252,850	\$252,850	100
Institutional	\$0.24	S.F.	58,325	100	\$14,194	15	1968	1983			\$14,194	\$14,194	100
Other Equipment	\$4.09	S.F.	58,325	100	\$238,656	30	1968	1998			\$238,656	\$238,656	100
Food Service Equipment,	\$238,656.05	S.F.	1	100	\$238,656	30	1968	1998			\$238,656	\$238,656	100
EACH													
Special Construction			0			0	0				\$135,961		
Special Construction			0			0	0				\$135,961		
ADA Compliance			0	0		0	0				\$135,961		
Building Sitework	\$4.69	S.F.	58,325	100	\$273,773	30	1968	1998	2018		\$6,210	\$273,773	2
Site Improvements	\$4.59	S.F.	58,325	100	\$267,563	30	1972	1998	2018			\$267,563	
Parking Lots	\$2,475.18	Ea.	93	100	\$230,192	30	2012	2042				\$230,192	
Pedestrian Paving	\$37.37	S.F.	1,000	100	\$37,371	30	1968	1998	2018	6		\$37,371	
Site Mechanical Utilities	\$0.11	S.F.	58,325	100	\$6,210	30	1968	1998			\$6,210	\$6,210	100
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.11	S.F.	58,325	100	\$6,210	30	1968	1998			\$6,210	\$6,210	100
Gas Service Piping	\$0.11	S.F.	58,325	100	\$6,210	30	1968	1998			\$6,210	\$6,210	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Bond Mill Elementary_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,280,034					\$467,919	\$128,021				\$646,912
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Crawl Space											
Shell	\$458,643										
Superstructure											
Roof Construction											
Exterior Enclosure	\$458,643										
Exterior Walls											
Exterior Windows	\$280,331										
Exterior Doors	\$178,312										
Roofing											
Roof Coverings											
Interiors	\$2,901,618					\$467,919	\$83,398				\$551,535
Interior Construction	\$445,336										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$180,973										
Fittings	\$264,363										
Interior Finishes	\$2,456,282					\$467,919	\$83,398				\$551,535
Wall Finishes	\$384,124					\$445,305					\$516,231
Paint	\$384,124					\$445,305					\$516,231
Floor Finishes	\$1,489,318					\$22,614	\$83,398				\$35,304
Carpet	\$19,507					\$22,614					\$26,216
Ceramic Tile							\$83,398				
Concrete finish floor	\$6,762										\$9,088
VAT	\$1,431,001										
VCT	\$32,047										
Ceiling Finishes	\$582,840										
Acoustical Ceilings	\$582,840										
Services	\$2,524,753										\$95,378
Plumbing	\$189,844										
Plumbing Fixtures											
Domestic Water Distribution	\$52,340										
Sanitary Waste	\$80,728										
Rain Water Drainage	\$56,776										
HVAC	\$1,561,337										\$95,378
Heat Generating Systems	\$522,516										
Cooling Gen.											
Dist. Systems	\$967,851										
Terminal and Pkg Units											
Controls & Instrumentation											
Systems Testing & Balancing	\$70,970										\$95,378
Fire Protection	\$361,946										
Sprinklers	\$361,946										
Electrical	\$411,625										
Electrical Service/Distribution	\$160,569										
Lighting and Branch Wiring											
Communications and Security	\$251,056										
Equipment & Furnishings	\$252,850										
Equipment	\$252,850										
Institutional	\$14,194										
Other Equipment	\$238,656										
Food Service Equipment, EACH	\$238,656										
Special Construction	\$135,961										
Special Construction	\$135,961										
ADA Compliance	\$135,961										
Building Sitework	\$6,210						\$44,623				
Site Improvements							\$44,623				
Parking Lots											
Pedestrian Paving							\$44,623				

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Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Bond Mill Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,128,885 \$184,307	\$2,151,149 \$96,024	\$6,280,034 \$280,331	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are single pane glazing that are old with some damaged caulking around the perimeter. These windows need to be replaced with energy efficiency windows.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$117,233	\$61,079	\$178,312	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors are in poor condition due to age, rust, and some hardware not working properly. Entry door hardware does not meet handicap accessibility requirements.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$118,983	\$61,990	\$180,973	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors are old and finishes are worn. The doors do not have fire labels and the hardware does not meet ADA requirements.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$173,809	\$90,554	\$264,363	Necess ary- 2-5 Yrs	Deferred Maintena nce	Millwork is old and deteriorating with worn finishes throughout the building. The plastic laminate tops are cracked. There is missing shelves in several of the wall units.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$252,547	\$131,577	\$384,124	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint throughout the building is beyond useful life due to stains, scuff marks, chips, and peeling paint.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$21,070	\$10,977	\$32,047	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT is old and worn, with some cracks and fading. These tiles need to be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$12,825	\$6,682	\$19,507	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is beyond useful life due to stains, wear, and tear. This carpet needs to be replaced.
	C3020410	Concrete finish floor	System	Beyond Useful Life	Renew System	1	Ea.	\$4,446	\$2,316	\$6,762	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$343,534	\$178,981	\$522,516	Necess ary- 2-5 Yrs	Capital Renewal	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$46,660	\$24,310	\$70,970	Necess ary- 2-5 Yrs	Environm ental	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$237,966	\$123,980	\$361,946	Necess ary- 2-5 Yrs	Building Integrity	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$165,060	\$85,996	\$251,056	Necess ary- 2-5 Yrs	Complian ce	
	E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$9,332	\$4,862	\$14,194	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$940,829	\$490,172	\$1,431,001	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT is cracking and separating, and beyond useful life.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$383,195	\$199,645	\$582,840	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling tile throughout the building is stained, fading and warped. The ceiling grid is fading and has rust spots. The grid and ceiling tile need to to be replaced.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,083	\$2,127	\$6,210	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,907	\$81,749	\$238,656	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	58,325	S.F.	\$89,389	\$46,572	\$135,961	Does Not Meet Current Code/St andards	ADA / Accessibility	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$34,412	\$17,929	\$52,340	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$53,076	\$27,652	\$80,728	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$37,328	\$19,448	\$56,776	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Dist. Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$636,326	\$331,526	\$967,851	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$105,568	\$55,001	\$160,569	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility: \Elementary Schools\Bradbury Heights Elementary

Address: 1401 Glacier Avenue, Capitol Heights, MD 20743

Attributes:

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Demolished in 1990
School Addition 1	Built in 1991, 79,457 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	79,457 S.F.

Year Built:
Last Renovation:

Facility Description:

Bradbury Heights Elementary School is a two-story, 79,457 square foot facility located on a 5-acre site close to Southern Avenue SE and MD Route 4 in Capital Heights, MD. The original building was constructed in 1991, with no additions constructed or major renovations performed since that time. In 2012 the chillers were replaced along with some minor projects including grease trap interceptor replacement, flooring, painting and network infrastructure updates.

ACCESSIBILITY ISSUES

The facility is generally in compliance with ADA requirements. The building has ramps, an elevator, accessible restrooms, and meets most ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade on the first floor and metal pan with lightweight fill on upper floors. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall type is typically painted CMU. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically tiles. Floor finishes in common areas are typically terrazzo, ceramic tile, vinyl composition tile and carpet. Floor finishes in assignable spaces is typically carpet and ceramic tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster.

D. SERVICES

Conveying

The building has a hydraulic elevator.

Plumbing

Fixtures are original, except for the low flow toilets. Domestic water distribution is original and consists of copper and galvanized piping. Hot water is provided by gas fired water heaters. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has a wet pipe sprinkler system that provides complete coverage in all areas.

HVAC

Heating is provided by two dual fired boilers that supply fin tube radiators and terminal units throughout the building. Cooling is provided by combination of an air cooled chiller replaced in 2012 and two roof mounted package units. Distribution is through piping to air handlers and duct work to the individual spaces. Fresh air is supplied mostly by roof mounted air handlers and infiltration. Controls are low voltage electrical thermostats and pneumatics. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides power to main disconnect. Lighting is primarily recessed fluorescent fixtures with electronic ballasts and T-8 lamps. Exit signs are illuminated. The building has a propane fired emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible and visual alarms, manual pull stations, and heat/smoke detectors. Kitchen range hood has a fire suppression system. Telephone and data systems are separate, not located in dedicated closets and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library and theater and stage (in multi-purpose room) equipment. The building also includes fixed casework, food service equipment, two grease trap interceptors replaced in 2012 and window treatment.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on site where three out of 75 are handicap spaces and paths to building entrances comply with ADA requirements. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, lighting and utility lines.

Current Repair Cost: \$4,353,698.51**Replacement Cost:** \$22,422,302.21**FCI:** 19.42%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Bradbury Heights Elementary_Main Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1991

Gross Area: 79,457 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$4,353,698.51

Replacement Cost: \$22,422,302.21

FCI: 19.42%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Bradbury Heights Elementary_Main Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.19	S.F.	79,457	100	\$22,422,302	42	1992	1996	2007		\$4,353,698	\$22,422,302	19
Substructure	\$15.54	S.F.	79,457	100	\$1,235,129	100	1991					\$1,235,129	
Foundations	\$15.54	S.F.	79,457	100	\$1,235,129	100	1991					\$1,235,129	
Standard Foundations	\$5.22	S.F.	79,457	0	\$414,530	100	1991					\$414,530	
Slab on Grade	\$10.33	S.F.	79,457	0	\$820,599	100	1991					\$820,599	
Shell	\$77.64	S.F.	79,457	100	\$6,168,890	64	1991	2011			\$2,246,678	\$6,168,890	36
Superstructure	\$30.56	S.F.	79,457	100	\$2,428,455	100	1991	2091				\$2,428,455	
Floor Construction	\$19.23	S.F.	39,000	0	\$749,792	100	1991	2091				\$749,792	
Roof Construction	\$21.13	S.F.	79,457	0	\$1,678,663	100	1991					\$1,678,663	
Exterior Enclosure	\$18.80	S.F.	79,457	100	\$1,493,757	71	1991	2021				\$1,493,757	
Exterior Walls	\$11.03	S.F.	79,457	0	\$876,192	100	1991					\$876,192	
Exterior Windows	\$4.75	S.F.	79,457	100	\$377,065	30	1991	2021				\$377,065	
Exterior Doors	\$3.03	S.F.	79,457	100	\$240,500	30	1991	2021				\$240,500	
Roofing	\$28.28	S.F.	79,457	100	\$2,246,678	20	1991	2011			\$2,246,678	\$2,246,678	100
Roof Coverings	\$28.28	S.F.	79,457	100	\$2,246,678	20	1991	2011			\$2,246,678	\$2,246,678	100
Interiors	\$47.32	S.F.	79,457	100	\$3,760,024	36	1991	1996			\$1,177,619	\$3,760,024	31
Interior Construction	\$17.63	S.F.	79,457	100	\$1,400,699	52	1991	2011			\$357,728	\$1,400,699	26
Partitions	\$10.05	S.F.	79,457	0	\$798,846	70	1991	2061				\$798,846	
Interior Doors	\$3.07	S.F.	79,457	100	\$244,125	40	1991	2031				\$244,125	
Fittings	\$4.50	S.F.	79,457	100	\$357,728	20	1991	2011			\$357,728	\$357,728	100
Interior Finishes	\$29.69	S.F.	79,457	100	\$2,359,325	26	1991	1996			\$819,891	\$2,359,325	35
Wall Finishes	\$9.19	S.F.	79,457	100	\$729,837	20	1991	1996			\$362,926	\$729,837	50
Paint	\$6.53	S.F.	55,620	100	\$362,926	5	1991	1996			\$362,926	\$362,926	100
Tile	\$15.39	S.F.	23,837	100	\$366,911	35	1991	2026				\$366,911	
Floor Finishes	\$13.10	S.F.	79,457	100	\$1,040,929	32	1991	1998			\$456,965	\$1,040,929	44
Carpet	\$7.73	S.F.	39,729	100	\$306,973	7	1991	1998			\$306,973	\$306,973	100
Ceramic Tile	\$19.77	S.F.	6,357	100	\$125,697	50	1991	2041				\$125,697	
Concrete	\$3.71	S.F.	1,600	100	\$5,938	10	1991	2001			\$5,938	\$5,938	100
Terrazzo	\$28.84	S.F.	15,891	100	\$458,267	50	1991	2041				\$458,267	
VCT	\$9.07	S.F.	15,891	100	\$144,054	10	1991	2001			\$144,054	\$144,054	100
Ceiling Finishes	\$7.41	S.F.	79,457	100	\$588,559	25	1991	2016				\$588,559	
Services	\$130.99	S.F.	79,457	100	\$10,407,957	26	1993	2001	2007		\$494,482	\$10,407,957	5
Conveying	\$4.15	S.F.	79,457	100	\$329,932	30	1991	2021				\$329,932	
Elevators and Lifts	\$4.15	S.F.	79,457	100	\$329,932	30	1991	2021				\$329,932	
Plumbing	\$12.20	S.F.	79,457	100	\$969,250	30	1994	2021				\$969,250	
Low Flow Toilets	\$4.96	S.F.	79,457	100	\$393,984	30	2006	2036				\$393,984	
Plumbing Fixtures	\$3.99	S.F.	79,457	100	\$316,638	30	1991	2021				\$316,638	
Domestic Water Distribution	\$0.90	S.F.	79,457	100	\$71,304	30	1991	2021				\$71,304	
Sanitary Waste	\$1.38	S.F.	79,457	100	\$109,977	30	1991	2021				\$109,977	
Rain Water Drainage	\$0.97	S.F.	79,457	100	\$77,347	30	1991	2021				\$77,347	
HVAC	\$79.91	S.F.	79,457	100	\$6,349,675	23	1994	2001	2007		\$483,605	\$6,349,675	8
Heat Generating Systems	\$8.87	S.F.	79,457	100	\$704,579	30	1991	2021				\$704,579	
Air Cooled Chiller	\$10.37	S.F.	79,457	100	\$824,225	20	2012	2032				\$824,225	
Cooling Generating Systems	\$5.22	S.F.	79,457	100	\$414,530	30	1991	2021				\$414,530	
Ductwork Insulation	\$3.25	S.F.	79,457	100	\$258,628	30	1991	2021	2007		\$258,628	\$258,628	100
Ductwork/Piping Distribution System	\$8.97	S.F.	79,457	100	\$713,039	30	1991	2021				\$713,039	
Terminal & Package Units	\$40.53	S.F.	79,457	100	\$3,220,762	20	1991	2011			\$11,065	\$3,220,762	
Controls & Instrumentation	\$1.51	S.F.	79,457	100	\$119,646	20	1991	2011			\$119,646	\$119,646	100
Systems Testing & Balancing	\$1.19	S.F.	79,457	100	\$94,266	10	1991	2001			\$94,266	\$94,266	100
Fire Protection	\$6.14	S.F.	79,457	100	\$488,251	30	1991	2021				\$488,251	
Sprinklers	\$6.14	S.F.	79,457	100	\$488,251	30	1991	2021				\$488,251	
Electrical	\$28.58	S.F.	79,457	100	\$2,270,849	30	1991	2011			\$10,877	\$2,270,849	
Electrical Service/Distribution	\$2.72	S.F.	79,457	100	\$216,329	30	1991	2021				\$216,329	
Lighting and Branch Wiring	\$21.45	S.F.	79,457	100	\$1,704,043	30	1991	2021				\$1,704,043	
Communications and Security	\$4.27	S.F.	79,457	100	\$339,600	30	1991	2021				\$339,600	
Other Electrical Systems	\$0.14	S.F.	79,457	100	\$10,877	20	1991	2011			\$10,877	\$10,877	100
Equipment & Furnishings	\$5.94	S.F.	79,457	100	\$472,006	23	1991	2006			\$235,665	\$472,006	50
Equipment	\$5.94	S.F.	79,457	100	\$472,006	23	1991	2006			\$235,665	\$472,006	50
Institutional Equipment	\$2.97	S.F.	79,457	100	\$235,665	15	1991	2006			\$235,665	\$235,665	100
Other Equipment	\$2.97	S.F.	79,457	100	\$236,341	30	1991	2021				\$236,341	
Food Service Equipment, EACH	\$236,341.42	SYSTEM	1	100	\$236,341	30	1991	2021				\$236,341	
Special Construction			0			0	0				\$75,848		
Special Construction			0			0	0				\$75,848		
Special Facilities			0	0		0	0				\$75,848		
Building Sitework	\$4.76	S.F.	79,457	100	\$378,296	43	1991	2011	2007		\$123,406	\$378,296	33
Site Improvements	\$3.21	S.F.	79,457	100	\$254,890	50	1991	2041				\$254,890	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$2,451.18	Each	75	100	\$183,839	50	1991	2041				\$183,839	
Pedestrian Paving	\$37.01	L.F.	1,920	100	\$71,051	50	1991	2041				\$71,051	
Site Mechanical Utilities	\$1.55	S.F.	79,457	100	\$123,406	29	1991	2011	2007		\$123,406	\$123,406	100
Fuel Distribution	\$108,035.11	SYSTEM	1	100	\$108,035	30	1991	2021	2007		\$108,035	\$108,035	100
NG Supply	\$0.11	S.F.	79,457	100	\$8,460	20	1991	2011			\$8,460	\$8,460	100
Propane System	\$6,911.42	Each	1	100	\$6,911	20	1991	2011			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Bradbury Heights Elementary_Main Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Bradbury Heights Elementary_Main Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System	System	Beyond Useful Life	Renew System	1	Ea.	\$2,862,392 \$238,610	\$1,491,306 \$124,316	\$4,353,699 \$362,926	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	System	Beyond Useful Life	Renew System	1	Ea.	\$94,710	\$49,344	\$144,054	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	System	Beyond Useful Life	Renew System	1	Ea.	\$201,823	\$105,150	\$306,973	Recom mended -3-10 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	System	Beyond Useful Life	Renew System	1	Ea.	\$3,904	\$2,034	\$5,938	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	System	Beyond Useful Life	Renew System	1	Ea.	\$61,976	\$32,290	\$94,266	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	Fuel Distribution	System	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fuel oil tank is not double wall with leak detection system. New tank with detection system is required to meet environmental standards. Three computer server rooms lack independant cooling systems.
D3050	Terminal & Package Units	A/C Units Computer Room	System	Missing	Install CRCU	2	Each	\$7,275	\$3,790	\$11,065	Necess ary- 2-5 Yrs	Functiona l Adequacy	
D3040	Duckwork Insulation	System	System	Beyond Useful Life	Renew System	1	Ea.	\$170,038	\$88,590	\$258,628	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ductwork insulation failure is causing ceiling damage.
E1020	Institutional Equipment	System	System	Beyond Useful Life	Renew System	1	Ea.	\$154,941	\$80,724	\$235,665	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	Special Facilities	ADA Compliance	System	Inadequate	ADA Compliance	79,457	S.F.	\$49,867	\$25,981	\$75,848	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System	System	Beyond Useful Life	Renew System	1	Ea.	\$1,477,106	\$769,572	\$2,246,678	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	System	Beyond Useful Life	Renew System	1	Ea.	\$235,193	\$122,535	\$357,728	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	System	Beyond Useful Life	Renew System	1	Ea.	\$78,662	\$40,983	\$119,646	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	System	Beyond Useful Life	Renew System	1	Ea.	\$7,151	\$3,726	\$10,877	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	NG Supply	System	System	Beyond Useful Life	Renew System	1	Ea.	\$5,562	\$2,898	\$8,460	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Report Date: 08 Sep 2012

Facility Executive Summary

G3060	Propane System	System	Beyond Useful Life	Renew System	1 Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Brandywine Elementary
Address: 14101 Brandywine Road, Brandywine, MD 20613

Attributes:

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1951, 23,202 S.F.
School Addition 1	Built in 1970, 28,296 S.F.
School Addition 2	Built in 1979, 6,657 S.F.
School Board District	9
School Grade	PreK-5th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	58,155 S.F.	Last Renovation:

Facility Description:

Brandywine Elementary School is a one-story, 58,155 square foot facility located on a 12.3-acre site close to MD Route 5 in Brandywine, MD. The original building was constructed in 1951 and additions were constructed in 1970 and 1979, with major renovation done in 1979.

ACCESSIBILITY ISSUES

The main entrance has a ramp and doors wide enough for wheel chair access. All programs in the building are handicap accessible via concrete ramps. Metal hand rails are available in the gang restrooms. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a concrete footings and foundation walls. The facility has a basement of concrete masonry unit (CMU) construction. The basement is used for boilers, other mechanical equipment, and electrical panel-board.

B. SHELL

The superstructure is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow core metal steel doors. The metal windows are original. There are fire exit windows in most of the classrooms, with doors to courtyard and exterior in the remaining classrooms. Roof construction is low-slope, built-up roof with stone ballast.

C. INTERIORS

The interior partition walls typically include painted CMU with glazed block wainscot in the corridors and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalk boards. Toilet accessories such as metal toilet partitions are original. The facility has circular staircase with steel treads and risers and steel frame. The stairs are original.

Interior wall finishes are typically painted CMU and drywall. Floor finishes are typically terrazzo, vinyl asbestos tiles (VAT), carpet, vinyl composition tiles, and ceramic tiles in restrooms. The ceramic tiles in the restrooms are original. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures appear to be original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains and scuppers.

HVAC

Heating is provided by two gas-fired boilers. The original building has two roof-top package units (heating and cooling) for the classrooms and two ceiling mounted air-handling units for the cafeteria. There are three condensing units on the roof top (two for the cafeteria and one for the gymnasium office). The two air-handling units are connected to a condensing unit on the ground. The gymnasium is the only portion of the building without central cooling. Cooling is supplied by water cooled chillers. The heating/cooling distribution system is using air handlers and fan coil units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that powers a main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed fluorescent. Emergency power and lighting is present and exit signs are present at exit doors and near stairways and corridors.

Communications and Security

The fire alarm system consists of audible alarms in interior corridors. The system is activated by pull stations and is not centrally monitored. The telephone and data systems are separate and include dedicated closets or cabinets that are adequately secured. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes library (media center), theater and stage (multi-purpose room), and medical equipment. The library has shelving. The nurse's room has equipment. The building also includes fixed casework/cabinetry in the classrooms, window treatment, food service equipment, grease trap and multiple seating furnishings (folding chairs and tables). The metal window blinds are original. The classroom sinks and cabinets are original.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where two parking lots with two handicap spaces out of total 52 parking spaces. There is sufficient parking capacity for occupants and for special functions. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, lighting and utility lines.

Current Repair Cost: \$10,703,032.96**Replacement Cost:** \$16,367,445.97**FCI:** 65.39%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Brandywine Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1951

Gross Area: 58,155 S.F.

Last Renovation: 1979

Facility Description:

Current Repair Cost: \$10,703,032.96

Replacement Cost: \$16,367,445.97

FCI: 65.39%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Brandywine Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.45	S.F.	58,155	100	\$16,436,441	40	1962	1961			\$10,703,035	\$16,367,448	65
Substructure	\$19.00	S.F.	58,155	100	\$1,104,688	100	1951					\$1,104,688	
Foundations	\$15.51	S.F.	58,155	100	\$902,228	100	1951					\$902,228	
Standard Foundations	\$5.22	S.F.	58,155	0	\$303,396	100	1951					\$303,396	
Slab on Grade	\$10.30	S.F.	58,155	0	\$598,832	100	1951					\$598,832	
Basement Construction	\$3.48	S.F.	58,155	100	\$202,460	100	1951					\$202,460	
Basement Excavation	\$0.37	S.F.	29,000	0	\$10,586	100	1951					\$10,586	
Basement Walls	\$6.62	S.F.	29,000	0	\$191,874	100	1951					\$191,874	
Shell	\$66.59	S.F.	58,155	100	\$3,872,506	58	1973	2009			\$451,999	\$3,872,506	12
Superstructure	\$19.62	S.F.	58,155	100	\$1,141,053	100	1951					\$1,141,053	
Roof Construction	\$19.62	S.F.	58,155	0	\$1,141,053	100	1951					\$1,141,053	
Exterior Enclosure	\$18.77	S.F.	58,155	100	\$1,091,520	71	1970	2009			\$451,999	\$1,091,520	41
Exterior Walls	\$11.00	S.F.	58,155	0	\$639,521	100	1951					\$639,521	
Exterior Windows	\$4.75	S.F.	58,155	100	\$275,976	30	1979	2009			\$275,976	\$275,976	100
Exterior Doors	\$3.03	S.F.	58,155	100	\$176,023	30	1979	2009			\$176,023	\$176,023	100
Roofing	\$28.20	S.F.	58,155	100	\$1,639,933	20	2007	2027				\$1,639,933	
Roof Coverings	\$28.20	S.F.	58,155	100	\$1,639,933	20	2007	2027				\$1,639,933	
Interiors	\$45.22	S.F.	58,155	103	\$2,698,979	34	1981	1961			\$1,472,969	\$2,629,986	56
Interior Construction	\$16.68	S.F.	58,155	100	\$969,808	59	1977	1999			\$171,200	\$969,808	18
Partitions	\$9.12	S.F.	58,155	100	\$530,192	85	1962	2029				\$530,192	
Concrete Block Partitions - Regular Weight	\$10.51	S.F.	34,893	0	\$366,729	100	1951					\$366,729	
Drywall Partitions/Metal Stud Framing	\$7.03	S.F.	23,262	100	\$163,463	50	1979	2029				\$163,463	
Interior Doors	\$3.07	S.F.	58,155	100	\$178,677	40	1979	2019				\$178,677	
Fittings	\$4.49	S.F.	38,155	100	\$171,200	20	1979	1999			\$171,200	\$171,200	100
Fittings	\$4.49	S.F.	20,000	100	\$89,739	20	2007	2027				\$89,739	
Interior Finishes	\$28.55	S.F.	58,155	104	\$1,729,171	20	1985	1961			\$1,301,769	\$1,660,178	78
Wall Finishes	\$7.27	S.F.	58,155	100	\$422,795	11	1995	1986			\$422,795	\$422,795	100
Paint	\$6.49	S.F.	53,155	100	\$345,224	5	1999	2004			\$345,224	\$345,224	100
Tile	\$15.51	S.F.	5,000	100	\$77,571	35	1951	1986			\$77,571	\$77,571	100
Floor Finishes	\$13.90	S.F.	58,155	109	\$877,375	29	1980	1961			\$449,973	\$808,382	56
Carpet	\$7.71	S.F.	4,000	100	\$30,846	5	1979	1984			\$30,846	\$30,846	100
Ceramic Tile	\$19.73	S.F.	5,000	100	\$98,637	50	1951	2001			\$98,637	\$98,637	100
Concrete	\$4.30	S.F.	5,000	100	\$21,522	10	1951	1961			\$21,522	\$21,522	100
Terrazo	\$28.84	S.F.	6,000	100	\$173,029	75	1951	2026				\$173,029	
VAT (Resilient Flooring)	\$23.00	S.F.	10,000	130	\$298,968	13	1951	1964			\$298,968	\$229,975	130
VCT	\$9.03	S.F.	28,155	100	\$254,373	12	2007	2019				\$254,373	
Ceiling Finishes	\$7.38	S.F.	58,155	100	\$429,001	13	1979	1992			\$429,001	\$429,001	100
Acoustical Ceilings	\$7.38	S.F.	58,155	100	\$429,001	13	1979	1992			\$429,001	\$429,001	100
Services	\$137.45	S.F.	58,155	100	\$7,993,567	25	1954	1961			\$7,983,837	\$7,993,567	100
Plumbing	\$15.73	S.F.	58,155	100	\$914,612	30	1951	1981			\$914,612	\$914,612	100
Plumbing Fixtures	\$12.50	S.F.	58,155	100	\$727,090	30	1951	1981			\$727,090	\$727,090	100
Domestic Water Distribution	\$0.90	S.F.	58,155	100	\$52,188	30	1951	1981			\$52,188	\$52,188	100
Sanitary Waste	\$1.37	S.F.	58,155	100	\$79,608	30	1951	1981			\$79,608	\$79,608	100
Rain Water Drainage	\$0.96	S.F.	58,155	100	\$55,726	30	1951	1981			\$55,726	\$55,726	100
HVAC	\$87.03	S.F.	58,155	100	\$5,061,325	23	1951	1961			\$5,061,325	\$5,061,325	100
Heat Generating Systems	\$13.07	S.F.	58,155	100	\$759,818	30	1951	1981			\$759,818	\$759,818	100
Boilers	\$8.85	S.F.	58,155	100	\$514,801	30	1951	1981			\$514,801	\$514,801	100
Piping and Misc Equipment	\$4.21	S.F.	58,155	100	\$245,017	30	1951	1981			\$245,017	\$245,017	100
Cooling Generating Systems	\$14.30	S.F.	58,155	100	\$831,466	30	1951	1981			\$831,466	\$831,466	100
Chilled Water Cooling Tower Systems	\$10.34	S.F.	58,155	100	\$601,486	30	1951	1981			\$601,486	\$601,486	100
Piping and Misc Equipment	\$3.95	S.F.	58,155	100	\$229,980	30	1951	1981			\$229,980	\$229,980	100
Distribution Systems	\$16.55	S.F.	58,155	100	\$962,377	30	1951	1981			\$962,377	\$962,377	100
Terminal & Package Units	\$40.43	S.F.	58,155	100	\$2,351,101	15	1951	1966			\$2,351,101	\$2,351,101	100
Controls & Instrumentation	\$1.51	S.F.	58,155	100	\$87,569	20	1951	1971			\$87,569	\$87,569	100
Systems Testing & Balancing	\$1.19	S.F.	58,155	100	\$68,994	10	1951	1961			\$68,994	\$68,994	100
Fire Protection	\$6.14	S.F.	58,155	100	\$357,353	30	1951	1981			\$357,353	\$357,353	100
Sprinklers	\$6.14	S.F.	58,155	100	\$357,353	30	1951	1981			\$357,353	\$357,353	100
Electrical	\$28.55	S.F.	58,155	100	\$1,660,277	30	1965	1981			\$1,650,547	\$1,660,277	99
Electrical Service/Distribution	\$2.72	S.F.	58,155	100	\$158,332	30	1951	1981			\$158,332	\$158,332	100
Lighting and Branch Wiring	\$21.40	S.F.	58,155	100	\$1,244,544	30	1951	1981			\$1,244,544	\$1,244,544	100
Communications and Security	\$4.26	S.F.	58,155	100	\$247,671	30	1951	1981			\$247,671	\$247,671	100
Other Electrical Systems	\$0.17	S.F.	58,155	100	\$9,730	15	2007	2022				\$9,730	
Equipment & Furnishings	\$7.02	S.F.	58,155	100	\$408,264	24	1951	1966			\$408,264	\$408,264	100
Equipment	\$7.02	S.F.	58,155	100	\$408,264	24	1951	1966			\$408,264	\$408,264	100
Institutional Equipment	\$2.97	S.F.	58,155	100	\$172,485	15	1951	1966			\$172,485	\$172,485	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$4.05	S.F.	58,155	100	\$235,779	30	1951	1981			\$235,779	\$235,779	100
Food Service Equipment	\$235,779.02	SYSTEM	1	100	\$235,779	30	1951	1981			\$235,779	\$235,779	100
Special Construction			0			0	0				\$135,564		
Special Construction			0			0	0				\$135,564		
ADA Compliance			0	0		0	0				\$135,564		
Building Sitework	\$6.16	S.F.	58,155	100	\$358,437	30	1979	1981			\$250,402	\$358,437	70
Site Improvements	\$3.20	S.F.	58,155	100	\$186,222	30	1979	2009			\$186,222	\$186,222	100
Parking Lots	\$2,445.36	Each	52	100	\$127,159	30	1979	2009			\$127,159	\$127,159	100
Pedestrian Paving	\$36.91	L.F.	1,600	100	\$59,063	30	1979	2009			\$59,063	\$59,063	100
Site Mechanical Utilities	\$2.96	S.F.	58,155	100	\$172,215	30	1970	1981			\$64,180	\$172,215	37
Fuel Distribution	\$2.96	S.F.	58,155	100	\$172,215	30	1970	1981			\$64,180	\$172,215	37
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1951	1981			\$6,911	\$6,911	100
Pumps	\$57,268.69	SYSTEM	1	100	\$57,269	30	1951	1981			\$57,269	\$57,269	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2007	2037				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Brandywine Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$10,703,033					\$435,968		\$532,596			\$640,129
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$451,999										
Superstructure											
Roof Construction											
Exterior Enclosure	\$451,999										
Exterior Walls											
Exterior Windows	\$275,976										
Exterior Doors	\$176,023										
Roofing											
Roof Coverings											
Interiors	\$1,472,968					\$435,968		\$532,596			\$534,331
Interior Construction	\$171,200							\$219,750			
Partitions											
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											
Interior Doors								\$219,750			
Fittings	\$171,200										
Fittings											
Interior Finishes	\$1,301,769					\$435,968		\$312,847			\$534,331
Wall Finishes	\$422,795					\$400,209					\$463,952
Paint	\$345,224					\$400,209					\$463,952
Tile	\$77,571										
Floor Finishes	\$449,973					\$35,759		\$312,847			\$70,378
Carpet	\$30,846					\$35,759					\$41,454
Ceramic Tile	\$98,637										
Concrete	\$21,522										\$28,924
Terrazo											
VAT (Resilient Flooring)	\$298,968										
VCT								\$312,847			
Ceiling Finishes	\$429,001										
Acoustical Ceilings	\$429,001										
Services	\$7,983,836										\$105,798
Plumbing	\$914,612										
Plumbing Fixtures	\$727,090										
Domestic Water Distribution	\$52,188										
Sanitary Waste	\$79,608										
Rain Water Drainage	\$55,726										
HVAC	\$5,061,324										\$92,722
Heat Generating Systems	\$759,818										
Boilers	\$514,801										
Piping and Misc Equipment	\$245,017										
Cooling Generating Systems	\$831,465										
Chilled Water Cooling Tower	\$601,486										
Systems											
Piping and Misc Equipment	\$229,980										
Distribution Systems	\$962,377										
Terminal & Package Units	\$2,351,101										
Controls & Instrumentation	\$87,569										
Systems Testing & Balancing	\$68,994										\$92,722
Fire Protection	\$357,353										
Sprinklers	\$357,353										
Electrical	\$1,650,547										\$13,076
Electrical Service/Distribution	\$158,332										
Lighting and Branch Wiring	\$1,244,5										

13300 Old Marlboro Pike
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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Brandywine Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$7,036,840 \$112,557	\$3,666,193 \$58,642	\$10,703,033 \$171,200	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal toilet partitions in the restrooms are old and in poor condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$226,972	\$118,252	\$345,224	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint is peeling on some walls.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$51,000	\$26,571	\$77,571	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$20,280	\$10,566	\$30,846	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the classrooms, especially in the five classrooms added in 1979, is beyond its useful life, worn, stained, and in fair condition. Most of the damaged carpet in school classrooms was replaced in 2007 with the new vinyl composition tiles.
	C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$14,150	\$7,372	\$21,522	Necess ary- 2-5 Yrs	Deferred Maintena nce	The concrete floors in the facility need to be refinished.
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$64,850	\$33,787	\$98,637	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tiles in the restrooms are original, old, stained, and in poor condition.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$196,560	\$102,408	\$298,968	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 vinyl asbestos tiles in the gymnasium and multi-purpose rooms (cafeteria) are old and in poor condition.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$282,052	\$146,949	\$429,001	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in poor condition with stains due to pipe condensation and roof leaks in the past.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$478,034	\$249,056	\$727,090	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$338,462	\$176,339	\$514,801	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3020315	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$161,089	\$83,928	\$245,017	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3030115	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$151,203	\$78,777	\$229,980	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$57,573	\$29,996	\$87,569	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$45,361	\$23,633	\$68,994	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$34,311	\$17,876	\$52,188	Necessary- 2-5 Yrs	Deferred Maintenance
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$52,340	\$27,269	\$79,608	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,545,760	\$805,341	\$2,351,101	Necessary- 2-5 Yrs	Deferred Maintenance
D3030115	Chilled Water Cooling Tower Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$395,454	\$206,032	\$601,486	Necessary- 2-5 Yrs	Deferred Maintenance
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$632,726	\$329,650	\$962,377	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$234,946	\$122,407	\$357,353	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$162,834	\$84,837	\$247,671	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$113,402	\$59,083	\$172,485	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$37,652	\$19,617	\$57,269	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$155,016	\$80,763	\$235,779	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$36,638	\$19,088	\$55,726	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$818,241	\$426,303	\$1,244,544	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$104,097	\$54,235	\$158,332	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	58,155	S.F.	\$89,128	\$46,436	\$135,564	Does Not Meet Current Code/Standards	ADA / Accessibility
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$181,444	\$94,532	\$275,976	Necessary- 2-5 Yrs	Deferred Maintenance
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$115,728	\$60,295	\$176,023	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$83,602	\$43,557	\$127,159	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$38,832	\$20,231	\$59,063	Necessary- 2-5 Yrs	Deferred Maintenance

Facility: \Elementary Schools\Calverton Elementary

Address: 3400 Beltsville Road, Beltsville, MD 20705

Attributes:

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1964, 39,785 S.F.
School Addition 1	Built in 1968, 11,426 S.F.
School Addition 2	Built in 2000, 7,111 S.F.
School Board District	1
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	58,322 S.F.

Year Built:
Last Renovation:

Facility Description:

Calverton Elementary School is a two-story, 58,322 square foot facility located on a 5.9-acre site close to I-495 (Capital Beltway) in Beltsville, MD. The original building was constructed in 1964 and additions were constructed in 1968 and 2000, with no major renovation. In 2010 the roof covering was replaced. In 2012 exterior wall panels and kitchen grease trap were replaced.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The main entrance has a ramp and a covered bus loading area, but lacks adequate hardware to facilitate handicap accessibility. The two-story facility does not have an elevator or chair lift to the second floor, restrooms and interior door hardware need improvements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. First floor construction is slab on grade and second floor is constructed with metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU and architectural precast concrete panels replaced in 2012. Exterior windows are aluminum sash with operable single-pane glazing. The 2000 addition windows are double pane. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof replaced in 2010.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically drywall and glazed blocks. Floor finishes in common areas are typically ceramic tile, vinyl composition tile, carpet, and VAT. Floor finishes in assignable spaces are typically vinyl tile, carpet, and VAT. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 42,908 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels.

D. Services

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original except for the low flow toilets. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater in the original building and an electric water heater in the four classroom addition. Sanitary waste system is cast iron. Rain water drain system is external with roof drains and downspouts. The building does not have a sprinkler system.

HVAC

Heating is provided by two original steam dual fired boilers that supply fin tube radiators and terminal units throughout the building. Cooling is provided by individual window units for each space. Roof mounted gas fired package units provide heating and cooling for the four classroom addition. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units.

Electrical

Facility Executive Summary

A pole mounted transformer provides power to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. Lighting has been upgraded to electronic ballasts and T-8 lamps. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of audible alarms, manual pull stations and heat/smoke detectors. The system in the four classroom addition has visual/audible alarms. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building has fixed casework, cabinets, food service equipment, a kitchen grease trap replaced in 2012 and window blinds.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site where two out of 50 are handicap spaces with paths to building entrances. The site includes concrete sidewalks, lighting and utility lines. Drainage is generally handled by surface discharge. Underground fuel tank was replaced in 2008.

Current Repair Cost: \$8,909,610.09**Replacement Cost:** \$15,642,771.56**FCI:** 56.96%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Calverton Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 51,211 S.F.

Last Renovation: 1968

Facility Description:

Current Repair Cost: \$8,801,884.41

Replacement Cost: \$14,442,248.07

FCI: 60.95%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Calverton Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$278.80	S.F.	51,211	102	\$14,491,702	44	1970	1969	2009		\$8,801,885	\$14,277,385	62
Substructure	\$15.50	S.F.	51,211	100	\$793,718	100	1964					\$793,718	
Foundations	\$15.50	S.F.	51,211	100	\$793,718	100	1964					\$793,718	
Standard Foundations	\$5.20	S.F.	51,211	0	\$266,390	100	1964					\$266,390	
Slab on Grade	\$10.30	S.F.	51,211	0	\$527,328	100	1964					\$527,328	
Shell	\$87.20	S.F.	51,211	100	\$4,465,544	68	1980	1994			\$398,028	\$4,465,544	9
Superstructure	\$40.25	S.F.	51,211	100	\$2,061,020	100	1964	2064				\$2,061,020	
Floor Construction	\$19.18	S.F.	51,211	100	\$982,217	100	1964	2064				\$982,217	
Roof Construction	\$21.07	S.F.	51,211	0	\$1,078,803	100	1964					\$1,078,803	
Exterior Enclosure	\$18.77	S.F.	51,211	100	\$961,187	71	1980	1994			\$398,028	\$961,187	41
Exterior Walls	\$11.00	S.F.	51,211	100	\$563,159	100	2012	2112				\$563,159	
Exterior Windows	\$4.75	S.F.	51,211	100	\$243,023	30	1964	1994			\$243,023	\$243,023	100
Exterior Doors	\$3.03	S.F.	51,211	100	\$155,005	30	1964	1994			\$155,005	\$155,005	100
Roofing	\$28.18	S.F.	51,211	100	\$1,443,337	20	2010	2030				\$1,443,337	
Roof Coverings	\$28.18	S.F.	51,211	100	\$1,443,337	20	2010	2030				\$1,443,337	
Interiors	\$53.88	S.F.	51,211	108	\$2,973,468	35	1964	1969	2009		\$2,385,531	\$2,759,151	86
Interior Construction	\$18.05	S.F.	51,211	100	\$924,577	70	1964	1984			\$387,123	\$924,577	42
Partitions	\$10.49	S.F.	51,211	100	\$537,454	100	1964					\$537,454	
Concrete Block Partitions - Regular Weight	\$10.49	S.F.	51,211	0	\$537,454	100	1964					\$537,454	
Interior Doors	\$3.07	S.F.	51,211	100	\$157,342	40	1964	2004			\$157,342	\$157,342	100
Fittings	\$4.49	S.F.	51,211	100	\$229,781	20	1964	1984			\$229,781	\$229,781	100
Stairs	\$1.10	S.F.	51,211	125	\$70,103	50	1964	2014	2009		\$70,103	\$56,082	125
Stair Construction	\$1.10	S.F.	51,211	125	\$70,103	50	1964	2014	2009		\$70,103	\$56,082	125
Stairs	\$1.10	S.F.	51,211	125	\$70,103	50	1964	2014	2009		\$70,103	\$56,082	125
Interior Finishes	\$34.73	S.F.	51,211	111	\$1,978,788	18	1964	1969			\$1,928,305	\$1,778,492	108
Wall Finishes	\$8.27	S.F.	51,211	104	\$438,981	17	1964	1969			\$438,981	\$423,263	104
Paint	\$6.49	S.F.	40,969	100	\$266,080	5	1964	1969			\$266,080	\$266,080	100
Tile	\$15.35	S.F.	10,242	110	\$172,901	35	1964	1999			\$172,901	\$157,183	110
Floor Finishes	\$16.59	S.F.	51,211	122	\$1,034,288	14	1964	1969			\$983,805	\$849,710	116
Carpet	\$7.71	S.F.	5,121	100	\$39,490	5	1964	1969			\$39,490	\$39,490	100
Ceramic Tile	\$19.71	S.F.	2,561	100	\$50,483	50	1964	2014				\$50,483	
Concrete	\$3.70	S.F.	1,536	100	\$5,677	10	1964	1974			\$5,677	\$5,677	100
VAT	\$23.10	S.F.	26,630	130	\$799,837	13	1964	1977			\$799,837	\$615,259	130
VCT	\$9.03	S.F.	15,363	100	\$138,801	12	1964	1976			\$138,801	\$138,801	100
Ceiling Finishes	\$9.87	S.F.	51,211	100	\$505,519	25	1964	1989			\$505,519	\$505,519	100
Services	\$113.65	S.F.	51,211	100	\$5,820,085	24	1970	1974			\$5,497,613	\$5,820,085	94
Plumbing	\$15.73	S.F.	51,211	100	\$805,402	30	1973	1994			\$684,670	\$805,402	85
Low Flow Toilets	\$2.36	S.F.	51,211	100	\$120,732	30	2007	2037				\$120,732	
Plumbing Fixtures	\$10.15	S.F.	51,211	100	\$519,539	30	1964	1994			\$519,539	\$519,539	100
Domestic Water Distribution	\$0.90	S.F.	51,211	100	\$45,956	30	1964	1994			\$45,956	\$45,956	100
Sanitary Waste	\$1.37	S.F.	51,211	100	\$70,103	30	1964	1994			\$70,103	\$70,103	100
Rain Water Drainage	\$0.96	S.F.	51,211	100	\$49,072	30	1964	1994			\$49,072	\$49,072	100
HVAC	\$63.43	S.F.	51,211	100	\$3,248,094	20	1973	1974			\$3,046,354	\$3,248,094	94
Heat Generating Systems	\$3.94	S.F.	51,211	100	\$201,740	30	2007	2037				\$201,740	
Distribution Systems	\$16.40	S.F.	51,211	100	\$839,675	30	1964	1994			\$839,675	\$839,675	100
Terminal & Package Units	\$40.41	S.F.	51,211	100	\$2,069,589	15	1964	1979			\$2,069,589	\$2,069,589	100
Controls & Instrumentation	\$1.49	S.F.	51,211	100	\$76,334	20	1964	1984			\$76,334	\$76,334	100
Systems Testing & Balancing	\$1.19	S.F.	51,211	100	\$60,756	10	1964	1974			\$60,756	\$60,756	100
Fire Protection	\$6.13	S.F.	51,211	100	\$313,904	30	1964	1994			\$313,904	\$313,904	100
Sprinklers	\$6.13	S.F.	51,211	100	\$313,904	30	1964	1994			\$313,904	\$313,904	100
Electrical	\$28.37	S.F.	51,211	100	\$1,452,685	30	1964	1994			\$1,452,685	\$1,452,685	100
Electrical Service/Distribution	\$2.72	S.F.	51,211	100	\$139,427	30	1964	1994			\$139,427	\$139,427	100
Lighting and Branch Wiring	\$21.39	S.F.	51,211	100	\$1,095,161	30	1964	1994			\$1,095,161	\$1,095,161	100
Communications and Security	\$4.26	S.F.	51,211	100	\$218,097	30	1964	1994			\$218,097	\$218,097	100
Equipment & Furnishings	\$4.83	S.F.	51,211	100	\$247,352	29	1964	1979			\$247,352	\$247,352	100
Equipment	\$4.83	S.F.	51,211	100	\$247,352	29	1964	1979			\$247,352	\$247,352	100
Institutional	\$0.23	S.F.	51,211	100	\$11,684	15	1964	1979			\$11,684	\$11,684	100
Other Equipment	\$4.60	S.F.	51,211	100	\$235,668	30	1964	1994			\$235,668	\$235,668	100
Food Service Equipment, EACH	\$235,667.82	S.F.	1	100	\$235,668	30	1964	1994			\$235,668	\$235,668	100
Special Construction			0			0	0				\$267,909		
Special Construction			0			0	0				\$267,909		
ADA Compliance			0	0		0	0				\$267,909		
Building Sitework	\$3.74	S.F.	51,211	100	\$191,535	30	1964	1994	2014		\$5,452	\$191,535	3
Site Improvements	\$3.63	S.F.	51,211	100	\$186,083	30	1964	1994	2014			\$186,083	
Parking Lots	\$2,444.20	Each	50	100	\$122,210	30	1964	1994	2014	2		\$122,210	
Pedestrian Paving	\$36.90	L.F.	1,731	100	\$63,873	30	1964	1994	2014	2		\$63,873	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$0.11	S.F.	51,211	100	\$5,452	30	1964	1994	2017		\$5,452	\$5,452	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	51,211	100	\$5,452	30	1964	1994			\$5,452	\$5,452	100
Gas Service Piping	\$0.11	S.F.	51,211	100	\$5,452	30	1964	1994			\$5,452	\$5,452	100
Propane	\$6,974.17	SYSTEM	0	100		30	1964	1994	2017	5			

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Calverton Elementary_Original Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,801,884		\$250,973			\$354,240					\$499,941
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$398,028										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$398,028										
Exterior Walls											
Exterior Windows	\$243,023										
Exterior Doors	\$155,005										
Roofing											
Roof Coverings											
Interiors	\$2,385,531		\$53,557			\$354,240					\$418,291
Interior Construction	\$387,123										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$157,342										
Fittings	\$229,781										
Stairs	\$70,103										
Stair Construction	\$70,103										
Stairs	\$70,103										
Interior Finishes	\$1,928,305		\$53,557			\$354,240					\$418,291
Wall Finishes	\$438,981					\$308,460					\$357,589
Paint	\$266,080					\$308,460					\$357,589
Tile	\$172,901										
Floor Finishes	\$983,805		\$53,557			\$45,780					\$60,701
Carpet	\$39,490					\$45,780					\$53,072
Ceramic Tile			\$53,557								
Concrete	\$5,677										\$7,630
VAT	\$799,837										
VCT	\$138,801										
Ceiling Finishes	\$505,519										
Services	\$5,497,612										\$81,651
Plumbing	\$684,670										
Low Flow Toilets											
Plumbing Fixtures	\$519,539										
Domestic Water Distribution	\$45,956										
Sanitary Waste	\$70,103										
Rain Water Drainage	\$49,072										
HVAC	\$3,046,353										\$81,651
Heat Generating Systems											
Distribution Systems	\$839,675										
Terminal & Package Units	\$2,069,589										
Controls & Instrumentation	\$76,334										
Systems Testing & Balancing	\$60,756										\$81,651
Fire Protection	\$313,904										
Sprinklers	\$313,904										
Electrical	\$1,452,685										
Electrical Service/Distribution	\$139,427										
Lighting and Branch Wiring	\$1,095,161										
Communications and Security	\$218,097										
Equipment & Furnishings	\$247,352										
Equipment	\$247,352										
Institutional	\$11,684										
Other Equipment	\$235,668										
Food Service Equipment, EACH	\$235,668										
Special Construction	\$267,909										
Special Construction	\$267,909										
ADA Compliance	\$267,909										
Building Sitework	\$5,452		\$197,415								
Site Improvements			\$197,415								

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Calverton Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$5,786,906 \$159,778	\$3,014,978 \$83,245	\$8,801,884 \$243,023	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$101,910	\$53,095	\$155,005	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior hollow metal doors are old, rusted, and some do not operate properly.
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$103,446	\$53,895	\$157,342	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most interior doors are old and worn out. Almost all need hardware upgrade.
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$151,072	\$78,709	\$229,781	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings like carbinetry are worn out and toilet partitions are rusted.
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$174,938	\$91,143	\$266,080	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$113,676	\$59,225	\$172,901	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT	System	Beyond Useful Life	Renew System		1	Ea.	\$525,863	\$273,974	\$799,837	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$25,963	\$13,527	\$39,490	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$3,732	\$1,945	\$5,677	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System		1	Ea.	\$332,359	\$173,159	\$505,519	Necess ary- 2-5 Yrs	Deferred Maintena nce	Damage to ceiling finishes was observed throughout the facility.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$341,577	\$177,962	\$519,539	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$30,214	\$15,742	\$45,956	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$32,263	\$16,809	\$49,072	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$46,090	\$24,013	\$70,103	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,360,676	\$708,912	\$2,069,589	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$552,055	\$287,620	\$839,675	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$50,187	\$26,147	\$76,334	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$39,945	\$20,811	\$60,756	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$206,380	\$107,524	\$313,904	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$91,668	\$47,759	\$139,427	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$720,027	\$375,134	\$1,095,161	Necessary- 2-5 Yrs	Deferred Maintenance	Inadequate number of outlets in classrooms and numerous trips from over loads due to extension cords.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$143,391	\$74,707	\$218,097	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$7,682	\$4,002	\$11,684	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,585	\$1,868	\$5,452	Necessary- 2-5 Yrs	Deferred Maintenance	Gas line, including relief device, is inside the building.
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$91,256	\$47,544	\$138,801	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$154,943	\$80,725	\$235,668	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	51,211	S.F.	\$176,140	\$91,769	\$267,909	Does Not Meet Current Code/Standards	ADA / Accessibility	
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$46,090	\$24,013	\$70,103	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Calverton Elementary\4 Classroom Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 7,111 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$107,725.68

Replacement Cost: \$1,200,523.49

FCI: 8.97%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Calverton Elementary\4 Classroom Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$168.83	S.F.	7,111	100	\$1,200,521	39	2000	2005	2008		\$107,725	\$1,200,521	9
Substructure	\$11.21	S.F.	7,111	100	\$79,712	100	2000					\$79,712	
Foundations	\$11.21	S.F.	7,111	100	\$79,712	100	2000					\$79,712	
Standard Foundations	\$3.50	S.F.	7,111	0	\$24,876	100	2000					\$24,876	
Slab on Grade	\$7.71	S.F.	7,111	0	\$54,836	100	2000					\$54,836	
Shell	\$36.26	S.F.	7,111	100	\$257,850	71	2000	2020				\$257,850	
Superstructure	\$15.45	S.F.	7,111	100	\$109,889	100	2000					\$109,889	
Roof Construction	\$15.45	S.F.	7,111	0	\$109,889	100	2000					\$109,889	
Exterior Enclosure	\$11.36	S.F.	7,111	100	\$80,795	75	2000	2030				\$80,795	
Exterior Walls	\$7.27	S.F.	7,111	0	\$51,700	100	2000					\$51,700	
Exterior Windows	\$3.13	S.F.	7,111	100	\$22,281	30	2000	2030				\$22,281	
Exterior Doors	\$0.96	S.F.	7,111	100	\$6,814	30	2000	2030				\$6,814	
Roofing	\$9.45	S.F.	7,111	100	\$67,166	20	2000	2020				\$67,166	
Roof Coverings	\$9.45	S.F.	7,111	100	\$67,166	20	2000	2020				\$67,166	
Interiors	\$32.06	S.F.	7,111	100	\$227,997	24	2000	2005			\$80,902	\$227,997	35
Interior Construction	\$12.23	S.F.	7,111	100	\$86,959	35	2000	2020				\$86,959	
Partitions	\$6.97	S.F.	7,111	100	\$49,537	40	2000	2040				\$49,537	
Interior Doors	\$2.16	S.F.	7,111	100	\$15,358	40	2000	2040				\$15,358	
Fittings	\$3.10	S.F.	7,111	100	\$22,064	20	2000	2020				\$22,064	
Interior Finishes	\$19.83	S.F.	7,111	100	\$141,038	17	2000	2005			\$80,902	\$141,038	57
Wall Finishes	\$1.08	S.F.	7,111	100	\$7,679	5	2000	2005			\$7,679	\$7,679	100
Paint	\$1.08	S.F.	7,111	100	\$7,679	5	2000	2005			\$7,679	\$7,679	100
Floor Finishes	\$10.30	S.F.	7,111	100	\$73,223	12	2000	2012			\$73,223	\$73,223	100
VCT	\$10.30	S.F.	7,111	100	\$73,223	12	2000	2012			\$73,223	\$73,223	100
Ceiling Finishes	\$8.46	S.F.	7,111	100	\$60,136	25	2000	2025				\$60,136	
Services	\$86.50	S.F.	7,111	100	\$615,095	22	2001	2010	2008		\$26,823	\$615,095	4
Plumbing	\$11.18	S.F.	7,111	100	\$79,496	30	2001	2030				\$79,496	
Low Flow Toilets	\$1.76	S.F.	7,111	100	\$12,546	30	2007	2037				\$12,546	
Plumbing Fixtures	\$7.26	S.F.	7,111	100	\$51,592	30	2000	2030				\$51,592	
Domestic Water Distribution	\$0.55	S.F.	7,111	100	\$3,894	30	2000	2030				\$3,894	
Sanitary Waste	\$0.99	S.F.	7,111	100	\$7,030	30	2000	2030				\$7,030	
Rain Water Drainage	\$0.62	S.F.	7,111	100	\$4,434	30	2000	2030				\$4,434	
HVAC	\$49.71	S.F.	7,111	100	\$353,461	18	2000	2010	2008		\$26,823	\$353,461	8
Distribution Systems	\$11.88	S.F.	7,111	100	\$84,472	30	2000	2030				\$84,472	
Terminal & Package Units	\$34.06	S.F.	7,111	100	\$242,166	15	2000	2015				\$242,166	
Controls & Instrumentation	\$2.91	S.F.	7,111	100	\$20,658	10	2000	2010	2008		\$20,658	\$20,658	100
Systems Testing & Balancing	\$0.87	S.F.	7,111	100	\$6,165	10	2000	2010			\$6,165	\$6,165	100
Fire Protection	\$4.44	S.F.	7,111	100	\$31,582	30	2000	2030				\$31,582	
Sprinklers	\$4.44	S.F.	7,111	100	\$31,582	30	2000	2030				\$31,582	
Electrical	\$21.17	S.F.	7,111	100	\$150,556	26	2002	2027				\$150,556	
Electrical Service/Distribution	\$1.93	S.F.	7,111	100	\$13,736	30	2000	2030				\$13,736	
Branch Wiring	\$8.17	S.F.	7,111	100	\$58,081	30	2000	2030				\$58,081	
Lighting	\$8.46	S.F.	7,111	100	\$60,136	20	2007	2027				\$60,136	
Communications and Security	\$2.62	S.F.	7,111	100	\$18,603	30	2000	2030				\$18,603	
Equipment & Furnishings	\$0.17	S.F.	7,111	100	\$1,190	15	2000	2015				\$1,190	
Equipment	\$0.17	S.F.	7,111	100	\$1,190	15	2000	2015				\$1,190	
Institutional	\$0.17	S.F.	7,111	100	\$1,190	15	2000	2015				\$1,190	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$2.63	S.F.	7,111	100	\$18,677	49	2000	2030				\$18,677	
Site Improvements	\$2.50	S.F.	7,111	100	\$17,812	50	2000	2050				\$17,812	
Pedestrian Paving	\$40.85	L.F.	436	100	\$17,812	50	2000	2050				\$17,812	
Site Mechanical Utilities	\$0.12	S.F.	7,111	100	\$865	30	2000	2030				\$865	
Fuel Distribution	\$0.12	S.F.	7,111	100	\$865	30	2000	2030				\$865	
Gas Service Piping	\$0.12	S.F.	7,111	100	\$865	30	2000	2030				\$865	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Calverton Elementary\4 Classroom Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Calverton Elementary\4 Classroom Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$70,826 \$5,049	\$36,900 \$2,630	\$107,726 \$7,679	Necess ary- 2-5 Yrs	Deferred Maintena nce	Paint appears to be in fair condition.
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$13,582	\$7,076	\$20,658	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls are not functioning and there are numerous complaints about comfort in the rooms.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$48,141	\$25,082	\$73,223	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$4,053	\$2,112	\$6,165	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Capitol Heights Elementary

Address: 601 Suffolk Avenue, Capitol Heights, MD 20743

Attributes:

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1959, 26,521 S.F.
School Addition 1	Built in 1964, 5,640 S.F.
School Addition 2	Built in 1969, 2,453 S.F.
School Addition 3	Built in 1975, 10,150 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	44,764 S.F.

Year Built:

Last Renovation:

Facility Description:

Capitol Heights Elementary School is a one-story, 44,764 square foot facility located on a 10-acre site close to Southern Avenue SE and MD Route 214 (Central Avenue) in Capitol Heights, MD. The original building was constructed in 1959 and additions were constructed in 1964, 1969, and 1975, with no major renovation.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The ramp to the main entrance lacks change of color and texture, graphics and signage are missing, and restrooms do not have handrails. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows include aluminum and steel sashes with operable single-pane glazing.

C. INTERIORS

Interior partition wall types typically include glazed blocks, painted CMU, and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior doors and their hardware and frames are original. Interior fittings include chalk and tack boards, toilet accessories, shelving, and toilet partitions. The interior wall finishes are typically drywall, tile, glazed block, and paint. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, and vinyl asbestos tile. Floor finishes in assignable spaces are typically vinyl tile, vinyl asbestos tile, carpet, and concrete. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 46,615 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical tile and suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, suspended acoustical tiles panels.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Hot water is provided by a gas fired water heater in the main mechanical room and an electric water heater in the gym mechanical room. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers that supply fin tube radiators and fan coil units throughout the building. A third oil fired boiler provides heating for the gym. The gym is not cooled. Cooling is provided by an air cooled chiller on the roof. A separate roof package unit cools the library. Fresh air is supplied by ducted air to most of the ceiling mounted fan coil units. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pole mounted transformer provides power to a main disconnect. Circuit additions have been installed to address the air cooled chiller, but most of the system is original. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building has an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible/visual alarms, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), and medical equipment. The building also includes fixed casework furnishings, food service equipment, a kitchen grease trap and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site where two out of 48 are handicap spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, lighting and utility lines. A double-wall fuel tank with leak detection and level indication was installed in 2004 and a second above ground tank serves the boiler for the gym installed in 1997.

Current Repair Cost: \$7,358,739.36**Replacement Cost:** \$12,622,721.89**FCI:** 58.30%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Capitol Heights Elementary_ Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1959

Gross Area: 44,764 S.F.

Last Renovation: 1975

Facility Description:

Current Repair Cost: \$7,358,739.36

Replacement Cost: \$12,622,721.89

FCI: 58.30%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Capitol Heights Elementary_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.98	S.F.	44,764	102	\$12,833,151	38	1970	1964	2007		\$7,358,739	\$12,622,720	58
Substructure	\$15.45	S.F.	44,764	100	\$691,754	100	1959					\$691,754	
Foundations	\$15.45	S.F.	44,764	100	\$691,754	100	1959					\$691,754	
Standard Foundations	\$5.19	S.F.	44,764	0	\$232,173	100	1959					\$232,173	
Slab on Grade	\$10.27	S.F.	44,764	0	\$459,581	100	1959					\$459,581	
Shell	\$67.82	S.F.	44,764	100	\$3,035,956	59	1975	1989			\$346,558	\$3,035,956	11
Superstructure	\$21.01	S.F.	44,764	100	\$940,268	100	1982	2059				\$940,268	
Floor Construction			44,764	0		100	1959	2059					
Roof Construction	\$21.01	S.F.	44,764	0	\$940,268	100	2006					\$940,268	
Exterior Enclosure	\$18.71	S.F.	44,764	100	\$837,458	71	1959	1989			\$346,558	\$837,458	41
Exterior Walls	\$10.97	S.F.	44,764	0	\$490,900	100	1959					\$490,900	
Exterior Windows	\$4.72	S.F.	44,764	100	\$211,067	30	1959	1989			\$211,067	\$211,067	100
Exterior Doors	\$3.03	S.F.	44,764	100	\$135,491	30	1959	1989			\$135,491	\$135,491	100
Roofing	\$28.11	S.F.	44,764	100	\$1,258,230	20	2006	2026				\$1,258,230	
Roof Coverings	\$28.11	S.F.	44,764	100	\$1,258,230	20	2006	2026				\$1,258,230	
Interiors	\$57.07	S.F.	44,764	108	\$2,764,961	33	1959	1964			\$2,295,848	\$2,554,530	90
Interior Construction	\$18.05	S.F.	44,764	100	\$808,182	70	1959	1979			\$339,069	\$808,182	42
Partitions	\$10.48	S.F.	44,764	100	\$469,113	100	1959					\$469,113	
Concrete Block Partitions - Regular Weight	\$10.48	S.F.	44,764	0	\$469,113	100	1959					\$469,113	
Interior Doors	\$3.09	S.F.	44,764	100	\$138,215	40	1959	1999			\$138,215	\$138,215	100
Fittings	\$4.49	S.F.	44,764	100	\$200,854	20	1959	1979			\$200,854	\$200,854	100
Interior Finishes	\$39.01	S.F.	44,764	112	\$1,956,779	18	1959	1964			\$1,956,779	\$1,746,348	112
Wall Finishes	\$9.13	S.F.	44,764	100	\$408,719	20	1959	1964			\$408,719	\$408,719	100
Paint	\$6.48	S.F.	31,335	100	\$203,034	5	1959	1964			\$203,034	\$203,034	100
Tile	\$15.32	S.F.	13,429	100	\$205,685	35	1959	1994			\$205,685	\$205,685	100
Floor Finishes	\$19.26	S.F.	44,764	124	\$1,072,578	16	1959	1964			\$1,072,578	\$862,147	124
Carpet	\$7.70	S.F.	3,133	100	\$24,112	5	1959	1964			\$24,112	\$24,112	100
Ceramic Tile	\$19.67	S.F.	4,476	100	\$88,027	50	1959	2009			\$88,027	\$88,027	100
Concrete	\$3.70	S.F.	2,238	100	\$8,272	10	1959	1969			\$8,272	\$8,272	100
VAT (Resilient Flooring)	\$23.04	S.F.	30,440	130	\$911,864	13	1959	1972			\$911,864	\$701,433	130
VCT	\$9.00	S.F.	4,476	100	\$40,303	12	1959	1971			\$40,303	\$40,303	100
Ceiling Finishes	\$10.62	S.F.	44,764	100	\$475,482	22	1959	1972			\$475,482	\$475,482	100
Plaster Ceilings	\$17.20	S.F.	6,715	100	\$115,515	50	1959	2009			\$115,515	\$115,515	100
Acoustical Ceilings	\$9.46	S.F.	38,049	100	\$359,967	13	1959	1972			\$359,967	\$359,967	100
Services	\$127.79	S.F.	44,764	100	\$5,720,588	24	1974	1969	2007		\$4,060,935	\$5,720,588	71
Plumbing	\$15.64	S.F.	44,764	100	\$699,924	30	1971	1989			\$657,030	\$699,924	94
Plumbing Fixtures	\$12.43	S.F.	44,764	100	\$556,263	30	1959	1989			\$556,263	\$556,263	100
Domestic Water Distribution	\$0.88	S.F.	44,764	100	\$39,490	30	1959	1989			\$39,490	\$39,490	100
Sanitary Waste	\$1.37	S.F.	44,764	100	\$61,277	30	1959	1989			\$61,277	\$61,277	100
Rain Water Drainage	\$0.96	S.F.	44,764	100	\$42,894	30	2006	2036				\$42,894	
HVAC	\$77.65	S.F.	44,764	100	\$3,475,792	21	1979	1969			\$2,048,993	\$3,475,792	59
Heat Generating Systems	\$11.53	S.F.	44,764	100	\$516,092	30	1990	2004			\$121,193	\$516,092	23
Boilers	\$8.82	S.F.	44,764	100	\$394,899	30	2007	2037				\$394,899	
GYM Boiler	\$2.71	S.F.	44,764	100	\$121,193	30	1974	2004			\$121,193	\$121,193	100
Cooling Generating Systems	\$6.80	S.F.	44,764	100	\$304,345	21	1994	2013				\$304,345	
Chilled Water, Air Cooled	\$4.24	S.F.	44,764	100	\$189,960	15	2005	2020				\$189,960	
Condenser Systems													
Piping and Misc Equipment	\$2.56	S.F.	44,764	100	\$114,385	30	1983	2013				\$114,385	
Distribution Systems	\$16.34	S.F.	44,764	100	\$731,244	30	1983	2013				\$731,244	
Fan Coil and Terminal Units	\$40.31	S.F.	44,764	100	\$1,804,280	15	1959	1974			\$1,807,969	\$1,804,280	100
Controls & Instrumentation	\$1.49	S.F.	44,764	100	\$66,724	20	1959	1979			\$66,724	\$66,724	100
Systems Testing & Balancing	\$1.19	S.F.	44,764	100	\$53,107	10	1959	1969			\$53,107	\$53,107	100
Fire Protection	\$6.11	S.F.	44,764	100	\$273,706	30	1959	1989	2007		\$273,706	\$273,706	100
Sprinklers	\$6.11	S.F.	44,764	100	\$273,706	30	1959	1989	2007		\$273,706	\$273,706	100
Electrical	\$28.40	S.F.	44,764	100	\$1,271,166	27	1970	1974			\$1,081,206	\$1,271,166	85
Electrical Service/Distribution	\$2.71	S.F.	44,764	100	\$121,193	30	1959	1989			\$121,193	\$121,193	100
Main Panel	\$2.71	S.F.	44,764	100	\$121,193	30	1959	1989			\$121,193	\$121,193	100
Lighting and Branch Wiring	\$21.32	S.F.	44,764	100	\$954,566	30	1959	1989			\$954,566	\$954,566	100
Communications and Security	\$4.24	S.F.	44,764	100	\$189,960	10	2003	2013				\$189,960	
Other Electrical Systems	\$0.12	S.F.	44,764	100	\$5,447	15	1959	1974			\$5,447	\$5,447	100
Equipment & Furnishings	\$8.20	S.F.	44,764	100	\$367,094	25	1959	1974			\$367,094	\$367,094	100
Equipment	\$8.20	S.F.	44,764	100	\$367,094	25	1959	1974			\$367,094	\$367,094	100
Institutional Equipment	\$2.95	S.F.	44,764	100	\$132,087	15	1959	1974			\$132,087	\$132,087	100
Other Equipment	\$5.25	S.F.	44,764	100	\$235,007	30	1959	1989			\$235,007	\$235,007	100
Food Service Equipment	\$235,006.77	SYSTEM	1	100	\$235,007	30	1959	1989			\$235,007	\$235,007	100
Special Construction			0			0	0				\$104,349		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$104,349		
ADA Compliance			0	0		0	0				\$104,349		
Building Sitework	\$5.65	S.F.	44,764	100	\$252,798	30	1982	1989			\$183,955	\$252,798	73
Site Improvements	\$4.11	S.F.	44,764	100	\$183,955	30	1959	1989			\$183,955	\$183,955	100
Parking Lots	\$2,437.34	Each	48	100	\$116,992	30	1959	1989			\$116,992	\$116,992	100
Pedestrian Paving	\$36.79	L.F.	1,820	100	\$66,963	30	1959	1989			\$66,963	\$66,963	100
Site Mechanical Utilities	\$1.54	S.F.	44,764	100	\$68,843	29	1983	2013				\$68,843	
Fuel Distribution	\$1.54	S.F.	44,764	100	\$68,843	29	1983	2013				\$68,843	
Above Grnd Tank	\$6,489.57	SYSTE M	1	100	\$6,490	20	1997	2017				\$6,490	
Gas Service Piping	\$0.11	S.F.	44,764	100	\$4,766	30	1983	2013				\$4,766	
Propane Tank	\$6,489.57	SYSTE M	1	100	\$6,490	30	1983	2013				\$6,490	
Underground Tank	\$51,096.66	SYSTE M	1	100	\$51,097	30	2004	2034				\$51,097	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Capitol Heights Elementary_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,358,739	\$1,078,250				\$270,848			\$240,636		\$387,754
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$346,558										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$346,558										
Exterior Walls											
Exterior Windows	\$211,067										
Exterior Doors	\$135,491										
Roofing											
Roof Coverings											
Interiors	\$2,295,848					\$263,325					\$316,382
Interior Construction	\$339,068										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$138,215										
Fittings	\$200,854										
Interior Finishes	\$1,956,779					\$263,325					\$316,382
Wall Finishes	\$408,719					\$235,372					\$272,861
Paint	\$203,034					\$235,372					\$272,861
Tile	\$205,685										
Floor Finishes	\$1,072,578					\$27,953					\$43,522
Carpet	\$24,112					\$27,953					\$32,405
Ceramic Tile	\$88,027										
Concrete	\$8,272										\$11,116
VAT (Resilient Flooring)	\$911,864										
VCT	\$40,303										
Ceiling Finishes	\$475,482										
Plaster Ceilings	\$115,515										
Acoustical Ceilings	\$359,967										
Services	\$4,060,936	\$1,066,656							\$240,636		\$71,372
Plumbing	\$657,030										
Plumbing Fixtures	\$556,263										
Domestic Water Distribution	\$39,490										
Sanitary Waste	\$61,277										
Rain Water Drainage											
HVAC	\$2,048,993	\$870,998							\$240,636		\$71,372
Heat Generating Systems	\$121,193										
Boilers											
GYM Boiler	\$121,193										
Cooling Generating Systems		\$117,816							\$240,636		
Chilled Water, Air Cooled									\$240,636		
Condenser Systems											
Piping and Misc Equipment		\$117,816									
Distribution Systems		\$753,181									
Fan Coil and Terminal Units	\$1,807,969										
Controls & Instrumentation	\$66,724										
Systems Testing & Balancing	\$53,107										\$71,372
Fire Protection	\$273,706										
Sprinklers	\$273,706										
Electrical	\$1,081,206	\$195,659									
Electrical Service/Distribution	\$121,193										
Main Panel	\$121,193										
Lighting and Branch Wiring	\$954,566										
Communications and Security		\$195,659									
Other Electrical Systems	\$5,447										
Equipment & Furnishings	\$367,094										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Capitol Heights Elementary_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$4,838,093 \$138,768	\$2,520,646 \$72,298	\$7,358,739 \$211,067	Necess ary- 2-5 Yrs	Capital Renewal	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$89,080	\$46,411	\$135,491	Necess ary- 2-5 Yrs	Capital Renewal	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$90,871	\$47,344	\$138,215	Necess ary- 2-5 Yrs	Capital Renewal	Interior doors are generally in poor condition. Door frames need re-painting and some doors need to be replaced.
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$132,054	\$68,800	\$200,854	Necess ary- 2-5 Yrs	Capital Renewal	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$133,487	\$69,547	\$203,034	Necess ary- 2-5 Yrs	Appearan ce	Deterioration to paint has been observed in several places throughout the building.
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$135,230	\$70,455	\$205,685	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$26,498	\$13,805	\$40,303	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$15,853	\$8,259	\$24,112	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$5,438	\$2,833	\$8,272	Necess ary- 2-5 Yrs	Appearan ce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System		1	Ea.	\$599,516	\$312,348	\$911,864	Necess ary- 2-5 Yrs	Environm ental	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$236,665	\$123,302	\$359,967	Necess ary- 2-5 Yrs	Capital Renewal	Acoustical ceilings throughout the building are old, worn out, and pipe and past roof leakages have caused some damage.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$365,722	\$190,541	\$556,263	Necess ary- 2-5 Yrs	Capital Renewal	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$25,963	\$13,527	\$39,490	Necess ary- 2-5 Yrs	Environm ental	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$40,288	\$20,990	\$61,277	Necess ary- 2-5 Yrs	Environm ental	
D3050	Fan Coil and Terminal Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,186,246	\$618,034	\$1,804,280	Necess ary- 2-5 Yrs	Environm ental	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$43,869	\$22,856	\$66,724	Necess ary- 2-5 Yrs	Environm ental	

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D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$34,916	\$18,191	\$53,107	Necess ary- 2-5 Yrs	Environm ental	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$179,951	\$93,755	\$273,706	Necess ary- 2-5 Yrs	Building Integrity	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$79,680	\$41,513	\$121,193	Necess ary- 2-5 Yrs	Capital Renewal	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$627,591	\$326,975	\$954,566	Necess ary- 2-5 Yrs	Capital Renewal	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,581	\$1,866	\$5,447	Necess ary- 2-5 Yrs	Capital Renewal	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$86,842	\$45,245	\$132,087	Necess ary- 2-5 Yrs	Capital Renewal	
D3020315	GYM Boiler	System	Beyond Useful Life	Renew System	1	Ea.	\$79,680	\$41,513	\$121,193	Necess ary- 2-5 Yrs	Capital Renewal	
D3050	Fan Coil and Terminal Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necess ary- 2-5 Yrs	Environm ental	Server room lacks independant cooling.
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$154,508	\$80,499	\$235,007	Necess ary- 2-5 Yrs	Functiona l Adequacy	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$76,918	\$40,074	\$116,992	Necess ary- 2-5 Yrs	Capital Renewal	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$44,026	\$22,937	\$66,963	Necess ary- 2-5 Yrs	Capital Renewal	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	44,764	S.F.	\$68,605	\$35,743	\$104,349	Does Not Meet Current Code/St andards	ADA / Accessibility	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$57,875	\$30,153	\$88,027	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$75,947	\$39,568	\$115,515	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility: \Elementary Schools\Carmody Hills Elementary
Address: 401 Jadeleaf Avenue, Capitol Heights, MD 20743

Attributes:

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built 1958, 16,166 S.F.
School Addition 1	Built 1961, 8,675 S.F.
School Addition 2	Built 1963, 4,690 S.F.
School Addition 3	Built 1970, 12,899 S.F.
School Addition 4	Built 1997, 4,536 S.F.
School Addition 5	Built 2002, 5,400 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	52,366 S.F.	Last Renovation:

Facility Description:

Carmody Elementary School is a one-story, 52,366 square foot facility located on a 9.2-acre site close to Interstate 495 (Capital Beltway) in Capital Heights, MD. The original building was constructed in 1958 and multiple additions were constructed in 1961, 1963, 1970, 1997, and 2002, with major renovation done in 2002.

ACCESSIBILITY ISSUES

The facility is generally in compliance with ADA requirements. The renovation completed in 2002 included new signage, door hardware, restrooms, parking areas, drinking fountains, and entrances that were designed with handicap students and staff in mind. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor construction.

B. SHELL

The superstructure is steel frame and load bearing masonry walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU with sections of pre-fabricated metal panels. Exterior windows are aluminum sash with fixed and operable single-pane and double pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof. All exterior finishes appear to have been upgraded as part of the 2002 renovation.

C. INTERIORS

Interior construction partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions. Interior wall finishes are typically painted CMU. Floor finishes in common areas are typically ceramic tile and vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels. All interior finishes appear to have been upgraded as part of the 2002 renovation.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater with storage tank and circulation pump which were installed in 2001.

HVAC

Heating is provided by two gas/oil fired hydronic boilers and eight rooftop gas-fired rooftop package units. Cooling is supplied by a rotary compressor air-cooled unit installed in 2002. The heating/cooling distribution system is a 2-pipe, system using air handlers, fan coil units, fin tube radiators, and unit ventilators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and digital and are centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that powers the main panel installed in 2001. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is serving recessed and surface-mounted fluorescent and some incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe alarms in common spaces, interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and include dedicated closets/rooms or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual and medical. The building also includes fixed window treatment furnishings, food service equipment and a kitchen grease trap.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 55 are handicap spaces with paths to the building entrances. The site includes concrete sidewalks, lighting, utility lines and a 3,000 gallon fuel oil tank of dual wall construction with level and leak detection systems installed in 1994. Drainage is generally handled by surface drainage.

Current Repair Cost: \$1,098,135.10**Replacement Cost:** \$13,948,818.68**FCI:** 7.87%

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Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carmody Hills Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1958

Gross Area: 42,430 S.F.

Last Renovation: 2002

Facility Description:

Current Repair Cost: \$716,058.08

Replacement Cost: \$11,390,368.31

FCI: 6.29%

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Elementary Schools\Carmody Hills Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$266.29	S.F.	42,430	100	\$11,298,565	40	1992	1958			\$716,058	\$11,298,565	6
Substructure	\$15.39	S.F.	42,430	100	\$653,105	100	1958					\$653,105	
Foundations	\$15.39	S.F.	42,430	100	\$653,105	100	1958					\$653,105	
Standard Foundations	\$5.17	S.F.	42,430	0	\$219,423	100	1958					\$219,423	
Slab on Grade	\$10.22	S.F.	42,430	0	\$433,682	100	1958					\$433,682	
Shell	\$67.56	S.F.	42,430	100	\$2,866,691	59	1984	2022				\$2,866,691	
Superstructure	\$20.97	S.F.	42,430	100	\$889,952	100	1958					\$889,952	
Roof Construction	\$20.97	S.F.	42,430	0	\$889,952	100	1958					\$889,952	
Exterior Enclosure	\$18.60	S.F.	42,430	100	\$789,276	71	1987	2032				\$789,276	
Exterior Walls	\$10.92	S.F.	42,430	0	\$463,369	100	1958					\$463,369	
Exterior Windows	\$4.70	S.F.	42,430	100	\$199,416	30	2002	2032				\$199,416	
Exterior Doors	\$2.98	S.F.	42,430	100	\$126,491	30	2002	2032				\$126,491	
Roofing	\$27.99	S.F.	42,430	100	\$1,187,463	20	2002	2022				\$1,187,463	
Roof Coverings	\$27.99	S.F.	42,430	100	\$1,187,463	20	2002	2022				\$1,187,463	
Interiors	\$45.40	S.F.	42,430	100	\$1,926,531	37	1990	1958			\$308,023	\$1,926,531	16
Interior Construction	\$17.87	S.F.	42,430	100	\$758,047	69	1988	2022				\$758,047	
Partitions	\$10.38	S.F.	42,430	100	\$440,530	98	1960	2052				\$440,530	
Concrete Block Partitions - Regular Weight	\$10.45	S.F.	40,510	0	\$423,300	100	1958	2058				\$423,300	
Drywall Partitions/Metal Stud Framing	\$8.97	S.F.	1,920	100	\$17,230	50	2002	2052				\$17,230	
Interior Doors	\$3.04	S.F.	42,430	100	\$129,072	40	2002	2042				\$129,072	
Fittings	\$4.44	S.F.	42,430	100	\$188,445	20	2002	2022				\$188,445	
Interior Finishes	\$27.54	S.F.	42,430	100	\$1,168,484	17	1991	1958			\$308,023	\$1,168,484	26
Wall Finishes	\$6.45	S.F.	42,430	100	\$273,633	5	1980	1958			\$273,633	\$273,633	100
Paint	\$6.45	S.F.	42,430	100	\$273,633	5	2002	2007			\$273,633	\$273,633	100
Tile		S.F.	42,430	0		0	1958	1958					
Floor Finishes	\$9.01	S.F.	42,430	100	\$382,435	14	2002	2007			\$34,390	\$382,435	9
Carpet	\$7.68	S.F.	4,000	100	\$30,724	5	2002	2007			\$30,724	\$30,724	100
Ceramic Tile	\$19.56	S.F.	1,200	100	\$23,472	50	2002	2052				\$23,472	
Concrete	\$3.67	S.F.	1,000	100	\$3,666	10	2002	2012			\$3,666	\$3,666	100
VCT	\$8.96	S.F.	36,230	100	\$324,573	12	2002	2014				\$324,573	
Ceiling Finishes	\$12.08	S.F.	42,430	100	\$512,416	25	2002	2027				\$512,416	
Services	\$124.46	S.F.	42,430	100	\$5,280,983	25	1999	1988			\$309,127	\$5,280,983	6
Plumbing	\$15.56	S.F.	42,430	100	\$660,203	30	2002	2032				\$660,203	
Plumbing Fixtures	\$12.38	S.F.	42,430	100	\$525,323	30	2002	2032				\$525,323	
Domestic Water Distribution	\$0.87	S.F.	42,430	100	\$36,786	30	2002	2032				\$36,786	
Sanitary Waste	\$1.37	S.F.	42,430	100	\$58,082	30	2002	2032				\$58,082	
Rain Water Drainage	\$0.94	S.F.	42,430	100	\$40,012	30	2002	2032				\$40,012	
HVAC	\$74.51	S.F.	42,430	100	\$3,161,621	21	2002	2012			\$50,338	\$3,161,621	2
Heat Generating Systems	\$8.78	S.F.	42,430	100	\$372,373	30	2002	2032				\$372,373	
Cooling Generating Systems	\$6.62	S.F.	42,430	100	\$280,732	30	2002	2032				\$280,732	
Distribution Systems	\$16.29	S.F.	42,430	100	\$691,181	30	2002	2032				\$691,181	
Terminal & Package Units	\$40.14	S.F.	42,430	100	\$1,703,106	15	2002	2017				\$1,703,106	
Controls & Instrumentation	\$1.51	S.F.	42,430	100	\$63,891	20	2002	2022				\$63,891	
Systems Testing & Balancing	\$1.19	S.F.	42,430	100	\$50,338	10	2002	2012			\$50,338	\$50,338	100
Fire Protection	\$6.10	S.F.	42,430	100	\$258,789	30	1958	1988			\$258,789	\$258,789	100
Sprinklers	\$6.10	S.F.	42,430	100	\$258,789	30	1958	1988			\$258,789	\$258,789	100
Electrical	\$28.29	S.F.	42,430	100	\$1,200,370	30	2002	2017				\$1,200,370	
Electrical Service/Distribution	\$2.69	S.F.	42,430	100	\$114,229	30	2002	2032				\$114,229	
Lighting and Branch Wiring	\$21.23	S.F.	42,430	100	\$900,923	30	2002	2032				\$900,923	
Communications and Security	\$4.23	S.F.	42,430	100	\$179,410	30	2002	2032				\$179,410	
Other Electrical Systems	\$0.14	S.F.	42,430	100	\$5,808	15	2002	2017				\$5,808	
Equipment & Furnishings	\$8.45	S.F.	42,430	100	\$358,581	25	2002	2017				\$358,581	
Equipment	\$8.45	S.F.	42,430	100	\$358,581	25	2002	2017				\$358,581	
Institutional Equipment	\$2.94	S.F.	42,430	100	\$124,555	15	2002	2017				\$124,555	
Other Equipment	\$5.52	S.F.	42,430	100	\$234,026	30	2002	2032				\$234,026	
Food Service Equipment, EACH	\$234,025.94	SYSTEM	1	100	\$234,026	30	2002	2032				\$234,026	
Special Construction			0			0	0				\$98,908		
Special Construction			0			0	0				\$98,908		
ADA Compliance			0	0		0	0				\$98,908		
Building Sitework	\$5.01	S.F.	42,430	100	\$212,674	30	2002	2032				\$212,674	
Site Improvements	\$4.70	S.F.	42,430	100	\$199,449	30	2002	2032				\$199,449	
Parking Lots	\$2,427.18	Each	55	100	\$133,495	30	2002	2032				\$133,495	
Pedestrian Paving	\$36.64	L.F.	1,800	100	\$65,954	30	2002	2032				\$65,954	
Site Mechanical Utilities	\$0.31	S.F.	42,430	100	\$13,225	30	2002	2032				\$13,225	
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.11	S.F.	42,430	100	\$4,518	30	2002	2032				\$4,518	
Natural Gas	\$0.11	S.F.	42,430	100	\$4,518	30	2002	2032				\$4,518	
Propane	\$8,707.27	SYSTEM	1	100	\$8,707	30	2002	2032				\$8,707	

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Facility Executive Summary

Facility: \Elementary Schools\Carmody Hills Elementary_Building (continued)

[illegible]

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Report Date: 10 Sep 2012

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
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Report Date: 10 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Carmody Hills Elementary_Building (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$470,781 \$179,903	\$245,277 \$93,730	\$716,058 \$273,633	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$20,200	\$10,524	\$30,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$170,144	\$88,645	\$258,789	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	42,430	S.F.	\$65,028	\$33,880	\$98,908	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$2,410	\$1,256	\$3,666	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$33,095	\$17,243	\$50,338	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carmody Hills Elementary\1997 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1997

Gross Area: 4,536 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$288,173.52

Replacement Cost: \$1,165,980.96

FCI: 24.72%

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Elementary Schools\Carmody Hills Elementary\1997 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$257.05	S.F.	4,536	100	\$1,165,980	39	1997	2002			\$288,173	\$1,165,980	25
Substructure	\$16.41	S.F.	4,536	100	\$74,443	100	1997					\$74,443	
Foundations	\$16.41	S.F.	4,536	100	\$74,443	100	1997					\$74,443	
Standard Foundations	\$5.43	S.F.	4,536	0	\$24,630	100	1997					\$24,630	
Slab on Grade	\$10.98	S.F.	4,536	0	\$49,813	100	1997					\$49,813	
Shell	\$72.55	S.F.	4,536	100	\$329,094	59	1997	2017				\$329,094	
Superstructure	\$22.48	S.F.	4,536	100	\$101,971	100	1997					\$101,971	
Roof Construction	\$22.48	S.F.	4,536	0	\$101,971	100	1997					\$101,971	
Exterior Enclosure	\$20.00	S.F.	4,536	100	\$90,725	71	1997	2027				\$90,725	
Exterior Walls	\$11.70	S.F.	4,536	0	\$53,055	100	1997					\$53,055	
Exterior Windows	\$5.05	S.F.	4,536	100	\$22,906	30	1997	2027				\$22,906	
Exterior Doors	\$3.25	S.F.	4,536	100	\$14,764	30	1997	2027				\$14,764	
Roofing	\$30.07	S.F.	4,536	100	\$136,398	20	1997	2017				\$136,398	
Roof Coverings	\$30.07	S.F.	4,536	100	\$136,398	20	1997	2017				\$136,398	
Interiors	\$48.25	S.F.	4,536	100	\$218,852	25	1997	2002			\$68,242	\$218,852	31
Interior Construction	\$19.33	S.F.	4,536	100	\$87,690	35	1997	2017				\$87,690	
Partitions	\$11.21	S.F.	4,536	100	\$50,848	40	1997	2037				\$50,848	
Interior Doors	\$3.33	S.F.	4,536	100	\$15,109	40	1997	2037				\$15,109	
Fittings	\$4.79	S.F.	4,536	100	\$21,733	20	1997	2017				\$21,733	
Interior Finishes	\$28.92	S.F.	4,536	100	\$131,162	18	1997	2002			\$68,242	\$131,162	52
Wall Finishes	\$8.91	S.F.	4,536	100	\$40,408	14	1997	2002			\$27,682	\$40,408	69
Paint	\$6.92	S.F.	4,000	100	\$27,682	5	1997	2002			\$27,682	\$27,682	100
Tile	\$23.74	S.F.	536	100	\$12,726	35	1997	2032				\$12,726	
Floor Finishes	\$9.89	S.F.	4,536	100	\$44,874	14	1997	2007			\$40,560	\$44,874	90
Ceramic Tile	\$21.57	S.F.	200	100	\$4,314	50	1997	2047				\$4,314	
VCT	\$9.35	S.F.	4,336	100	\$40,560	10	1997	2007			\$40,560	\$40,560	100
Ceiling Finishes	\$10.11	S.F.	4,536	100	\$45,880	25	1997	2022				\$45,880	
Services	\$116.57	S.F.	4,536	100	\$528,758	24	1997	2007			\$201,251	\$528,758	38
Plumbing	\$16.78	S.F.	4,536	100	\$76,098	30	1997	2027				\$76,098	
Plumbing Fixtures	\$13.34	S.F.	4,536	100	\$60,506	30	1997	2027				\$60,506	
Domestic Water Distribution	\$0.94	S.F.	4,536	100	\$4,278	30	1997	2027				\$4,278	
Sanitary Waste	\$1.46	S.F.	4,536	100	\$6,623	30	1997	2027				\$6,623	
Rain Water Drainage	\$1.03	S.F.	4,536	100	\$4,691	30	1997	2027				\$4,691	
HVAC	\$63.43	S.F.	4,536	100	\$287,698	19	1997	2007			\$201,251	\$287,698	70
Distribution Systems	\$17.48	S.F.	4,536	100	\$79,272	30	1997	2027				\$79,272	
Terminal & Package Units	\$43.11	S.F.	4,536	100	\$195,525	15	1997	2012			\$195,525	\$195,525	100
Controls & Instrumentation	\$1.58	S.F.	4,536	100	\$7,175	20	1997	2017				\$7,175	
Systems Testing & Balancing	\$1.26	S.F.	4,536	100	\$5,726	10	1997	2007			\$5,726	\$5,726	100
Fire Protection	\$6.54	S.F.	4,536	100	\$29,667	30	1997	2027				\$29,667	
Sprinklers	\$6.54	S.F.	4,536	100	\$29,667	30	1997	2027				\$29,667	
Electrical	\$29.83	S.F.	4,536	100	\$135,295	30	1997	2012				\$135,295	
Electrical Service/Distribution	\$2.91	S.F.	4,536	100	\$13,178	30	1997	2027				\$13,178	
Lighting and Branch Wiring	\$22.83	S.F.	4,536	100	\$103,558	30	1997	2027				\$103,558	
Communications and Security	\$4.09	S.F.	4,536	100	\$18,559	30	1997	2027				\$18,559	
Other Electrical Systems	\$0.11	S.F.	0	100		15	1997	2012					
Equipment & Furnishings	\$3.16	S.F.	4,536	100	\$14,350	15	1997	2012			\$14,350	\$14,350	100
Equipment	\$3.16	S.F.	4,536	100	\$14,350	15	1997	2012			\$14,350	\$14,350	100
Institutional	\$3.16	S.F.	4,536	100	\$14,350	15	1997	2012			\$14,350	\$14,350	100
Special Construction			0			0	0				\$4,330		
Special Construction			0			0	0				\$4,330		
ADA Compliance			0	0		0	0				\$4,330		
Building Sitework	\$0.11	S.F.	4,536	100	\$483	30	1997	2027				\$483	
Site Mechanical Utilities	\$0.11	S.F.	4,536	100	\$483	30	1997	2027				\$483	
Fuel Distribution	\$0.11	S.F.	4,536	100	\$483	30	1997	2027				\$483	
Gas Service Piping	\$0.11	S.F.	4,536	100	\$483	30	1997	2027				\$483	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Carmody Hills Elementary\1997 Addition (continued)[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Carmody Hills Elementary\1997 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$189,463 \$18,200	\$98,710 \$9,482	\$288,174 \$27,682	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$26,666	\$13,893	\$40,560	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,765	\$1,962	\$5,726	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,536	S.F.	\$2,847	\$1,483	\$4,330	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$128,550	\$66,975	\$195,525	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$9,435	\$4,916	\$14,350	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carmody Hills Elementary\2002 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2002

Gross Area: 5,400 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$93,903.50

Replacement Cost: \$1,392,469.42

FCI: 6.74%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Carmody Hills Elementary\2002 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$257.86	S.F.	5,400	96	\$1,334,676	35	2002	2007			\$93,903	\$1,392,468	7
Substructure	\$16.67	S.F.	5,400	15	\$13,524	100	2002					\$90,019	
Foundations	\$16.67	S.F.	5,400	15	\$13,524	100	2002					\$90,019	
Standard Foundations	\$5.58	S.F.	5,400	25	\$7,536	100	2002					\$30,143	
Slab on Grade	\$11.09	S.F.	5,400	10	\$5,988	100	2002					\$59,876	
Shell	\$73.21	S.F.	5,400	100	\$395,311	59	2002	2022				\$395,311	
Superstructure	\$22.66	S.F.	5,400	100	\$122,380	100	2002					\$122,380	
Roof Construction	\$22.66	S.F.	5,400	0	\$122,380	100	2002					\$122,380	
Exterior Enclosure	\$20.21	S.F.	5,400	100	\$109,156	71	2002	2032				\$109,156	
Exterior Walls	\$11.82	S.F.	5,400	0	\$63,818	100	2002					\$63,818	
Exterior Windows	\$5.11	S.F.	5,400	100	\$27,597	30	2002	2032				\$27,597	
Exterior Doors	\$3.29	S.F.	5,400	100	\$17,741	30	2002	2032				\$17,741	
Roofing	\$30.33	S.F.	5,400	100	\$163,775	20	2002	2022				\$163,775	
Roof Coverings	\$30.33	S.F.	5,400	100	\$163,775	20	2002	2022				\$163,775	
Interiors	\$47.08	S.F.	5,400	97	\$245,990	24	2002	2007			\$86,922	\$254,257	34
Interior Construction	\$19.50	S.F.	5,400	100	\$105,296	35	2002	2022				\$105,296	
Partitions	\$11.32	S.F.	5,400	100	\$61,108	40	2002	2042				\$61,108	
Interior Doors	\$3.33	S.F.	5,400	100	\$17,987	40	2002	2042				\$17,987	
Fittings	\$4.85	S.F.	5,400	100	\$26,201	20	2002	2022				\$26,201	
Interior Finishes	\$27.59	S.F.	5,400	94	\$140,694	15	2002	2007			\$86,922	\$148,961	58
Wall Finishes	\$7.62	S.F.	5,400	100	\$41,170	8	2002	2007			\$36,382	\$41,170	88
Paint	\$7.00	S.F.	5,200	100	\$36,382	5	2002	2007			\$36,382	\$36,382	100
Tile	\$23.94	S.F.	200	100	\$4,788	35	2002	2037				\$4,788	
Floor Finishes	\$9.76	S.F.	5,400	100	\$52,679	12	2002	2012			\$50,540	\$52,679	96
Ceramic Tile	\$10.69	S.F.	200	100	\$2,139	50	2002	2052				\$2,139	
VCT	\$9.72	S.F.	5,200	100	\$50,540	10	2002	2012			\$50,540	\$50,540	100
Ceiling Finishes	\$10.21	S.F.	5,400	85	\$46,845	25	2002	2027				\$55,112	
Services	\$117.62	S.F.	5,400	104	\$662,110	24	2002	2012			\$6,981	\$635,140	1
Plumbing	\$16.93	S.F.	5,400	92	\$84,154	30	2002	2032				\$91,414	
Plumbing Fixtures	\$13.45	S.F.	5,400	90	\$65,346	30	2002	2032				\$72,606	
Domestic Water Distribution	\$0.94	S.F.	5,400	100	\$5,092	30	2002	2032				\$5,092	
Sanitary Waste	\$1.51	S.F.	5,400	100	\$8,131	30	2002	2032				\$8,131	
Rain Water Drainage	\$1.03	S.F.	5,400	100	\$5,585	30	2002	2032				\$5,585	
HVAC	\$64.03	S.F.	5,400	110	\$379,225	19	2002	2012			\$6,981	\$345,783	2
Distribution Systems	\$17.63	S.F.	5,400	110	\$104,713	30	2002	2032				\$95,193	
Terminal & Package Units	\$43.49	S.F.	5,400	110	\$258,303	15	2002	2017				\$234,821	
Controls & Instrumentation	\$1.63	S.F.	5,400	105	\$9,228	20	2002	2022				\$8,788	
Systems Testing & Balancing	\$1.29	S.F.	5,400	100	\$6,981	10	2002	2012			\$6,981	\$6,981	100
Fire Protection	\$6.60	S.F.	5,400	100	\$35,646	30	2002	2032				\$35,646	
Sprinklers	\$6.60	S.F.	5,400	100	\$35,646	30	2002	2032				\$35,646	
Electrical	\$30.06	S.F.	5,400	100	\$163,085	30	2002	2032				\$162,297	
Electrical Service/Distribution	\$2.92	S.F.	5,400	105	\$16,558	30	2002	2032				\$15,770	
Lighting and Branch Wiring	\$23.00	S.F.	5,400	100	\$124,187	30	2002	2032				\$124,187	
Communications and Security	\$4.14	S.F.	5,400	100	\$22,340	30	2002	2032				\$22,340	
Equipment & Furnishings	\$3.18	S.F.	5,400	100	\$17,166	15	2002	2017				\$17,166	
Equipment	\$3.18	S.F.	5,400	100	\$17,166	15	2002	2017				\$17,166	
Institutional	\$3.18	S.F.	5,400	100	\$17,166	15	2002	2017				\$17,166	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Facilities			0	0		0	0						
Building Sitework	\$0.11	S.F.	5,400	100	\$575	30	2002	2032				\$575	
Site Improvements			0	0		0	0						
Site Mechanical Utilities	\$0.11	S.F.	5,400	100	\$575	30	2002	2032				\$575	
Fuel Distribution	\$0.11	S.F.	5,400	100	\$575	30	2002	2032				\$575	
Gas Service Piping	\$0.11	S.F.	5,400	100	\$575	30	2002	2032				\$575	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Carmody Hills Elementary\2002 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Carmody Hills Elementary\2002 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$61,738 \$23,920	\$32,166 \$12,462	\$93,904 \$36,382	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$33,228	\$17,312	\$50,540	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$4,590	\$2,391	\$6,981	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carole Highlands Elementary**Address:** 1610 Hanon Street, Takoma Park, MD 20912**Attributes:**

School Area	2
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1953, 20,061 S.F.
School Addition 1	Built in 1955, 4,080 S.F.
School Addition 2	Built in 1969, 3,382 S.F.
School Addition 3	Built in 1989, 3,992 S.F.
School Addition 4	Built in 1995, 22,610 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	54,125 S.F.

Year Built:**Last Renovation:****Facility Description:**

Carole Highlands Elementary School is a single-story, 54,125 square foot facility located on a 10-acre site close to MD Route 193 and MD Route 650 in Takoma Park, MD. The original building was constructed in 1953 and additions were constructed in 1955, 1969, 1989 (Four Modulares), and 1995, with a major renovation done in 1995. In 2012 there were folding partitions installed into the 1995 addition building.

ACCESSIBILITY ISSUE

The school has three parking areas assigned as handicapped parking. Access to the school lobby is limited by the glass storefront system, which is partially compliant with ADA standards for assisted entrances. The office reception counter is a single level counter that will require enhancement to allow for dual level access for handicap persons. Interior systems, such as signage, door hardware, restroom fixtures and railing, as well as drinking fountains and assisted listening device applications are not consistent throughout the school. There is a mixture of door hardware from knob to lever actuated. Signage consists of compliant signage and older signage that appears original to the building's construction. Restrooms appear to have proper railing and fixtures; however, the dispensers and mirrors will require enhancement to gain compliance with the current standard. Drinking fountains are a mixture of single level and dual level units. Specialized attention for independent student needs for listening devices and visual aids should be addressed on case-by-case depending on the specific disability. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is steel frame, load bearing stud walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of CMU and brick veneer. Exterior windows are aluminum and steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU, drywall and folding partitions. Folding partitions were installed in 2012 in the 1995 Addition building. Interior doors are generally solid core wood doors and a few hollow metal applications with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile and carpet. Floor finishes in assignable spaces are typically vinyl tile. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. BUILDING SERVICES**Conveying Systems**

The building does not have conveying equipment.

Mechanical/Plumbing

The school has two hot water boilers that were installed in 1995 and in good condition. Each of the boilers uses natural gas as primary fuel. There is one air cooled chiller that was installed in 1995. The system is a 2-pipe distribution system with individual controls in each classroom. Heating is provided to the original building and Additions 1 and 2 by hot water through unit ventilators. Most of these were upgraded in 1995. Addition 3 has thru-wall package units with electric heat installed in 1988. The 1995 Addition features rooftop units with water coils, 2-pipe, from the central boilers and chiller. Domestic hot water is provided through a heat exchanger from the boilers. Plumbing fixtures throughout the school were installed in 1995, except in Addition 3, 1988. Roof top exhaust fans were installed in 1995, except Addition 3, 1988.

Facility Executive Summary

Electrical

The incoming electrical service is supplied by a utility pad mounted transformer that supplies service to switchboard, which was installed in the original building in 1995. Power is then distributed to the additions. The kitchen, located in Addition 4 is fed from the main switchboard. An emergency generator was installed outside the original building in 1995. Lighting is primarily fluorescent, recessed in corridors, pendent in classrooms. The fixtures were modified to T8 lamps and electronic ballasts in 2007.

Fire Protection/Life Safety Systems

The main fire alarm control panel is notifier, non-addressable. There are audible and strobe signal devices in the corridors, which were part of the 1995 renovation. Smoke detectors are located in the corridors. There is a centrally monitored security system, intercom, and phone/data system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, food service equipment and medical equipment. The building also includes window treatments in several sections and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where four out of 60 are handicap spaces and path to building entrances. Drainage is generally adequate and is handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic and a 10,000 gallon fuel tank replaced in 1995. The water supply is provided from the campus distribution system.

Current Repair Cost: \$3,405,536.96**Replacement Cost:** \$14,733,438.33**FCI:** 23.11%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carole Highlands Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1953

Gross Area: 31,515 S.F.

Last Renovation: 1995

Facility Description:

Current Repair Cost: \$1,870,974.22

Replacement Cost: \$8,887,397.72

FCI: 21.05%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carole Highlands Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.01	S.F.	31,515	100	\$8,887,398	41	1988	1983			\$1,870,973	\$8,887,398	21
Substructure	\$16.80	S.F.	31,515	100	\$529,344	100	1953					\$529,344	
Foundations	\$16.80	S.F.	31,515	100	\$529,344	100	1953					\$529,344	
Standard Foundation	\$3.29	S.F.	54,125	0	\$177,820	100	1953					\$177,820	
Slab on Grade	\$6.49	S.F.	54,125	0	\$351,524	100	1953					\$351,524	
Shell	\$73.09	S.F.	31,515	100	\$2,303,429	59	1991	2021				\$2,303,429	
Superstructure	\$22.73	S.F.	31,515	100	\$716,220	100	2001					\$716,220	
Roof Construction	\$13.23	S.F.	54,125	0	\$716,220	100	2001					\$716,220	
Exterior Enclosure	\$19.80	S.F.	31,515	100	\$624,017	72	1985	2031				\$624,017	
Exterior Walls	\$6.94	S.F.	54,125	0	\$375,398	100	1953					\$375,398	
Exterior Windows	\$2.69	S.F.	54,125	100	\$145,714	30	2001	2031				\$145,714	
Exterior Doors	\$1.90	S.F.	54,125	100	\$102,905	30	2001	2031				\$102,905	
Roofing	\$30.56	S.F.	31,515	100	\$963,192	20	2001	2021				\$963,192	
Roof Coverings	\$17.80	S.F.	54,125	100	\$963,192	20	2001	2021				\$963,192	
Interiors	\$46.65	S.F.	31,515	100	\$1,470,023	32	1988	1988			\$704,382	\$1,470,023	48
Interior Construction	\$19.59	S.F.	31,515	100	\$617,431	52	1981	2015				\$617,431	
Partitions	\$11.39	S.F.	31,515	100	\$358,933	70	1953					\$358,933	
Concrete Block Partitions - Regular Weight	\$6.63	S.F.	54,125	0	\$358,933	70	1953					\$358,933	
Interior Doors	\$1.95	S.F.	54,125	100	\$105,375	40	1995	2035				\$105,375	
Fittings	\$2.83	S.F.	54,125	100	\$153,123	20	1995	2015				\$153,123	
Interior Finishes	\$27.05	S.F.	31,515	100	\$852,592	17	1996	1988			\$704,382	\$852,592	83
Wall Finishes	\$7.80	S.F.	31,515	100	\$245,814	10	1997	1988			\$245,814	\$245,814	100
Paint	\$4.11	S.F.	50,125	100	\$205,848	5	2001	2006			\$205,848	\$205,848	100
Tile	\$9.69	S.F.	4,125	100	\$39,966	35	1953	1988			\$39,966	\$39,966	100
Floor Finishes	\$10.05	S.F.	31,515	100	\$316,689	18	1996	2005			\$253,199	\$316,689	80
Carpet	\$4.87	S.F.	5,000	100	\$24,336	5	2001	2006			\$24,336	\$24,336	100
Ceramic Tile	\$12.44	S.F.	4,125	100	\$51,322	50	1995	2045				\$51,322	
Concrete	\$2.43	S.F.	5,000	100	\$12,168	10	1995	2005				\$12,168	
VCT	\$5.70	S.F.	40,125	100	\$228,863	12	1995	2007			\$228,863	\$228,863	100
Ceiling Finishes	\$9.20	S.F.	31,515	100	\$290,089	24	1995	2008			\$205,369	\$290,089	71
Plaster Ceilings	\$8.47	S.F.	10,000	100	\$84,720	50	1995	2045				\$84,720	
Acoustical Ceilings	\$4.65	S.F.	44,125	100	\$205,369	13	1995	2008			\$205,369	\$205,369	100
Services	\$128.89	S.F.	31,515	100	\$4,062,047	27	1993	1983			\$797,532	\$4,062,047	20
Plumbing	\$17.06	S.F.	31,515	100	\$537,577	30	1996	2025				\$537,577	
Plumbing Fixtures	\$7.89	S.F.	54,125	100	\$427,262	30	1995	2025				\$427,262	
Domestic Water Distribution	\$0.56	S.F.	54,125	100	\$30,460	30	1995	2025				\$30,460	
Sanitary Waste	\$0.87	S.F.	54,125	100	\$46,925	30	1995	2025				\$46,925	
Rain Water Drainage	\$0.61	S.F.	54,125	100	\$32,930	30	2001	2031				\$32,930	
HVAC	\$73.67	S.F.	31,515	100	\$2,321,714	26	1995	2005			\$582,666	\$2,321,714	25
Heat Generating Systems	\$12.81	S.F.	31,515	100	\$403,751	30	1995	2025				\$403,751	
Boilers	\$5.58	S.F.	54,125	100	\$302,130	30	1995	2025				\$302,130	
Piping and Misc Equipment	\$3.22	S.F.	31,515	100	\$101,621	30	1995	2025				\$101,621	
Cooling Generating Systems	\$17.68	S.F.	31,515	100	\$557,334	30	1995	2025				\$557,334	
Chilled Water, Air Cooled	\$6.53	S.F.	54,125	100	\$353,170	30	1995	2025				\$353,170	
Condenser Systems													
Piping and Misc Equipment	\$3.77	S.F.	54,125	100	\$204,164	30	1995	2025				\$204,164	
Distribution Systems	\$12.29	S.F.	54,125	100	\$665,179	30	1995	2025				\$665,179	
Terminal & Package Units	\$23.99	S.F.	22,610	100	\$542,327	15	1995	2010			\$542,327	\$542,327	100
Controls & Instrumentation	\$2.08	S.F.	54,125	100	\$112,784	20	1995	2015				\$112,784	
Systems Testing & Balancing	\$0.75	S.F.	54,125	100	\$40,339	10	1995	2005			\$40,339	\$40,339	100
Fire Protection	\$6.64	S.F.	31,515	100	\$209,103	30	1953	1983			\$209,103	\$209,103	100
Sprinklers	\$3.86	S.F.	54,125	100	\$209,103	30	1953	1983			\$209,103	\$209,103	100
Electrical	\$31.53	S.F.	31,515	100	\$993,653	30	1995	2010			\$5,763	\$993,653	1
Electrical Service/Distribution	\$3.53	S.F.	31,515	100	\$111,138	30	1995	2025				\$111,138	
New Main Line	\$1.23	S.F.	54,125	100	\$66,683	30	1995	2025				\$66,683	
Main Panel	\$0.82	S.F.	54,125	100	\$44,455	30	1995	2025				\$44,455	
Lighting and Branch Wiring	\$13.51	S.F.	54,125	100	\$731,038	30	1995	2025				\$731,038	
Communications and Security	\$2.69	S.F.	54,125	100	\$145,714	30	1995	2025				\$145,714	
Other Electrical Systems	\$0.11	S.F.	54,125	100	\$5,763	15	1995	2010			\$5,763	\$5,763	100
Equipment & Furnishings	\$9.03	S.F.	31,515	100	\$284,568	23	1995	1983			\$284,568	\$284,568	100
Equipment	\$9.03	S.F.	31,515	100	\$284,568	23	1995	1983			\$284,568	\$284,568	100
Institutional Equipment	\$2.51	S.F.	54,125	100	\$135,835	15	1995	2010			\$135,835	\$135,835	100
Other Equipment	\$4.72	S.F.	31,515	100	\$148,733	30	1953	1983			\$148,733	\$148,733	100
Food Service Equipment, EACH	\$148,732.86	SYSTE M	1	100	\$148,733	30	1953	1983			\$148,733	\$148,733	100
Special Construction			0			0	0				\$73,464		
Special Construction			0			0	0				\$73,464		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
ADA Compliance			0	0		0	0				\$73,464		
Building Sitework	\$7.55	S.F.	31,515	100	\$237,987	30	1954	1983			\$11,027	\$237,987	5
Site Improvements	\$3.77	S.F.	31,515	100	\$118,925	30	2001	2031				\$118,925	
Parking Lots	\$1,542.55	Each	62	100	\$95,638	30	2001	2031				\$95,638	
Pedestrian Paving	\$23.29	S.F.	1,000	100	\$23,287	30	2001	2031				\$23,287	
Site Mechanical Utilities	\$3.78	S.F.	31,515	100	\$119,062	30	1953	1983			\$11,027	\$119,062	9
Fuel Distribution	\$3.78	S.F.	31,515	100	\$119,062	30	1953	1983			\$11,027	\$119,062	9
NG Supply	\$0.08	S.F.	54,125	100	\$4,116	30	1953	1983			\$4,116	\$4,116	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1953	1983			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	1995	2025				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Carole Highlands Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$1,870,974			\$290,564		\$266,847				\$1,256,747	\$379,913
Substructure											
Foundations											
Standard Foundation											
Slab on Grade											
Shell										\$1,256,747	
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing										\$1,256,747	
Roof Coverings										\$1,256,747	
Interiors	\$704,383			\$167,321		\$266,847					\$325,701
Interior Construction				\$167,321							
Partitions											
Concrete Block Partitions - Regular											
Interior Doors											
Fittings				\$167,321							
Interior Finishes	\$704,383					\$266,847					\$325,701
Wall Finishes	\$245,815					\$238,635					\$276,643
Paint	\$205,848					\$238,635					\$276,643
Tile	\$39,966										
Floor Finishes	\$253,199					\$28,212					\$49,058
Carpet	\$24,336					\$28,212					\$32,706
Ceramic Tile											
Concrete											\$16,353
VCT	\$228,863										
Ceiling Finishes	\$205,369										
Plaster Ceilings											
Acoustical Ceilings	\$205,369										
Services	\$797,532			\$123,242							\$54,212
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
HVAC	\$582,666			\$123,242							\$54,212
Heat Generating Systems											
Boilers											
Piping and Misc Equipment											
Cooling Generating Systems											
Chilled Water, Air Cooled											
Condenser Systems											
Piping and Misc Equipment											
Distribution Systems											
Terminal & Package Units	\$542,327										
Controls & Instrumentation				\$123,242							
Systems Testing & Balancing	\$40,339										\$54,212
Fire Protection	\$209,103										
Sprinklers	\$209,103										
Electrical	\$5,763										
Electrical Service/Distribution											
New Main Line											
Main Panel											
Lighting and Branch Wiring											
Communications and Security											
Other Electrical Systems	\$5,763										
Equipment & Furnishings	\$284,568										
Equipment	\$284,568										
Institutional Equipment	\$135,835										
Other Equipment	\$148,733										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Carole Highlands Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,230,095 \$137,478	\$640,879 \$71,626	\$1,870,974 \$209,103	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,706	\$1,410	\$4,116	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$16,000	\$8,336	\$24,336	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is over ten years old and is placed in a high traffic area. There are sections of wearing and tearing that are tripping hazards. It is recommended that the carpet be removed and replaced with a new carpet installation or tile installation for a low maintenance application.
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$26,521	\$13,818	\$40,339	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$135,023	\$70,347	\$205,369	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350		Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$97,786	\$50,947	\$148,733	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$135,338	\$70,511	\$205,848	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$26,276	\$13,690	\$39,966	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$150,469	\$78,394	\$228,863	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040		ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	31,515	S.F.	\$48,300	\$25,164	\$73,464	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$356,560	\$185,768	\$542,327	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,789	\$1,974	\$5,763	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$89,306	\$46,529	\$135,835	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carole Highlands Elementary\1995 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1995

Gross Area: 22,610 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$1,534,562.74

Replacement Cost: \$5,846,040.61

FCI: 26.25%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carole Highlands Elementary\1995 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.56	S.F.	22,610	101	\$5,891,607	38	1995	2000			\$1,534,563	\$5,846,040	26
Substructure	\$16.90	S.F.	22,610	100	\$382,071	100	1995					\$382,071	
Foundations	\$16.90	S.F.	22,610	100	\$382,071	100	1995					\$382,071	
Standard Foundations	\$5.67	S.F.	22,610	0	\$128,274	100	1995					\$128,274	
Slab on Grade	\$11.22	S.F.	22,610	0	\$253,797	100	1995					\$253,797	
Shell	\$74.21	S.F.	22,610	100	\$1,677,878	59	1996	2021				\$1,677,878	
Superstructure	\$22.97	S.F.	22,610	100	\$519,286	100	1995					\$519,286	
Roof Construction	\$22.97	S.F.	22,610	0	\$519,286	100	1995					\$519,286	
Exterior Enclosure	\$20.50	S.F.	22,610	100	\$463,574	71	1995	2025				\$463,574	
Exterior Walls	\$12.02	S.F.	22,610	0	\$271,679	100	1995					\$271,679	
Exterior Windows	\$5.16	S.F.	22,610	100	\$116,581	30	1995	2025				\$116,581	
Exterior Doors	\$3.33	S.F.	22,610	100	\$75,314	30	1995	2025				\$75,314	
Roofing	\$30.74	S.F.	22,610	100	\$695,018	20	2001	2021				\$695,018	
Roof Coverings	\$30.74	S.F.	22,610	100	\$695,018	20	2001	2021				\$695,018	
Interiors	\$47.49	S.F.	22,610	100	\$1,073,767	22	1995	2000			\$383,447	\$1,073,767	36
Interior Construction	\$20.19	S.F.	22,610	100	\$456,469	33	1995	2015				\$456,469	
Partitions	\$12.25	S.F.	22,610	100	\$276,955	35	1996	2032				\$276,955	
Foldable Partitions	\$59.65	S.F.	1,080	100	\$64,426	20	2012	2032				\$64,426	
Partitions	\$9.87	S.F.	21,530	100	\$212,529	40	1995	2035				\$212,529	
Interior Doors	\$3.38	S.F.	22,610	100	\$76,345	40	1995	2035				\$76,345	
Fittings	\$4.56	S.F.	22,610	100	\$103,169	20	1995	2015				\$103,169	
Interior Finishes	\$27.30	S.F.	22,610	100	\$617,298	14	1995	2000			\$383,447	\$617,298	62
Wall Finishes	\$7.09	S.F.	22,610	100	\$160,257	5	1995	2000			\$160,257	\$160,257	100
Paint	\$7.09	S.F.	22,610	100	\$160,257	5	1995	2000			\$160,257	\$160,257	100
Floor Finishes	\$9.87	S.F.	22,610	100	\$223,190	10	1995	2005			\$223,190	\$223,190	100
VCT	\$9.87	S.F.	22,610	100	\$223,190	10	1995	2005			\$223,190	\$223,190	100
Ceiling Finishes	\$10.34	S.F.	22,610	100	\$233,851	25	1995	2020				\$233,851	
Services	\$116.74	S.F.	22,610	102	\$2,684,985	24	1995	2005			\$1,025,504	\$2,639,418	39
Plumbing	\$17.11	S.F.	22,610	100	\$386,886	30	1995	2025				\$386,886	
Plumbing Fixtures	\$13.61	S.F.	22,610	100	\$307,789	30	1995	2025				\$307,789	
Domestic Water Distribution	\$0.94	S.F.	22,610	100	\$21,322	30	1995	2025				\$21,322	
Sanitary Waste	\$1.51	S.F.	22,610	100	\$34,046	30	1995	2025				\$34,046	
Rain Water Drainage	\$1.05	S.F.	22,610	100	\$23,729	30	1995	2025				\$23,729	
HVAC	\$64.84	S.F.	22,610	103	\$1,508,251	19	1995	2005			\$1,025,504	\$1,466,037	70
Distribution Systems	\$17.86	S.F.	22,610	110	\$444,110	30	1995	2025				\$403,736	
Terminal & Package Units	\$44.06	S.F.	22,610	100	\$996,273	15	1995	2010			\$996,273	\$996,273	100
Controls & Instrumentation	\$1.63	S.F.	22,610	105	\$38,637	20	1995	2015				\$36,797	
Systems Testing & Balancing	\$1.29	S.F.	22,610	100	\$29,231	10	1995	2005			\$29,231	\$29,231	100
Fire Protection	\$4.30	S.F.	22,610	100	\$97,323	30	1995	2025				\$97,323	
Sprinklers	\$4.30	S.F.	22,610	100	\$97,323	30	1995	2025				\$97,323	
Electrical	\$30.48	S.F.	22,610	100	\$692,525	30	1995	2025				\$689,172	
Electrical Service/Distribution	\$2.97	S.F.	22,610	105	\$70,413	30	1995	2025				\$67,060	
Lighting and Branch Wiring	\$23.33	S.F.	22,610	100	\$527,540	30	1995	2025				\$527,540	
Communications and Security	\$4.18	S.F.	22,610	100	\$94,572	30	1995	2025				\$94,572	
Equipment & Furnishings	\$3.22	S.F.	22,610	100	\$72,906	15	1995	2010			\$72,906	\$72,906	100
Equipment	\$3.22	S.F.	22,610	100	\$72,906	15	1995	2010			\$72,906	\$72,906	100
Institutional	\$3.22	S.F.	22,610	100	\$72,906	15	1995	2010			\$72,906	\$72,906	100
Special Construction			0			0	0				\$52,706		
Special Construction			0			0	0				\$52,706		
ADA Compliance			0	0		0	0				\$52,706		
Building Sitework		S.F.	22,610			0	1995	2025					
Site Mechanical Utilities		S.F.	22,610			0	1995	2025					
Fuel Distribution		S.F.	22,610			0	1995	2025					
Gas Service Piping		SYSTEM	22,610	100		30	1995	2025					

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Facility Executive Summary

Facility: \Elementary Schools\Carole Highlands Elementary\1995 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Carole Highlands Elementary\1995 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$1,008,917 \$105,363	\$525,646 \$54,894	\$1,534,563 \$160,257	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$146,739	\$76,451	\$223,190	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$19,219	\$10,013	\$29,231	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	22,610	S.F.	\$34,652	\$18,054	\$52,706	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$655,012	\$341,261	\$996,273	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$47,933	\$24,973	\$72,906	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carrollton Elementary

Address: 8300 Quintana Street, New Carrollton, MD 20784

Attributes:

School Area	2
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1960, 17,689 S.F.
School Addition 1	Built in 1962, 13,978 S.F.
School Addition 2	Built in 1966, 4,562 S.F.
School Addition 3	Built in 2000, 9,613 S.F.
School Board District	2
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	45,842 S.F.

Year Built:

Last Renovation:

Facility Description:

Carrollton Elementary School is a one-story, 45,842 square foot facility located on a 9.8-acre site close to I-95 in New Carrollton, MD. The original building was constructed in 1960 and additions were constructed in 1962, 1966, and 2000, with no major renovation. In 2009 some minor projects were performed that included interior and exterior painting, caulking and glass replacement where needed and in 2012 a kitchen grease trap was installed.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and doors that are wide enough for wheel chair access, but it lacks push button wall switches and automatic door openers. Though all the programs in the facility are handicap accessible, it is necessary to exit the building and re-enter through another door on the other side of the building, in order to access the classrooms from the multi-purpose room. Handicap access ramp or chair lift on stairs (for difference in level) is needed in the building. Handicap toilet stalls are available in only three gang restrooms: one by the multi-purpose room and two in the blue hall (2000 addition). Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade with concrete footings and foundation walls. The building does not have a basement. The building has crawl space.

B. SHELL

The superstructure is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, metal windows with operable frames, solid core exterior wood doors, and hollow metal steel doors. The single pane metal windows in the original building, 1962 addition, and 1966 addition are original. All classrooms in 2000 addition have a fire window exits. The classrooms in the original building, 1962 addition, and 1966 addition have exterior door openings. The solid core wood exterior doors in the original building, 1962 addition, and 1966 addition are original. The facility has low-slope, built up roof with gravel ballast. The built-up roof on the original building, 1962 addition, and 1966 addition was replaced in 2006. The roof on the 2000 addition is original.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. The metal toilet partitions are original. The facility has a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU. The floor finishes throughout the building are typically vinyl composition tiles (VCT), vinyl asbestos tiles (VAT), carpet, and ceramic tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 8,700 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically acoustical tiles. The ceilings in the classrooms are original. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 1,500 square feet of asbestos containing needlepoint ceiling tiles.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Low-flow toilet fixtures were installed in 2007. Urinal and sinks are original. Domestic water distribution is appears to be copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains were updated in 2006.

HVAC

Facility Executive Summary

Heating is provided by two oil/gas-fired boilers in original building and rooftop package units in the 2000 addition. Cooling is supplied by temporary window units in the original building and by rooftop package units in the 2000 addition. The heating/cooling distribution system is a 2-pipe system using fan coil units and fin tube radiators. Fresh air is supplied by infiltration. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

A majority of the buildings do not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted, pole mounted transformers that deliver power to a main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and suspended fluorescents. Emergency power is not present and exit signs are present at exit doors and are typically illuminated. Emergency lighting is supplied by a battery system.

Communications and Security

The fire alarm system consists of audible/strobe alarms in new wing, but there are no strobes in the original building with annunciators in interior corridors. The system is activated by pull stations and smoke detector installed in 2006 and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact with no surveillance equipment, but is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, and medical equipment. The library has shelves and furniture from 2007. The nurse's room has two beds. The sink in the nurse's room and restroom fixtures are original. The school has a stage. The building also includes fixed casework/cabinetry in the classrooms, window treatment, food service equipment, kitchen grease trap and multiple seating furnishings (folding chairs and tables) in the multi-purpose room. The metal window blinds are original. All classrooms, except in 2000 addition, have sinks and cabinets that are original.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available with two reserved handicap spaces out of total of 45 parking spaces. The parking surface and curbs were striped in 2006. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting for vehicular, pedestrian night traffic utility lines and an underground fuel tank installed in 1993.

Current Repair Cost: \$5,976,925.08**Replacement Cost:** \$12,078,025.55**FCI:** 49.49%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carrollton Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1960

Gross Area: 36,229 S.F.

Last Renovation: 1966

Facility Description:

Current Repair Cost: \$5,809,655.67

Replacement Cost: \$9,592,405.78

FCI: 60.57%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Carrollton Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$261.79	S.F.	36,229	101	\$9,566,995	40	1967	1970	2010		\$5,809,656	\$9,484,372	61
Substructure	\$14.31	S.F.	36,229	100	\$518,532	100	1960					\$518,532	
Foundations	\$14.31	S.F.	36,229	100	\$518,532	100	1960					\$518,532	
Standard Foundations	\$4.08	S.F.	36,229	0	\$147,680	100	1960					\$147,680	
Slab on Grade	\$10.24	S.F.	36,229	0	\$370,852	100	1960					\$370,852	
Shell	\$66.98	S.F.	36,229	100	\$2,426,794	59	1969	1990			\$279,930	\$2,426,794	12
Superstructure	\$20.93	S.F.	36,229	100	\$758,235	100	1960					\$758,235	
Roof Construction	\$20.93	S.F.	36,229	0	\$758,235	100	1960					\$758,235	
Exterior Enclosure	\$18.65	S.F.	36,229	100	\$675,579	71	1960	1990			\$279,930	\$675,579	41
Exterior Walls	\$10.92	S.F.	36,229	0	\$395,649	100	1960					\$395,649	
Exterior Windows	\$4.70	S.F.	36,229	100	\$170,272	30	1960	1990			\$170,272	\$170,272	100
Exterior Doors	\$3.03	S.F.	36,229	100	\$109,658	30	1960	1990			\$109,658	\$109,658	100
Roofing	\$27.41	S.F.	36,229	100	\$992,980	20	2006	2026				\$992,980	
Roof Coverings	\$27.41	S.F.	36,229	100	\$992,980	20	2006	2026				\$992,980	
Interiors	\$48.27	S.F.	36,229	105	\$1,831,381	36	1971	1973	2010		\$1,452,814	\$1,748,758	83
Interior Construction	\$17.96	S.F.	36,229	100	\$650,783	70	1962	1980	2010		\$272,216	\$650,783	42
Partitions	\$10.45	S.F.	36,229	100	\$378,567	100	1960					\$378,567	
Concrete Block Partitions - Regular Weight	\$10.45	S.F.	36,229	0	\$378,567	100	1960					\$378,567	
Interior Doors	\$3.06	S.F.	36,229	100	\$110,760	40	1966	2006	2010		\$110,760	\$110,760	100
Fittings	\$4.46	S.F.	36,229	100	\$161,456	20	1960	1980			\$161,456	\$161,456	100
Interior Finishes	\$30.31	S.F.	36,229	108	\$1,180,598	17	1980	1973			\$1,180,598	\$1,097,975	108
Wall Finishes	\$6.46	S.F.	36,229	100	\$234,193	5	2000	2005			\$234,193	\$234,193	100
Paint	\$6.46	S.F.	36,229	100	\$234,193	5	2000	2005			\$234,193	\$234,193	100
Floor Finishes	\$14.43	S.F.	36,229	116	\$605,309	18	1979	1973			\$605,309	\$522,686	116
Carpet	\$7.67	S.F.	5,000	100	\$38,329	5	1990	1995			\$38,329	\$38,329	100
Ceramic Tile	\$18.50	S.F.	5,000	100	\$92,477	50	1960	2010			\$92,477	\$92,477	100
VAT (Resilient Flooring)	\$21.45	S.F.	12,842	130	\$358,034	13	1960	1973			\$358,034	\$275,411	130
VCT	\$8.70	S.F.	13,387	100	\$116,469	12	2000	2012			\$116,469	\$116,469	100
Ceiling Finishes (Classrooms)	\$9.41	S.F.	36,229	100	\$341,096	25	1960	1985			\$341,096	\$341,096	100
Services	\$118.50	S.F.	36,229	100	\$4,293,176	25	1966	1970			\$3,397,180	\$4,293,176	79
Plumbing	\$15.44	S.F.	36,229	100	\$559,309	30	1960	1990			\$559,309	\$559,309	100
Plumbing Fixtures	\$12.26	S.F.	36,229	100	\$444,141	30	1960	1990			\$444,141	\$444,141	100
Domestic Water Distribution	\$0.88	S.F.	36,229	100	\$31,960	30	1960	1990			\$31,960	\$31,960	100
Sanitary Waste	\$1.35	S.F.	36,229	100	\$49,043	30	1960	1990			\$49,043	\$49,043	100
Rain Water Drainage	\$0.94	S.F.	36,229	100	\$34,165	30	1960	1990			\$34,165	\$34,165	100
HVAC	\$67.87	S.F.	36,229	100	\$2,458,754	21	1960	1970			\$2,458,754	\$2,458,754	100
Heat Generating Systems	\$8.78	S.F.	36,229	100	\$317,952	30	1960	1990			\$317,952	\$317,952	100
Distribution Systems	\$16.26	S.F.	36,229	100	\$589,065	30	1960	1990			\$589,065	\$589,065	100
Terminal & Package Units	\$40.14	S.F.	36,229	100	\$1,454,203	15	1960	1975			\$1,454,203	\$1,454,203	100
Controls & Instrumentation	\$1.49	S.F.	36,229	100	\$54,002	20	1960	1980			\$54,002	\$54,002	100
Systems Testing & Balancing	\$1.20	S.F.	36,229	100	\$43,532	10	1960	1970			\$43,532	\$43,532	100
Fire Protection	\$6.10	S.F.	36,229	100	\$220,968	30	1960	1990			\$220,968	\$220,968	100
Sprinklers	\$6.10	S.F.	36,229	100	\$220,968	30	1960	1990			\$220,968	\$220,968	100
Electrical	\$29.10	S.F.	36,229	100	\$1,054,145	30	1982	1975			\$158,149	\$1,054,145	15
Electrical Service/Distribution	\$2.68	S.F.	36,229	100	\$96,984	30	2000	2030				\$96,984	
Lighting and Branch Wiring	\$22.05	S.F.	36,229	100	\$799,012	30	2006	2036				\$799,012	
Communications and Security	\$4.23	S.F.	36,229	100	\$153,190	30	1960	1990			\$153,190	\$153,190	100
Other Electrical Systems	\$0.14	S.F.	36,229	100	\$4,959	15	1960	1975			\$4,959	\$4,959	100
Equipment & Furnishings	\$9.40	S.F.	36,229	100	\$340,457	25	1960	1975			\$340,457	\$340,457	100
Equipment	\$9.40	S.F.	36,229	100	\$340,457	25	1960	1975			\$340,457	\$340,457	100
Institutional	\$2.94	S.F.	36,229	100	\$106,351	15	1960	1975			\$106,351	\$106,351	100
Other Equipment	\$6.46	S.F.	36,229	100	\$234,106	30	1960	1990			\$234,106	\$234,106	100
Food Service Equipment, EACH	\$234,105.92	S.F.	1	100	\$234,106	30	1960	1990			\$234,106	\$234,106	100
Special Construction			0			0	0				\$189,531		
Special Construction			0			0	0				\$189,531		
ADA Compliance			0	0		0	0				\$189,531		
Building Sitework	\$4.32	S.F.	36,229	100	\$156,655	30	1960	1990	2017		\$149,744	\$156,655	96
Site Improvements	\$4.03	S.F.	36,229	100	\$145,887	30	1960	1990			\$145,887	\$145,887	100
Parking Lots	\$2,428.02	Ea.	45	100	\$109,261	30	1960	1990			\$109,261	\$109,261	100
Pedestrian Paving	\$36.63	S.F.	1,000	100	\$36,626	30	1960	1990			\$36,626	\$36,626	100
Site Mechanical Utilities	\$0.30	S.F.	36,229	100	\$10,768	30	1960	1990	2017		\$3,857	\$10,768	36
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	36,229	100	\$3,857	30	1960	1990			\$3,857	\$3,857	100
Gas Service Piping	\$0.11	S.F.	36,229	100	\$3,857	30	1960	1990			\$3,857	\$3,857	100
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1960	1990	2017	5		\$6,911	

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Facility Executive Summary

Facility: \Elementary Schools\Carrollton Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,809,656					\$323,941					\$424,751
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$279,930										
Superstructure											
Roof Construction											
Exterior Enclosure	\$279,930										
Exterior Walls											
Exterior Windows	\$170,272										
Exterior Doors	\$109,658										
Roofing											
Roof Coverings											
Interiors	\$1,452,813					\$315,928					\$366,247
Interior Construction	\$272,215										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$110,760										
Fittings	\$161,456										
Interior Finishes	\$1,180,598					\$315,928					\$366,247
Wall Finishes	\$234,193					\$271,494					\$314,736
Paint	\$234,193					\$271,494					\$314,736
Floor Finishes	\$605,309					\$44,434					\$51,511
Carpet	\$38,329					\$44,434					\$51,511
Ceramic Tile	\$92,477										
VAT (Resilient Flooring)	\$358,034										
VCT	\$116,469										
Ceiling Finishes (Classrooms)	\$341,096										
Services	\$3,397,181										\$58,504
Plumbing	\$559,309										
Plumbing Fixtures	\$444,141										
Domestic Water Distribution	\$31,960										
Sanitary Waste	\$49,043										
Rain Water Drainage	\$34,165										
HVAC	\$2,458,754										\$58,504
Heat Generating Systems	\$317,952										
Distribution Systems	\$589,065										
Terminal & Package Units	\$1,454,203										
Controls & Instrumentation	\$54,002										
Systems Testing & Balancing	\$43,532										\$58,504
Fire Protection	\$220,968										
Sprinklers	\$220,968										
Electrical	\$158,149										
Electrical Service/Distribution											
Lighting and Branch Wiring											
Communications and Security	\$153,190										
Other Electrical Systems	\$4,959										
Equipment & Furnishings	\$340,457										
Equipment	\$340,457										
Institutional	\$106,351										
Other Equipment	\$234,106										
Food Service Equipment, EACH	\$234,106										
Special Construction	\$189,531										
Special Construction	\$189,531										
ADA Compliance	\$189,531										
Building Sitework	\$149,744					\$8,012					
Site Improvements	\$145,886										
Parking Lots	\$109,261										
Pedestrian Paving	\$36,626										
Site Mechanical Utilities	\$3,857										

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Propane						\$8,012					

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Carrollton Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,819,629 \$111,948	\$1,990,027 \$58,325	\$5,809,656 \$170,272	Necess ary- 2-5 Yrs	Deferred Maintena nce	The single pane metal windows in the original building, 1962 addition, and 1966 addition are original, beyond useful life, and in fair to poor condition (difficult to operate and air infiltrates them). The flashing and caulking around the single pane windows are two year old and are in good condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$72,096	\$37,562	\$109,658	Necess ary- 2-5 Yrs	Deferred Maintena nce	The solid core wood exterior doors in the original building, 1962 addition, and 1966 addition are original, beyond useful life, and in poor condition (difficult to operate and do not close properly). The hollow core metal doors in the 2000 addition, multi-purpose room, and two kindergarten classrooms (Rooms 201 and 202) are in good condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$106,151	\$55,305	\$161,456	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are in fair condition. Metal toilet partitions are original, rusted, stained, and in poor condition. All of the old toilet accessories are beyond useful life and need to be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$153,973	\$80,220	\$234,193	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint on some partition walls is peeling. The school corridors have been painted in 2006 but the classrooms have not been painted in last five years.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$25,200	\$13,129	\$38,329	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the library and rooms 201 and 202 is more than five year old and is in fair to poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$235,394	\$122,640	\$358,034	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT floor finishes in classrooms and corridors of the original building and 1966 addition are beyond useful life and in fair to poor condition with exception of classrooms 105, 109, and 112, which were replaced with VCT two years ago.

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C3030	Ceiling Finishes (Classrooms)	System	Beyond Useful Life	Renew System	1	Ea.	\$224,258	\$116,838	\$341,096	Necess ary- 2-5 Yrs	Deferred Maintena nce	The suspended ceilings in the corridor were replaced two year ago and are in good condition. The ceilings in the classrooms are original, beyond useful live, and are in fair condition (stained and warped).
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$71,835	\$37,426	\$109,261	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is in poor condition, with cracks, pot holes, and uneven surfaces.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,080	\$12,546	\$36,626	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are old, beyond useful life, and in fair condition, with cracks and damaged edges.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$292,006	\$152,135	\$444,141	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original and need update. Some toilets and urinals were updated while most sinks, faucets, drinking fountains and other plumbing fixtures were not updated. Some were covered with plastic bags to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$21,013	\$10,948	\$31,960	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$22,462	\$11,703	\$34,165	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$32,244	\$16,799	\$49,043	Necess ary- 2-5 Yrs	Deferred Maintena nce	The sanitary piping is beyond useful life and outdated and in some areas are clogged and others leaking.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$956,083	\$498,119	\$1,454,203	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update. The school engineer stated the units control system is not operating at times and if operating the temperature is not adequate.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$387,288	\$201,777	\$589,065	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system pipes, pumps, ductwork, vents and units are mostly outdated and beyond useful life. Circulation pumps and pipe insulation is peeling, and pipes are showing signs of wear. There are some leaks and stains throughout the school.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$35,504	\$18,498	\$54,002	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system is limited to heating units and is original and need of update.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$28,621	\$14,911	\$43,532	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$145,278	\$75,690	\$220,968	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sprinkler system is missing.

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Facility Executive Summary

D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$100,717	\$52,473	\$153,190	Necess ary- 2-5 Yrs	Deferred Maintena nce	The security and communication systems are beyond useful life and in need of update. The communication system's equipment is original and wires are in areas that could be a tripping hazard.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,261	\$1,699	\$4,959	Necess ary- 2-5 Yrs	Deferred Maintena nce	Other electrical systems are not included in dedicated space and jammed with other materials in small storage room. Some electrical panels have no expanding capacity.
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$69,922	\$36,429	\$106,351	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,536	\$1,321	\$3,857	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$209,041	\$108,911	\$317,952	Necess ary- 2-5 Yrs	Deferred Maintena nce	The new addition has adequate heating generation roof top units. On the other hand, the original building has original boilers that are beyond useful life and need update.
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$153,916	\$80,190	\$234,106	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	36,229	S.F.	\$124,610	\$64,922	\$189,531	Does Not Meet Current Code/St andards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$72,820	\$37,939	\$110,760	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$60,800	\$31,677	\$92,477	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$76,574	\$39,895	\$116,469	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Carrollton Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 9,613 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$167,269.40

Replacement Cost: \$2,485,619.77

FCI: 6.73%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Carrollton Elementary\2000 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	9,613	100	\$2,485,621	39	2000	2005			\$167,270	\$2,485,621	7
Substructure	\$16.97	S.F.	9,613	100	\$163,175	100	2000					\$163,175	
Foundations	\$16.97	S.F.	9,613	100	\$163,175	100	2000					\$163,175	
Standard Foundations	\$5.60	S.F.	9,613	0	\$53,807	100	2000					\$53,807	
Slab on Grade	\$11.38	S.F.	9,613	0	\$109,368	100	2000					\$109,368	
Shell	\$75.11	S.F.	9,613	100	\$722,003	59	2000	2020				\$722,003	
Superstructure	\$23.29	S.F.	9,613	100	\$223,853	100	2000					\$223,853	
Roof Construction	\$23.29	S.F.	9,613	0	\$223,853	100	2000					\$223,853	
Exterior Enclosure	\$20.66	S.F.	9,613	100	\$198,558	71	2000	2030				\$198,558	
Exterior Walls	\$12.15	S.F.	9,613	0	\$116,825	100	2000					\$116,825	
Exterior Windows	\$5.13	S.F.	9,613	100	\$49,274	30	2000	2030				\$49,274	
Exterior Doors	\$3.38	S.F.	9,613	100	\$32,459	30	2000	2030				\$32,459	
Roofing	\$31.17	S.F.	9,613	100	\$299,592	20	2000	2020				\$299,592	
Roof Coverings	\$31.17	S.F.	9,613	100	\$299,592	20	2000	2020				\$299,592	
Interiors	\$44.69	S.F.	9,613	100	\$429,562	24	2000	2005			\$154,549	\$429,562	36
Interior Construction	\$15.23	S.F.	9,613	100	\$146,360	36	2000	2020				\$146,360	
Partitions	\$10.01	S.F.	9,613	100	\$96,209	40	2000	2040				\$96,209	
Interior Doors	\$2.14	S.F.	9,613	100	\$20,616	40	2000	2040				\$20,616	
Fittings	\$3.07	S.F.	9,613	100	\$29,535	20	2000	2020				\$29,535	
Interior Finishes	\$29.46	S.F.	9,613	100	\$283,202	17	2000	2005			\$154,549	\$283,202	55
Wall Finishes	\$8.29	S.F.	9,613	100	\$79,688	11	2000	2005			\$64,612	\$79,688	81
Paint	\$7.18	S.F.	9,000	100	\$64,612	5	2000	2005			\$64,612	\$64,612	100
Tile	\$24.59	S.F.	613	100	\$15,076	35	2000	2035				\$15,076	
Floor Finishes	\$10.68	S.F.	9,613	100	\$102,627	15	2000	2010			\$89,937	\$102,627	88
Ceramic Tile	\$20.70	S.F.	613	100	\$12,690	50	2000	2050				\$12,690	
VCT	\$9.99	S.F.	9,000	100	\$89,937	10	2000	2010			\$89,937	\$89,937	100
Ceiling Finishes	\$10.49	S.F.	9,613	100	\$100,887	25	2000	2025				\$100,887	
Services	\$118.39	S.F.	9,613	100	\$1,138,129	24	2000	2010			\$12,721	\$1,138,129	1
Plumbing	\$17.32	S.F.	9,613	100	\$166,536	30	2000	2030				\$166,536	
Low Flow Toilets	\$1.73	S.F.	9,613	100	\$16,668	30	2000	2030				\$16,668	
Plumbing Fixtures	\$12.05	S.F.	9,613	100	\$115,801	30	2000	2030				\$115,801	
Domestic Water Distribution	\$0.96	S.F.	9,613	100	\$9,211	30	2000	2030				\$9,211	
Sanitary Waste	\$1.52	S.F.	9,613	100	\$14,621	30	2000	2030				\$14,621	
Rain Water Drainage	\$1.06	S.F.	9,613	100	\$10,235	30	2000	2030				\$10,235	
HVAC	\$65.75	S.F.	9,613	100	\$632,083	19	2000	2010			\$12,721	\$632,083	2
Distribution Systems	\$18.12	S.F.	9,613	100	\$174,141	30	2000	2030				\$174,141	
Terminal & Package Units	\$44.67	S.F.	9,613	100	\$429,430	15	2000	2015				\$429,430	
Controls & Instrumentation	\$1.64	S.F.	9,613	100	\$15,791	20	2000	2020				\$15,791	
Systems Testing & Balancing	\$1.32	S.F.	9,613	100	\$12,721	10	2000	2010			\$12,721	\$12,721	100
Fire Protection	\$4.38	S.F.	9,613	100	\$42,110	30	2000	2030				\$42,110	
Sprinklers	\$4.38	S.F.	9,613	100	\$42,110	30	2000	2030				\$42,110	
Electrical	\$30.94	S.F.	9,613	100	\$297,400	30	2000	2030				\$297,400	
Electrical Service/Distribution	\$3.03	S.F.	9,613	100	\$29,097	30	2000	2030				\$29,097	
Lighting and Branch Wiring	\$23.67	S.F.	9,613	100	\$227,509	30	2000	2030				\$227,509	
Communications and Security	\$4.24	S.F.	9,613	100	\$40,794	30	2000	2030				\$40,794	
Equipment & Furnishings	\$3.27	S.F.	9,613	100	\$31,436	15	2000	2015				\$31,436	
Equipment	\$3.27	S.F.	9,613	100	\$31,436	15	2000	2015				\$31,436	
Institutional	\$3.27	S.F.	9,613	100	\$31,436	15	2000	2015				\$31,436	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.14	S.F.	9,613	100	\$1,316	30	2000	2030				\$1,316	
Site Mechanical Utilities	\$0.14	S.F.	9,613	100	\$1,316	30	2000	2030				\$1,316	
Fuel Distribution	\$0.14	S.F.	9,613	100	\$1,316	30	2000	2030				\$1,316	
Gas Service Piping	\$0.14	S.F.	9,613	100	\$1,316	30	2000	2030				\$1,316	

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Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Carrollton Elementary\2000 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Carrollton Elementary\2000 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$109,973 \$42,480	\$57,296 \$22,132	\$167,269 \$64,612	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$59,130	\$30,807	\$89,937	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$8,363	\$4,357	\$12,721	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility: \Elementary Schools\Catherine T. Reed Elementary
Address: 9501 Greenbelt Road, Lanham, MD 20706

Attributes:

School Area	1
Congressional	5
County Council	4
Historical Building	No
Legislative	22
Original Building	Built in 1966, 37,840 S.F.
School Addition 1	Built in 1968, 13,722 S.F.
School Addition 2	Built in 1994, 5,327 S.F.
School Board District	1
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	56,889 S.F.	Last Renovation:

Facility Description:

Catherine T Reed Elementary School is a one-story, 56,889 square foot facility located on a 10.4-acre site close to I-295 and Capital Beltway (I-95/I-495) in Lanham, MD. The original building was constructed in 1966 and additions were constructed in 1968 and 1994 addition, with no major renovation. In 2009 the underground fuel tank was replaced, and in 2013 there will be a POD conversion of 16,585 S.F. into 8 classrooms, including replacement of 36 unit ventilators, DDC controls and some piping insulation.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Car and pedestrian traffic are not separated very well, access ramps to the entrances need to be upgraded, and interior door hardware needs to be upgraded as well. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof. Roof was replaced in 2002.

C. INTERIORS

Interior partition wall types typically include painted CMU and moveable partition. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, shelving and toilet partitions. The interior wall finishes are typically painted CMU, tile, and moveable wall. Floor finishes in common areas are typically ceramic tiles, vinyl asbestos tiles, carpet, and vinyl tiles. Floor finishes in assignable spaces is typically concrete, carpet and vinyl tile. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan, the school contains 46,750 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system except in mechanical rooms and janitor closets.

HVAC

Heating is provided by two boilers replaced in 2007 that supply air handlers and fan coil units throughout the building. Cooling is provided by air cooled chillers that supply to fan coils and air handlers where 36 unit ventilators are scheduled to be replaced in 2013. Distribution is a two pipe system where piping insulation will be replaced in 2013. Heating and cooling for the modular addition is by roof mounted, gas fired roof top package units. Fresh air is supplied mostly by air handlers, fan coils, and roof mounted package units. DDC controls will be replaced in 2013. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Main panel was upgraded for the air conditioning but most of the distribution system is original. Lighting is primarily fluorescent fixtures. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated.

Communication and Security

Facility Executive Summary

The system consists of visual/audible annunciators, manual pull stations, and heat/smoke detectors. The system was replaced in 2004. Telephone and data systems are separate, not located in dedicated closets and do not have independent cooling systems. The security system consists of motion sensors.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), and medical equipment. The building also includes food service equipment, a kitchen grease trap, fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site where two out of 85 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, concrete stairs to the playing fields behind the school, site lighting, utility lines including water, sewer, electrical and a 8,000 gallon underground fuel tank replaced in 2009. A propane tank is located adjacent to the chiller, but is not connected to the building.

Current Repair Cost: \$6,931,045.53

Replacement Cost: \$15,400,487.32

FCI: 45.01%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Catherine T. Reed Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1966

Gross Area: 51,562 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$6,476,400.65

Replacement Cost: \$14,023,165.95

FCI: 46.18%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Catherine T. Reed Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.28	S.F.	51,562	101	\$14,084,472	38	1976	1971	2008		\$6,476,399	\$13,884,710	47
Substructure	\$14.86	S.F.	51,562	100	\$766,220	100	1966					\$766,220	
Foundations	\$14.86	S.F.	51,562	100	\$766,220	100	1966					\$766,220	
Standard Foundations	\$4.97	S.F.	51,562	0	\$256,452	100	1966					\$256,452	
Slab on Grade	\$9.89	S.F.	51,562	0	\$509,768	100	1966					\$509,768	
Shell	\$68.63	S.F.	51,562	100	\$3,538,573	59	1973	1996			\$382,718	\$3,538,573	11
Superstructure	\$22.08	S.F.	51,562	100	\$1,138,743	100	1966					\$1,138,743	
Roof Construction	\$22.08	S.F.	51,562	0	\$1,138,743	100	1966					\$1,138,743	
Exterior Enclosure	\$17.96	S.F.	51,562	100	\$926,209	71	1966	1996			\$382,718	\$926,209	41
Exterior Walls	\$10.54	S.F.	51,562	0	\$543,491	100	1966					\$543,491	
Exterior Windows	\$4.53	S.F.	51,562	100	\$233,709	30	1966	1996			\$233,709	\$233,709	100
Exterior Doors	\$2.89	S.F.	51,562	100	\$149,009	30	1966	1996			\$149,009	\$149,009	100
Roofing	\$28.58	S.F.	51,562	100	\$1,473,621	20	2002	2022				\$1,473,621	
Roof Coverings	\$28.58	S.F.	51,562	100	\$1,473,621	20	2002	2022				\$1,473,621	
Interiors	\$50.76	S.F.	51,562	107	\$2,812,695	30	1966	1971			\$2,218,585	\$2,617,168	85
Interior Construction	\$16.75	S.F.	51,562	100	\$863,585	57	1966	1986			\$374,875	\$863,585	43
Partitions	\$9.48	S.F.	51,562	100	\$488,710	79	1966	2016				\$488,710	
Concrete Block Partitions - Regular Weight	\$10.11	S.F.	28,359	0	\$286,841	100	1966	2066				\$286,841	
Drywall Partitions/Metal Stud Framing	\$8.70	S.F.	23,203	100	\$201,869	50	1966	2016				\$201,869	
Interior Doors	\$2.97	S.F.	51,562	100	\$152,930	40	1966	2006			\$152,930	\$152,930	100
Fittings	\$4.30	S.F.	51,562	100	\$221,945	20	1966	1986			\$221,945	\$221,945	100
Interior Finishes	\$34.01	S.F.	51,562	111	\$1,949,110	18	1966	1971			\$1,843,710	\$1,753,583	105
Wall Finishes	\$7.52	S.F.	51,562	100	\$387,978	14	1966	1971			\$387,978	\$387,978	100
Paint	\$6.25	S.F.	43,827	100	\$273,976	5	1966	1971			\$273,976	\$273,976	100
Tile	\$14.74	S.F.	7,735	100	\$114,002	35	1966	2001			\$114,002	\$114,002	100
Floor Finishes	\$17.01	S.F.	51,562	122	\$1,072,539	16	1966	1971			\$967,139	\$877,012	110
Carpet	\$7.39	S.F.	15,469	100	\$114,348	5	1966	1971			\$114,348	\$114,348	100
Ceramic Tile	\$20.44	S.F.	5,156	100	\$105,400	50	1966	2016				\$105,400	
Concrete	\$3.56	S.F.	1,547	100	\$5,506	10	1966	1976			\$5,506	\$5,506	100
VAT Resilient Flooring	\$22.18	S.F.	29,390	130	\$847,285	13	1966	1979			\$847,285	\$651,758	130
VCT	\$8.68	S.F.	0	100		12	1966	1978					
Ceiling Finishes	\$9.48	S.F.	51,562	100	\$488,593	25	1966	1991			\$488,593	\$488,593	100
Services	\$122.32	S.F.	51,562	100	\$6,311,237	24	1983	1976			\$3,099,154	\$6,307,002	49
Plumbing	\$15.07	S.F.	51,562	100	\$777,199	30	1975	1996			\$729,359	\$777,199	94
Plumbing Fixtures	\$11.97	S.F.	51,562	100	\$617,211	30	1966	1996			\$617,211	\$617,211	100
Domestic Water Distribution	\$0.85	S.F.	51,562	100	\$43,918	30	1966	1996			\$43,918	\$43,918	100
Sanitary Waste	\$1.32	S.F.	51,562	100	\$68,230	30	1966	1996			\$68,230	\$68,230	100
Rain Water Drainage	\$0.93	S.F.	51,562	100	\$47,840	30	2002	2032				\$47,840	
HVAC	\$74.01	S.F.	51,562	100	\$3,816,199	22	1994	1976			\$951,856	\$3,816,199	25
Heat Generating Systems	\$8.49	S.F.	51,562	100	\$437,616	30	2007	2037				\$437,616	
Cooling Generating Systems	\$6.92	S.F.	51,562	100	\$356,837	30	2002	2032				\$356,837	
Distribution Systems	\$17.23	S.F.	51,562	100	\$888,564	30	1966	1996			\$888,564	\$888,564	100
Terminal & Package Units	\$38.79	S.F.	51,562	100	\$1,999,858	15	2013	2028			\$3,688	\$1,999,858	
Controls & Instrumentation	\$1.43	S.F.	51,562	100	\$73,720	20	2013	2033				\$73,720	
Systems Testing & Balancing	\$1.16	S.F.	51,562	100	\$59,604	10	1966	1976			\$59,604	\$59,604	100
Fire Protection	\$5.87	S.F.	51,562	100	\$302,724	30	1966	1996			\$302,724	\$302,724	100
Sprinklers	\$5.87	S.F.	51,562	100	\$302,724	30	1966	1996			\$302,724	\$302,724	100
Electrical	\$27.36	S.F.	51,562	100	\$1,415,115	27	1980	1981			\$1,115,215	\$1,410,880	79
Electrical Distribution	\$0.96	S.F.	51,562	100	\$49,408	30	1966	1996			\$49,408	\$49,408	100
Electrical Service	\$1.64	S.F.	51,562	105	\$88,935	30	1997	2027				\$84,700	
Lighting and Branch Wiring	\$20.55	S.F.	51,562	100	\$1,059,533	30	1966	1996			\$1,059,533	\$1,059,533	100
Communications and Security	\$4.09	S.F.	51,562	100	\$210,965	10	2004	2014				\$210,965	
Other Electrical Systems	\$0.12	S.F.	51,562	100	\$6,274	15	1966	1981			\$6,274	\$6,274	100
Equipment & Furnishings	\$7.22	S.F.	51,562	100	\$372,067	24	1966	1981			\$372,067	\$372,067	100
Equipment	\$7.22	S.F.	51,562	100	\$372,067	24	1966	1981			\$372,067	\$372,067	100
Institutional	\$2.83	S.F.	51,562	100	\$145,872	15	1966	1981			\$145,872	\$145,872	100
Other Equipment	\$4.39	S.F.	51,562	100	\$226,195	30	1966	1996			\$226,195	\$226,195	100
Food Service Equipment, EACH	\$226,195.41	S.F.	1	100	\$226,195	30	1966	1996			\$226,195	\$226,195	100
Special Construction			0			0	0				\$120,195		
Special Construction			0			0	0				\$120,195		
ADA Compliance			0	0		0	0				\$120,195		
Building Sitework	\$5.50	S.F.	51,562	100	\$283,680	30	1966	1996	2008		\$283,680	\$283,680	100
Site Improvements	\$5.40	S.F.	51,562	100	\$278,190	30	1967	1996	2008		\$278,190	\$278,190	100
Parking Lots	\$2,345.96	Each	85	100	\$199,407	30	2006	2036	2008		\$199,407	\$199,407	100
Pedestrian Paving	\$35.42	L.F.	2,224	100	\$78,783	30	1966	1996	2008		\$78,783	\$78,783	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$0.11	S.F.	51,562	100	\$5,490	30	1966	1996			\$5,490	\$5,490	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	51,562	100	\$5,490	30	1966	1996			\$5,490	\$5,490	100
Gas Service Piping	\$0.11	S.F.	51,562	100	\$5,490	30	1966	1996			\$5,490	\$5,490	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Catherine T. Reed Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,476,401		\$223,813		\$345,834	\$450,174					\$2,589,800
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$382,718										\$1,980,423
Superstructure											
Roof Construction											
Exterior Enclosure	\$382,718										
Exterior Walls											
Exterior Windows	\$233,709										
Exterior Doors	\$149,009										
Roofing											\$1,980,423
Roof Coverings											\$1,980,423
Interiors	\$2,218,586				\$345,834	\$450,174					\$529,274
Interior Construction	\$374,875				\$227,205						
Partitions					\$227,205						
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing					\$227,205						
Interior Doors	\$152,930										
Fittings	\$221,945										
Interior Finishes	\$1,843,710				\$118,629	\$450,174					\$529,274
Wall Finishes	\$387,978					\$317,613					\$368,201
Paint	\$273,976					\$317,613					\$368,201
Tile	\$114,002										
Floor Finishes	\$967,139				\$118,629	\$132,560					\$161,073
Carpet	\$114,348					\$132,560					\$153,674
Ceramic Tile					\$118,629						
Concrete	\$5,506										\$7,400
VAT Resilient Flooring	\$847,285										
VCT											
Ceiling Finishes	\$488,593										
Services	\$3,099,155		\$223,813								\$80,102
Plumbing	\$729,360										
Plumbing Fixtures	\$617,211										
Domestic Water Distribution	\$43,918										
Sanitary Waste	\$68,230										
Rain Water Drainage											
HVAC	\$951,856										\$80,102
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems	\$888,564										
Terminal & Package Units	\$3,688										
Controls & Instrumentation											
Systems Testing & Balancing	\$59,604										\$80,102
Fire Protection	\$302,724										
Sprinklers	\$302,724										
Electrical	\$1,115,215		\$223,813								
Electrical Distribution	\$49,408										
Electrical Service											
Lighting and Branch Wiring	\$1,059,533										
Communications and Security			\$223,813								
Other Electrical Systems	\$6,274										
Equipment & Furnishings	\$372,067										
Equipment	\$372,067										
Institutional	\$145,872										
Other Equipment	\$226,195										
Food Service Equipment, EACH	\$226,195										
Special Construction	\$120,195										
Special Construction	\$120,195										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Catherine T. Reed Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$4,257,989 \$153,655	\$2,218,412 \$80,054	\$6,476,401 \$233,709	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$97,968	\$51,041	\$149,009	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$100,546	\$52,384	\$152,930	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors seem to be in fair condition, but they need hardware upgrade.
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$145,920	\$76,025	\$221,945	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings such as carbinetry, shelving, and toilet partitions need to be upgraded.
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$180,129	\$93,847	\$273,976	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$74,952	\$39,050	\$114,002	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$75,179	\$39,168	\$114,348	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet appears to be very old, worn out, and damaged.
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$3,620	\$1,886	\$5,506	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System		1	Ea.	\$321,231	\$167,361	\$488,593	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes appear to have been extensively damaged due to roof and pipe leaks.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$405,793	\$211,418	\$617,211	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$28,875	\$15,044	\$43,918	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$44,859	\$23,372	\$68,230	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$584,197	\$304,367	\$888,564	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$39,187	\$20,416	\$59,604	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System		1	Ea.	\$199,029	\$103,694	\$302,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System		1	Ea.	\$696,603	\$362,930	\$1,059,533	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$4,125	\$2,149	\$6,274	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

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Report Date: 08 Sep 2012

Facility Executive Summary

E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$95,905	\$49,967	\$145,872	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,609	\$1,880	\$5,490	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$32,484	\$16,924	\$49,408	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT Resilient Flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$557,058	\$290,227	\$847,285	Necess ary- 2-5 Yrs	Deferred Maintena nce	Damage to VAT Resilient Flooring has been observed in several locations throughout the building.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$131,102	\$68,304	\$199,407	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking lot surfaces and driveways are cracked, and some potholes have been observed on driveways.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$51,797	\$26,986	\$78,783	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is damaged and overgrown throughout the facility and needs to be replaced.
D3050	Terminal & Package Units	A/C Units Computer Room System	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necess ary- 2-5 Yrs	Functiona l	Server room lacks independant cooling.
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$148,715	\$77,480	\$226,195	Necess ary- 2-5 Yrs	Adequacy Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	51,562	S.F.	\$79,024	\$41,171	\$120,195	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Catherine T. Reed Elementary\1994 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1994

Gross Area: 5,327 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$454,644.88

Replacement Cost: \$1,377,321.37

FCI: 33.01%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Catherine T. Reed Elementary\1994 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.55	S.F.	5,327	100	\$1,377,321	43	1995	1999			\$454,645	\$1,377,321	33
Shell	\$133.68	S.F.	5,327	100	\$712,117	69	1994	2014				\$712,117	
Superstructure	\$64.41	S.F.	5,327	100	\$343,135	100	1994					\$343,135	
Floor Construction	\$33.34	S.F.	5,327	100	\$177,604	100	1994					\$177,604	
Roof Construction	\$31.07	S.F.	5,327	100	\$165,531	100	1994					\$165,531	
Exterior Enclosure	\$27.68	S.F.	5,327	100	\$147,463	71	1994	2024				\$147,463	
Exterior Walls	\$16.21	S.F.	5,327	0	\$86,371	100	1994					\$86,371	
Exterior Windows	\$6.98	S.F.	5,327	100	\$37,190	30	1994	2024				\$37,190	
Exterior Doors	\$4.49	S.F.	5,327	100	\$23,902	30	1994	2024				\$23,902	
Roofing	\$41.58	S.F.	5,327	100	\$221,519	20	1994	2014				\$221,519	
Roof Coverings	\$41.58	S.F.	5,327	100	\$221,519	20	1994	2014				\$221,519	
Interiors	\$23.41	S.F.	5,327	100	\$124,695	9	1994	1999			\$124,695	\$124,695	100
Interior Finishes	\$23.41	S.F.	5,327	100	\$124,695	9	1994	1999			\$124,695	\$124,695	100
Wall Finishes	\$8.85	S.F.	5,327	100	\$47,156	5	1994	1999			\$47,156	\$47,156	100
Floor Finishes	\$4.12	S.F.	5,327	100	\$21,957	10	1994	2004			\$21,957	\$21,957	100
Ceiling Finishes	\$10.43	S.F.	5,327	100	\$55,582	13	1994	2007			\$55,582	\$55,582	100
Services	\$101.47	S.F.	5,327	100	\$540,509	16	1996	2009			\$317,532	\$540,509	59
HVAC	\$59.61	S.F.	5,327	100	\$317,532	15	1994	2009			\$317,532	\$317,532	100
Terminal & Package Units	\$59.61	S.F.	5,327	100	\$317,532	15	1994	2009			\$317,532	\$317,532	100
Electrical	\$41.86	S.F.	5,327	100	\$222,977	18	1997	2014				\$222,977	
Electrical Service/Distribution	\$4.02	S.F.	5,327	100	\$21,390	20	1994	2014				\$21,390	
Lighting and Branch Wiring	\$31.55	S.F.	5,327	100	\$168,043	20	1994	2014				\$168,043	
Communications and Security	\$6.30	S.F.	5,327	100	\$33,544	10	2004	2014				\$33,544	
Special Construction			0			0	0				\$12,418		
Special Construction			0			0	0				\$12,418		
ADA Compliance			0	0		0	0				\$12,418		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Catherine T. Reed Elementary\1994 Addition (continued)

Renewal Schedule:[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Catherine T. Reed Elementary\1994 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010	Wall Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$298,912 \$31,003	\$155,733 \$16,153	\$454,645 \$47,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020	Floor Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$14,436	\$7,521	\$21,957	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$36,543	\$19,039	\$55,582	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	5,327	S.F.	\$8,164	\$4,254	\$12,418	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$208,765	\$108,767	\$317,532	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Cesar Chavez Elementary

Address: 6609 Riggs Road, Hyattsville, MD 20782

Attributes:

School Area	2
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1954, 19,566 S.F.
School Addition 1	Built in 1969, 3,395 S.F.
School Addition 2	Built in 1999, 7,105 S.F.
School Board District	3
School Grade	K-6th

General Information:

Function: Elementary School

Gross Area: 30,066 S.F.

Year Built:

Last Renovation:

Facility Description:

Cesar Chavez Elementary School is a single-story, 30,066 square foot facility located on a 6.3-acre site close to MD Route 650 in Hyattsville, MD. The original building was constructed in 1954 and additions were constructed in 1969 (formerly Parkway ES) and 1999 (re-opening), with no major renovation performed.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. It does not contain handicap accessible restrooms and the fire alarm system is audible with limited strobes. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame and load bearing stud walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are aluminum and steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving and toilet partitions. The interior wall finishes are typically painted CMU and generally. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 14,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES

Conveying Systems

The building does not have an elevator; it is one-story.

Mechanical/Plumbing

The original building has two boilers, which were installed in 1999. Each of the boilers uses natural gas as primary fuel with oil as alternate fuel. The system is a 2-pipe distribution system with individual controls in each classroom. Heating is provided by hot water through unit ventilators. Air conditioning is provided in the original building by one air cooled chiller, which was installed in 1990. Addition 1, the media center and classrooms, have a rooftop unit, estimated 1995. Addition 2 has seven rooftop units, original to construction, 1999. The server/data room, containing two servers, has no ventilation and is too warm. Plumbing fixtures in the entire school are flush valve water closets. Eleven new flush valve water closets have been installed in the original building in 2007.

Fire Protection

The building is not fully sprinkled, isolated areas only.

Electrical

The incoming electrical service is supplied by a utility-owned pad mount transformer serving the MDP, located in the original building. The later date additions are fed from the MDP. Lighting is primarily fluorescent, recessed fixtures in corridors and classrooms. The original building was renewed in 1985, Addition 2 was renewed in 1990, Addition 4 (Modules), original to construction, 1997. All corridors and classrooms have been changed to electronic ballasts and T8 lamps under a system wide program in 2007.

Communications and Security

Facility Executive Summary

The main fire alarm system is addressable system, 2005. There are audible and strobe signal devices in the corridors only, not in classrooms. There is a centrally monitored security system, intercom, and phone/data systems.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual and medical equipment. The seating for the food service area is a temporary roll out system. The building also includes window treatment, food service equipment and a kitchen grease trap.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where three out of 56 are handicap spaces and paths to building entrances. Drainage is generally adequate and is handled by surface discharge and area drains. The site includes concrete sidewalks, site lighting for vehicular and pedestrian night traffic and an underground fuel tank installed in 1993. The water supply is provided from the campus distribution system.

Current Repair Cost: \$3,168,983.08**Replacement Cost:** \$7,986,219.30**FCI:** 39.68%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cesar Chavez Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1954

Gross Area: 22,961 S.F.

Last Renovation: 1999

Facility Description:

Current Repair Cost: \$2,899,922.07

Replacement Cost: \$6,181,499.57

FCI: 46.91%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cesar Chavez Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.22	S.F.	22,961	100	\$6,181,501	38	1971	1959	2008		\$2,899,923	\$6,181,501	47
Substructure	\$15.12	S.F.	22,961	100	\$347,142	100	1954					\$347,142	
Foundations	\$15.12	S.F.	22,961	100	\$347,142	100	1954					\$347,142	
Standard Foundations	\$5.06	S.F.	22,961	0	\$116,296	100	1954					\$116,296	
Slab on Grade	\$10.05	S.F.	22,961	0	\$230,846	100	1954					\$230,846	
Shell	\$66.30	S.F.	22,961	100	\$1,522,323	59	1954	1974			\$805,340	\$1,522,323	53
Superstructure	\$20.52	S.F.	22,961	100	\$471,120	100	1954					\$471,120	
Roof Construction	\$20.52	S.F.	22,961	0	\$471,120	100	1954					\$471,120	
Exterior Enclosure	\$18.28	S.F.	22,961	100	\$419,783	71	1954	1984			\$173,920	\$419,783	41
Exterior Walls	\$10.71	S.F.	22,961	0	\$245,863	100	1954					\$245,863	
Exterior Windows	\$4.62	S.F.	22,961	100	\$106,168	30	1954	1984			\$106,168	\$106,168	100
Exterior Doors	\$2.95	S.F.	22,961	100	\$67,752	30	1954	1984			\$67,752	\$67,752	100
Roofing	\$27.50	S.F.	22,961	100	\$631,420	20	1954	1974			\$631,420	\$631,420	100
Roof Coverings	\$27.50	S.F.	22,961	100	\$631,420	20	1954	1974			\$631,420	\$631,420	100
Interiors	\$36.18	S.F.	22,961	100	\$830,818	27	1954	1959			\$667,436	\$830,818	80
Interior Construction	\$13.56	S.F.	22,961	100	\$311,381	51	1954	1974			\$147,999	\$311,381	48
Partitions	\$9.19	S.F.	22,961	100	\$211,081	65	1954	2004			\$47,699	\$211,081	23
Concrete Block Partitions - Regular Weight	\$10.24	S.F.	15,961	0	\$163,382	70	1954					\$163,382	
Drywall Partitions/Metal Stud Framing	\$6.81	S.F.	7,000	100	\$47,699	50	1954	2004			\$47,699	\$47,699	100
Interior Doors	\$3.00	S.F.	23	100	\$69	40	1954	1994			\$69	\$69	100
Fittings	\$4.37	S.F.	22,961	100	\$100,231	20	1954	1974			\$100,231	\$100,231	100
Interior Finishes	\$22.62	S.F.	22,961	100	\$519,437	13	1954	1959			\$519,437	\$519,437	100
Wall Finishes	\$6.36	S.F.	22,961	100	\$145,981	5	1954	1959			\$145,981	\$145,981	100
Paint	\$6.36	S.F.	22,961	100	\$145,981	5	1954	1959			\$145,981	\$145,981	100
Floor Finishes	\$9.09	S.F.	22,961	100	\$208,616	19	1954	1964			\$208,616	\$208,616	100
Ceramic Tile	\$19.24	S.F.	2,066	100	\$39,751	50	1954	2004			\$39,751	\$39,751	100
Concrete	\$3.76	S.F.	3,000	100	\$11,271	10	1954	1964			\$11,271	\$11,271	100
VCT	\$8.81	S.F.	17,895	100	\$157,594	12	1954	1966			\$157,594	\$157,594	100
Ceiling Finishes	\$7.18	S.F.	22,961	100	\$164,840	13	1954	1967			\$164,840	\$164,840	100
Acoustical Ceilings	\$7.18	S.F.	22,961	100	\$164,840	13	1954	1967			\$164,840	\$164,840	100
Services	\$126.35	S.F.	22,961	100	\$2,901,110	24	1985	1984	2008		\$816,515	\$2,901,110	28
Plumbing	\$15.30	S.F.	22,961	100	\$351,333	30	1974	1984			\$72,991	\$351,333	21
Low Flow Toilets	\$1.52	S.F.	22,961	100	\$34,924	30	2007	2037				\$34,924	
Plumbing Fixtures	\$10.60	S.F.	22,961	100	\$243,418	30	1999	2029				\$243,418	
Domestic Water Distribution	\$0.88	S.F.	22,961	100	\$20,256	30	1954	1984			\$20,256	\$20,256	100
Sanitary Waste	\$1.34	S.F.	22,961	100	\$30,733	30	1954	1984			\$30,733	\$30,733	100
Rain Water Drainage	\$0.96	S.F.	22,961	100	\$22,002	30	1954	1984			\$22,002	\$22,002	100
HVAC	\$76.72	S.F.	22,961	100	\$1,761,550	22	1993	2000	2008		\$291,961	\$1,761,550	17
Heat Generating Systems	\$8.64	S.F.	22,961	100	\$198,367	30	1999	2029				\$198,367	
Boilers	\$8.64	S.F.	22,961	100	\$198,367	30	1999	2029				\$198,367	
Cooling Generating Systems	\$10.10	S.F.	22,961	100	\$231,893	30	1990	2020	2008		\$231,893	\$231,893	100
Chilled Water, Air Cooled Condenser Systems	\$10.10	S.F.	22,961	100	\$231,893	30	1990	2020	2008		\$231,893	\$231,893	100
Distribution Systems	\$15.99	S.F.	22,961	100	\$367,048	30	1990	2020				\$367,048	
Terminal & Package Units	\$39.38	S.F.	22,961	100	\$904,174	15	1999	2014				\$904,174	
Controls & Instrumentation	\$1.44	S.F.	22,961	100	\$33,177	20	1990	2010	2008		\$33,177	\$33,177	100
Systems Testing & Balancing	\$1.17	S.F.	22,961	100	\$26,891	10	1990	2000	2008		\$26,891	\$26,891	100
Fire Protection	\$5.99	S.F.	22,961	100	\$137,599	30	1954	1984			\$137,599	\$137,599	100
Sprinklers	\$5.99	S.F.	22,961	100	\$137,599	30	1954	1984			\$137,599	\$137,599	100
Electrical	\$28.34	S.F.	22,961	100	\$650,628	27	1992	1984			\$313,964	\$650,628	48
Electrical Service/Distribution	\$3.18	S.F.	22,961	100	\$72,991	30	1999	2029				\$72,991	
New Main Line	\$1.90	S.F.	22,961	100	\$43,655	30	1999	2029				\$43,655	
Main Panel	\$1.28	S.F.	22,961	100	\$29,336	30	1999	2029				\$29,336	
Branch Wiring	\$13.51	S.F.	22,961	100	\$310,122	30	1954	1984			\$310,122	\$310,122	100
Lighting	\$7.35	S.F.	22,961	100	\$168,681	20	2007	2027				\$168,681	
Communications and Security	\$4.14	S.F.	22,961	100	\$94,992	30	2005	2035				\$94,992	
Other Electrical Systems	\$0.17	S.F.	22,961	100	\$3,842	15	1990	2005			\$3,842	\$3,842	100
Equipment & Furnishings	\$13.78	S.F.	22,961	100	\$316,503	26	1954	1969			\$316,503	\$316,503	100
Equipment	\$13.78	S.F.	22,961	100	\$316,503	26	1954	1969			\$316,503	\$316,503	100
Institutional Equipment	\$2.89	S.F.	30,006	100	\$86,714	15	1954	1969			\$86,714	\$86,714	100
Other Equipment	\$10.01	S.F.	22,961	100	\$229,789	30	1954	1984			\$229,789	\$229,789	100
Food Service Equipment, EACH	\$229,788.85	SYSTE M	1	100	\$229,789	30	1954	1984			\$229,789	\$229,789	100
Special Construction			0			0	0				\$120,120		
Special Construction			0			0	0				\$120,120		
ADA Compliance			0	0		0	0				\$120,120		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$11.48	S.F.	22,961	100	\$263,605	30	1954	1984			\$174,009	\$263,605	66
Site Improvements	\$7.20	S.F.	22,961	100	\$165,218	30	1954	1984			\$165,218	\$165,218	100
Parking Lots	\$2,383.24	Each	58	100	\$138,228	30	1954	1984			\$138,228	\$138,228	100
Pedestrian Paving	\$35.99	L.F.	750	100	\$26,990	30	1954	1984			\$26,990	\$26,990	100
Site Mechanical Utilities	\$4.28	S.F.	22,961	100	\$98,387	30	1954	1984			\$8,791	\$98,387	9
Fuel Distribution	\$4.28	S.F.	22,961	100	\$98,387	30	1954	1984			\$8,791	\$98,387	9
Natural Gas	\$0.11	S.F.	22,961	100	\$2,445	30	1954	1984			\$2,445	\$2,445	100
Propane Tank	\$6,345.51	SYSTEM	1	100	\$6,346	30	1954	1984			\$6,346	\$6,346	100
Underground Tank	\$89,596.36	SYSTEM	1	100	\$89,596	30	1993	2023				\$89,596	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Cesar Chavez Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,899,922		\$959,238			\$169,232			\$464,965		\$247,473
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$805,340										
Superstructure											
Roof Construction											
Exterior Enclosure	\$173,920										
Exterior Walls											
Exterior Windows	\$106,168										
Exterior Doors	\$67,752										
Roofing	\$631,420										
Roof Coverings	\$631,420										
Interiors	\$667,435					\$169,232					\$211,333
Interior Construction	\$147,998										
Partitions	\$47,699										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$47,699										
Interior Doors	\$69										
Fittings	\$100,231										
Interior Finishes	\$519,436					\$169,232					\$211,333
Wall Finishes	\$145,981					\$169,232					\$196,186
Paint	\$145,981					\$169,232					\$196,186
Floor Finishes	\$208,616										\$15,147
Ceramic Tile	\$39,751										
Concrete	\$11,271										\$15,147
VCT	\$157,594										
Ceiling Finishes	\$164,840										
Acoustical Ceilings	\$164,840										
Services	\$816,516		\$959,238						\$464,965		\$36,140
Plumbing	\$72,990										
Low Flow Toilets											
Plumbing Fixtures											
Domestic Water Distribution	\$20,256										
Sanitary Waste	\$30,733										
Rain Water Drainage	\$22,002										
HVAC	\$291,962		\$959,238						\$464,965		\$36,140
Heat Generating Systems											
Boilers											
Cooling Generating Systems	\$231,893										
Chilled Water, Air Cooled	\$231,893										
Condenser Systems											
Distribution Systems									\$464,965		
Terminal & Package Units			\$959,238								
Controls & Instrumentation	\$33,177										
Systems Testing & Balancing	\$26,891										\$36,140
Fire Protection	\$137,599										
Sprinklers	\$137,599										
Electrical	\$313,964										
Electrical Service/Distribution											
New Main Line											
Main Panel											
Branch Wiring	\$310,122										
Lighting											
Communications and Security											
Other Electrical Systems	\$3,842										
Equipment & Furnishings	\$316,503										
Equipment	\$316,503										
Institutional Equipment	\$86,714										
Other Equipment	\$229,789										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Cesar Chavez Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$1,906,589 \$90,466	\$993,333 \$47,133	\$2,899,922 \$137,599	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,526	\$1,316	\$3,842	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$90,880	\$47,348	\$138,228	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking areas appear to have been recently resealed, however, there are several sections of cracking near the service drive and rear parking area that will require resurfacing. Universal resurfacing and re-striping is recommended. ADA requirements should be addressed during this upgrade.
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$17,745	\$9,245	\$26,990	Necess ary- 2-5 Yrs	Deferred Maintena nce	There are several sections of sidewalk in need of repair or replacement due to un-even placement or damage due to snow removal. Universal upgrades are recommended to include curb cuts and all aspects of the ADA legislation.
G3060110		Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$1,607	\$837	\$2,445	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,172	\$2,174	\$6,346	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$69,801	\$36,367	\$106,168	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are a mixture of old and new aluminum single pane applications. Various windows have been independently replaced due to damage. New double pane aluminum framed applications are recommended within the next five years.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$44,544	\$23,208	\$67,752	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors in high traffic areas are aging faster than normally expected for this type of application. Replacement is recommended within the next two to five years.
C1010126		Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$31,360	\$16,339	\$47,699	Necess ary- 2-5 Yrs	Deferred Maintena nce	Various areas of minor damage warrant upgrades and repairs. After repairs, painting is required.

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$45	\$24	\$69	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors have been modified to present a multi-language scheme. The newly painted doors are the original applications. Replacement is recommended with a new door and frame system compliant with today's ADA legislation.
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$65,898	\$34,333	\$100,231	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$108,376	\$56,464	\$164,840	Recom mended -3-10 Yrs	Deferred Maintena nce	Sections of ceiling system grids are failing. Universal replacement is recommended.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$13,317	\$6,938	\$20,256	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$14,465	\$7,536	\$22,002	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$20,206	\$10,527	\$30,733	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$17,680	\$9,211	\$26,891	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030110	Chilled Water, Air Cooled Condenser Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$152,461	\$79,432	\$231,893	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$21,813	\$11,365	\$33,177	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$57,011	\$29,703	\$86,714	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$151,077	\$78,711	\$229,789	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$415,135	\$216,285	\$631,420	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$95,977	\$50,004	\$145,981	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$103,612	\$53,982	\$157,594	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$7,410	\$3,861	\$11,271	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$26,135	\$13,616	\$39,751	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$203,894	\$106,229	\$310,122	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	22,961 S.F.	\$78,974	\$41,146	\$120,120	Does Not Meet Current Code/St andards	ADA / Accessibil ity
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cesar Chavez Elementary\1999 Addition

Address: , , 20782

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1999

Gross Area: 7,105 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$269,061.02

Replacement Cost: \$1,804,719.73

FCI: 14.91%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Cesar Chavez Elementary\1999 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$254.01	S.F.	7,105	100	\$1,804,720	44	2000	1999			\$269,061	\$1,804,720	15
Substructure	\$18.02	S.F.	7,105	100	\$128,060	100	1999	2099				\$128,060	
Foundations	\$18.02	S.F.	7,105	100	\$128,060	100	1999	2099				\$128,060	
Standard Foundations	\$6.05	S.F.	7,105	0	\$43,011	100	1999	2099				\$43,011	
Slab on Grade	\$11.97	S.F.	7,105	0	\$85,049	100	1999	2099				\$85,049	
Shell	\$72.17	S.F.	7,105	100	\$512,777	77	1999	2034				\$512,777	
Superstructure	\$24.50	S.F.	7,105	100	\$174,096	100	1999	2099				\$174,096	
Roof Construction	\$24.50	S.F.	7,105	0	\$174,096	100	1999	2099				\$174,096	
Exterior Enclosure	\$21.83	S.F.	7,105	100	\$155,075	100	1999	2099				\$155,075	
Exterior Walls	\$12.79	S.F.	7,105	0	\$90,884	100	1999	2099				\$90,884	
Exterior Windows	\$5.52	S.F.	7,105	100	\$39,228	100	1999	2099				\$39,228	
Exterior Doors	\$3.51	S.F.	7,105	100	\$24,963	100	1999	2099				\$24,963	
Roofing	\$25.84	S.F.	7,105	100	\$183,606	35	1999	2034				\$183,606	
Roof Coverings	\$25.84	S.F.	7,105	100	\$183,606	35	1999	2034				\$183,606	
Interiors	\$58.86	S.F.	7,105	100	\$418,220	15	1999	1999			\$262,279	\$418,220	63
Interior Construction	\$21.02	S.F.	7,105	100	\$149,349	28	1999	1999			\$86,886	\$149,349	58
Partitions	\$12.23	S.F.	7,105	0	\$86,886	0	1999	1999			\$86,886	\$86,886	100
Interior Doors	\$3.56	S.F.	7,105	100	\$25,288	40	1999	2039				\$25,288	
Fittings	\$5.23	S.F.	7,105	100	\$37,175	20	1999	2019				\$37,175	
Interior Finishes	\$37.84	S.F.	7,105	100	\$268,871	12	1999	2006			\$175,393	\$268,871	65
Wall Finishes	\$11.97	S.F.	7,105	100	\$85,049	7	1999	2006			\$85,049	\$85,049	100
Floor Finishes	\$12.72	S.F.	7,105	100	\$90,344	13	1999	2012			\$90,344	\$90,344	100
Ceiling Finishes	\$13.16	S.F.	7,105	100	\$93,478	16	1999	2015				\$93,478	
Services	\$101.51	S.F.	7,105	100	\$721,240	24	2000	2014				\$721,240	
Plumbing	\$16.72	S.F.	7,105	100	\$118,766	30	2001	2029				\$118,766	
Low Flow Toilets	\$1.86	S.F.	7,105	100	\$13,184	30	2007	2037				\$13,184	
Plumbing Fixtures	\$12.67	S.F.	7,105	100	\$90,020	30	1999	2029				\$90,020	
Domestic Water Distribution	\$1.05	S.F.	7,105	100	\$7,457	30	1999	2029				\$7,457	
Rain Water Drainage	\$1.14	S.F.	7,105	100	\$8,105	30	1999	2029				\$8,105	
HVAC	\$47.04	S.F.	7,105	100	\$334,251	20	1999	2019				\$334,251	
Terminal & Package Units	\$47.04	S.F.	7,105	100	\$334,251	20	1999	2019				\$334,251	
Fire Protection	\$4.59	S.F.	7,105	100	\$32,636	30	1999	2029				\$32,636	
Sprinklers	\$4.59	S.F.	7,105	100	\$32,636	30	1999	2029				\$32,636	
Electrical	\$33.16	S.F.	7,105	100	\$235,587	27	2001	2014				\$235,587	
Electrical Service/Distribution	\$3.15	S.F.	7,105	100	\$22,370	30	1999	2029				\$22,370	
Branch Wiring	\$16.11	S.F.	7,105	100	\$114,443	30	1999	2029				\$114,443	
Lighting	\$8.78	S.F.	7,105	100	\$62,355	20	2007	2027				\$62,355	
Communications and Security	\$4.96	S.F.	7,105	100	\$35,230	30	1999	2029				\$35,230	
Other Electrical Systems	\$0.17	S.F.	7,105	100	\$1,189	15	1999	2014				\$1,189	
Equipment & Furnishings	\$3.44	S.F.	7,105	100	\$24,423	15	1999	2014				\$24,423	
Equipment	\$3.44	S.F.	7,105	100	\$24,423	15	1999	2014				\$24,423	
Institutional Equipment	\$3.44	S.F.	7,105	100	\$24,423	15	1999	2014				\$24,423	
Special Construction			0			0	0				\$6,782		
Special Construction			0			0	0				\$6,782		
ADA Compliance			0	0		0	0				\$6,782		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Cesar Chavez Elementary\1999 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Cesar Chavez Elementary\1999 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010	Wall Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$176,897 \$55,916	\$92,164 \$29,132	\$269,061 \$85,049	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	7,105	S.F.	\$4,459	\$2,323	\$6,782	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	C1010	Partitions	System	Beyond Useful Life	Renew System	1	Ea.	\$57,124	\$29,762	\$86,886	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020	Floor Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$59,398	\$30,946	\$90,344	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Cherokee Lane Elementary

Address: 9000 25th Avenue, Adelphi, MD 20783

Attributes:

School Area	1
Congressional	4
County Council	1
Historical Building	No
Legislative	47
Original Building	Built in 1962, 25,654 S.F.
School Addition 1	Built in 1964, 18,665 S.F.
School Board District	1
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 44,319 S.F.

Year Built:
Last Renovation:

Facility Description:

Cherokee Lane Elementary School is a one-story, 44,319 square foot facility located on a 21.8-acre site close to I-495 (Capital Beltway) in Adelphi, MD. The original building was constructed in 1962 and an addition was constructed in 1964, with no major renovation. In 2008 an underground fuel tank was installed to replace the original from 1962 and also some minor projects were performed that included interior painting.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and is wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap stalls are available in the gang restrooms. Toilet configurations and accessories are adequate. Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements. All programs in this one-story facility are accessible to the handicap or disabled person. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. During the 2008 Assessment it was noted that the 1964 addition was closed due to foundation problems. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure of the facility is load bearing masonry walls with concrete slab floor and open web steel joist roof framing.

The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. The metal windows throughout the building are original. Most of the classrooms have a fire exit window. The exterior doors throughout the building are original.

The building has low-slope, built up roof with gravel ballast and a metal sloped roof near main entrance. The built-up roof on the 1964 addition was replaced in 2005 and the roof on the 1962 addition was replaced in 1993.

C. INTERIORS

Interior partition walls typically include painted CMU with ceramic tiles in the corridors. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. Metal toilet partitions are original. The facility does not have stair construction.

Interior wall finishes are typically painted CMU. The floor finishes throughout the building are typically vinyl asbestos tiles (VAT), carpet, and ceramic tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 11,874 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended acoustical tiles. The acoustical ceiling tiles throughout the building were partially replaced in corridors and classrooms.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original. The flush valves on the toilets and sinks were replaced in 2004. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by boilers that were replaced in 2007 and supply fin tube radiators and terminal units throughout the building. Cooling is provided, a split system for the office and individual window units for each classroom. Distribution is a 2-pipe system to fin tube radiators. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

A pad mounted transformer provides service to the main disconnect. Minor additions were made to accommodate the window units but most of the distribution system is original. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and is inadequate.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, and medical equipment. The library has shelves and furniture; such as tables/chairs. The nurse's room has two beds. The school has a stage with lights and curtains. The building also includes food service equipment, a kitchen grease trap, fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where they have two reserved handicap spaces out of total 54 parking spaces. Drainage is generally handled by surface discharge. The parking lot and site does not flood when it rains. The site includes concrete sidewalks, site lighting for vehicular and pedestrian night traffic. Utilities include water, sewer and gas lines. The underground fuel tank was replaced in 2008.

Current Repair Cost: \$8,337,966.30**Replacement Cost:** \$12,380,211.76**FCI:** 67.35%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cherokee Lane Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1962

Gross Area: 44,319 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,337,966.30

Replacement Cost: \$12,380,211.76

FCI: 67.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Cherokee Lane Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$277.10	S.F.	44,319	102	\$12,530,644	39	1965	1967	2010		\$8,337,966	\$12,281,006	68
Substructure	\$15.79	S.F.	44,319	100	\$699,707	100	1962					\$699,707	
Foundations	\$15.79	S.F.	44,319	100	\$699,707	100	1962					\$699,707	
Standard Foundations	\$5.29	S.F.	44,319	0	\$234,584	100	1962					\$234,584	
Slab on Grade	\$10.49	S.F.	44,319	0	\$465,123	100	1962					\$465,123	
Shell	\$69.31	S.F.	44,319	100	\$3,071,838	59	1969	1992			\$349,854	\$3,071,838	11
Superstructure	\$21.46	S.F.	44,319	100	\$951,144	100	1962					\$951,144	
Roof Construction	\$21.46	S.F.	44,319	100	\$951,144	100	1962					\$951,144	
Exterior Enclosure	\$19.10	S.F.	44,319	100	\$846,660	71	1962	1992			\$349,854	\$846,660	41
Exterior Walls	\$11.21	S.F.	44,319	100	\$496,806	100	1962					\$496,806	
Exterior Windows	\$4.82	S.F.	44,319	100	\$213,687	30	1962	1992			\$213,687	\$213,687	100
Exterior Doors	\$3.07	S.F.	44,319	100	\$136,167	30	1962	1992			\$136,167	\$136,167	100
Roofing	\$28.75	S.F.	44,319	100	\$1,274,034	20	1999	2014				\$1,274,034	
Roof Coverings	\$28.75	S.F.	25,654	100	\$737,473	20	1994	2014				\$737,473	
Roof Coverings	\$28.75	S.F.	18,665	100	\$536,561	20	2005	2025				\$536,561	
Interiors	\$58.55	S.F.	44,319	110	\$2,844,691	32	1962	1967	2010		\$2,370,130	\$2,595,053	91
Interior Construction	\$18.42	S.F.	44,319	100	\$816,326	70	1962	1982			\$341,765	\$816,326	42
Partitions	\$10.71	S.F.	44,319	100	\$474,561	100	1962					\$474,561	
Concrete Block Partitions - Regular Weight	\$10.71	S.F.	44,319	100	\$474,561	100	1962					\$474,561	
Interior Doors	\$3.13	S.F.	44,319	100	\$138,863	40	1962	2002			\$138,863	\$138,863	100
Fittings	\$4.58	S.F.	44,319	100	\$202,902	20	1962	1982			\$202,902	\$202,902	100
Interior Finishes	\$40.13	S.F.	44,319	114	\$2,028,365	17	1962	1967	2010		\$2,028,365	\$1,778,727	114
Wall Finishes	\$7.45	S.F.	44,319	100	\$329,982	11	1962	1967			\$329,982	\$329,982	100
Paint	\$6.63	S.F.	40,319	100	\$267,378	5	1962	1967			\$267,378	\$267,378	100
Tile	\$15.65	S.F.	4,000	100	\$62,604	35	1962	1997			\$62,604	\$62,604	100
Floor Finishes	\$21.75	S.F.	44,319	126	\$1,213,711	16	1962	1967			\$1,213,711	\$964,073	126
Carpet	\$7.83	S.F.	4,000	100	\$31,333	5	1962	1967			\$31,333	\$31,333	100
Ceramic Tile	\$20.12	S.F.	5,000	100	\$100,614	50	1962	2012			\$100,614	\$100,614	100
VAT (Resilient Flooring)	\$23.56	S.F.	35,319	130	\$1,081,764	13	1962	1975			\$1,081,764	\$832,126	130
Ceiling Finishes	\$10.94	S.F.	44,319	100	\$484,672	25	1962	1987	2010		\$484,672	\$484,672	100
Services	\$121.01	S.F.	44,319	100	\$5,363,075	25	1965	1972			\$4,963,338	\$5,363,075	93
Plumbing	\$16.02	S.F.	44,319	100	\$709,818	30	1962	1992			\$709,818	\$709,818	100
Plumbing Fixtures	\$12.75	S.F.	44,319	100	\$564,889	30	1962	1992			\$564,889	\$564,889	100
Domestic Water Distribution	\$0.90	S.F.	44,319	100	\$39,771	30	1962	1992			\$39,771	\$39,771	100
Sanitary Waste	\$1.40	S.F.	44,319	100	\$62,016	30	1962	1992			\$62,016	\$62,016	100
Rain Water Drainage	\$0.97	S.F.	44,319	100	\$43,142	30	1962	1992			\$43,142	\$43,142	100
HVAC	\$69.83	S.F.	44,319	100	\$3,094,756	21	1971	1972			\$2,695,019	\$3,094,756	87
Heat Generating Systems	\$9.02	S.F.	44,319	100	\$399,737	30	2007	2037				\$399,737	
Distribution Systems	\$16.72	S.F.	44,319	100	\$740,827	30	1962	1992			\$740,827	\$740,827	100
Terminal & Package Units	\$41.34	S.F.	44,319	100	\$1,832,182	15	1962	1977			\$1,832,182	\$1,832,182	100
Controls & Instrumentation	\$1.54	S.F.	44,319	100	\$68,083	20	1962	1982			\$68,083	\$68,083	100
Systems Testing & Balancing	\$1.22	S.F.	44,319	100	\$53,927	10	1962	1972			\$53,927	\$53,927	100
Fire Protection	\$6.25	S.F.	44,319	100	\$277,052	30	1962	1992			\$277,052	\$277,052	100
Sprinklers	\$6.25	S.F.	44,319	100	\$277,052	30	1962	1992			\$277,052	\$277,052	100
Electrical	\$28.91	S.F.	44,319	100	\$1,281,449	30	1962	1992			\$1,281,449	\$1,281,449	100
Electrical Service/Distribution	\$2.77	S.F.	44,319	100	\$122,685	30	1962	1992			\$122,685	\$122,685	100
Lighting and Branch Wiring	\$21.81	S.F.	44,319	100	\$966,648	30	1962	1992			\$966,648	\$966,648	100
Communications and Security	\$4.33	S.F.	44,319	100	\$192,116	30	1962	1992			\$192,116	\$192,116	100
Equipment & Furnishings	\$8.45	S.F.	44,319	100	\$374,417	25	1962	1977			\$374,417	\$374,417	100
Equipment	\$8.45	S.F.	44,319	100	\$374,417	25	1962	1977			\$374,417	\$374,417	100
Institutional	\$3.03	S.F.	44,319	100	\$134,144	15	1962	1977			\$134,144	\$134,144	100
Other Equipment	\$5.42	S.F.	44,319	100	\$240,273	30	1962	1992			\$240,273	\$240,273	100
Food Service Equipment, EACH	\$240,273.30	SYSTEM	1	100	\$240,273	30	1962	1992			\$240,273	\$240,273	100
Special Construction			0			0	0				\$103,311		
Special Construction			0			0	0				\$103,311		
ADA Compliance			0	0		0	0				\$103,311		
Building Sitework	\$3.99	S.F.	44,319	100	\$176,916	30	1962	1992			\$176,916	\$176,916	100
Site Improvements	\$3.89	S.F.	44,319	100	\$172,197	30	1962	1992			\$172,197	\$172,197	100
Parking Lots	\$2,491.98	S.F.	54	100	\$134,567	30	1962	1992			\$134,567	\$134,567	100
Pedestrian Paving	\$37.63	S.F.	1,000	100	\$37,630	30	1962	1992			\$37,630	\$37,630	100
Site Mechanical Utilities	\$0.11	S.F.	44,319	100	\$4,719	30	1962	1992			\$4,719	\$4,719	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	44,319	100	\$4,719	30	1962	1992			\$4,719	\$4,719	100
Gas Service Piping	\$0.11	S.F.	44,319	100	\$4,719	30	1962	1992			\$4,719	\$4,719	100

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Facility Executive Summary

Facility: \Elementary Schools\Cherokee Lane Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,337,966		\$782,385			\$346,287					\$473,916
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$349,854		\$782,385								
Superstructure											
Roof Construction											
Exterior Enclosure	\$349,854										
Exterior Walls											
Exterior Windows	\$213,687										
Exterior Doors	\$136,167										
Roofing			\$782,385								
Roof Coverings			\$782,385								
Roof Coverings											
Interiors	\$2,370,129					\$346,287					\$401,442
Interior Construction	\$341,765										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$138,863										
Fittings	\$202,902										
Interior Finishes	\$2,028,365					\$346,287					\$401,442
Wall Finishes	\$329,982					\$309,964					\$359,333
Paint	\$267,378					\$309,964					\$359,333
Tile	\$62,604										
Floor Finishes	\$1,213,710					\$36,323					\$42,108
Carpet	\$31,333					\$36,323					\$42,108
Ceramic Tile	\$100,614										
VAT (Resilient Flooring)	\$1,081,764										
Ceiling Finishes	\$484,672										
Services	\$4,963,339										\$72,474
Plumbing	\$709,819										
Plumbing Fixtures	\$564,889										
Domestic Water Distribution	\$39,771										
Sanitary Waste	\$62,016										
Rain Water Drainage	\$43,142										
HVAC	\$2,695,020										\$72,474
Heat Generating Systems											
Distribution Systems	\$740,827										
Terminal & Package Units	\$1,832,182										
Controls & Instrumentation	\$68,083										
Systems Testing & Balancing	\$53,927										\$72,474
Fire Protection	\$277,052										
Sprinklers	\$277,052										
Electrical	\$1,281,449										
Electrical Service/Distribution	\$122,685										
Lighting and Branch Wiring	\$966,648										
Communications and Security	\$192,116										
Equipment & Furnishings	\$374,418										
Equipment	\$374,418										
Institutional	\$134,144										
Other Equipment	\$240,273										
Food Service Equipment, EACH	\$240,273										
Special Construction	\$103,311										
Special Construction	\$103,311										
ADA Compliance	\$103,311										
Building Sitework	\$176,915										
Site Improvements	\$172,196										
Parking Lots	\$134,567										
Pedestrian Paving	\$37,630										

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Cherokee Lane Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,481,898 \$140,491	\$2,856,069 \$73,196	\$8,337,966 \$213,687	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows throughout the building are original, beyond useful life, and in fair to poor condition (difficult to operate and air infiltrates them). Major water leaks were reported through windows in one wing of the building (wing having classrooms 9 through 14).
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$89,524	\$46,642	\$136,167	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors throughout the building are original, beyond useful life, and in poor condition (difficult to operate). Some metal exterior doors do not close properly. The door hardware is beyond useful life and in fair condition (rusted).
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$91,297	\$47,566	\$138,863	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are generally solid core wood doors with hollow metal frames and are in fair to poor condition (chipped corners and worn surface finishes). The interior doors (including fire doors) are beyond useful life and need refinishing. The door hardware is in poor condition (hard to lock and unlock).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$133,400	\$69,501	\$202,902	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are beyond useful life and in fair to poor condition. Metal toilet partitions are original, rusted/stained, and in poor condition. All of the old toilet accessories are beyond useful life and need to be replaced. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$175,791	\$91,587	\$267,378	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint on some partition walls is peeling and needs to be repainted. The school has not been painted in last 10 to 15 years.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$41,160	\$21,444	\$62,604	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$20,600	\$10,733	\$31,333	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the office, classrooms 15 and 16, teacher's lounge, and library is old, beyond useful life, and in poor condition (worn and stained).
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$711,219	\$370,545	\$1,081,764	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VAT floor finish in the corridors and classrooms is old, beyond useful life, and in fair to poor condition (worn and cracked).
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$88,473	\$46,094	\$134,567	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in poor condition, with cracks, pot holes, and uneven surfaces.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,740	\$12,890	\$37,630	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are old, beyond useful life, and in fair condition, with cracks and damaged edges.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$371,393	\$193,496	\$564,889	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$26,148	\$13,623	\$39,771	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$28,364	\$14,778	\$43,142	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$40,773	\$21,243	\$62,016	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,204,590	\$627,592	\$1,832,182	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$487,066	\$253,761	\$740,827	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$44,762	\$23,321	\$68,083	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$35,455	\$18,472	\$53,927	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$182,151	\$94,901	\$277,052	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$80,661	\$42,024	\$122,685	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$635,534	\$331,113	\$966,648	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$126,309	\$65,807	\$192,116	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,102	\$1,616	\$4,719	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$88,195	\$45,949	\$134,144	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Report Date: 08 Sep 2012

Facility Executive Summary

E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,971	\$82,303	\$240,273	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	44,319	S.F.	\$67,923	\$35,388	\$103,311	Does Not Meet Current Code/Standards	ADA / Accessibility
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$66,150	\$34,464	\$100,614	Necessary- 2-5 Yrs	Deferred Maintenance
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$318,654	\$166,019	\$484,672	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Chillum Elementary

Address: 1420 Chillum Road , Hyattsville, MD 20782

Attributes:

School Area	2
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1952, 29,125 S.F.
School Addition 1	Built in 1955, 7,517, S.F.
School Addition 2	Built in 1969, 3,054, S.F.
School Addition 3	Built in 1978, 5,250, S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	44,946 S.F.

Year Built:

Last Renovation:

Facility Description:

Chillum Elementary School is a two-story, 44,946 square foot facility located on a 9.8-acre site close to Eastern Avenue NE in Hyattsville MD. The original building was constructed in 1952 and additions were constructed in 1955, 1969, and 1978, with major renovation performed in 1978. In 2012 some minor projects were performed that included security updates and a kitchen grease trap.

ACCESSIBILITY ISSUES

This facility was designed and constructed prior to any consideration for handicap accessibility. The general parking area and entrance path are at an incline and do not provide an equitable path to the main entrance. Several of the secondary entrances are at different elevations. In addition, interior systems, such as restrooms, signage, hand railing, door hardware, and drinking fountain, do not meet ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame and concrete frame load bearing masonry walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over pre-cast tilt-up concrete panels and metal siding. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat or low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel risers and treads with rubber finishes. The interior wall finishes are typically painted CMU and drywall. Floor finishes in common areas are typically vinyl composition tile and carpet. Floor finishes in assignable spaces are typically vinyl tile and carpet. VAT floor tile was replaced in 2008. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. BUILDING SERVICES

Conveying Systems

The school has one hydraulic elevator which was installed in 1971.

Mechanical/Plumbing

The school has two steam boilers, which were installed in 1987. Each of the boilers uses natural gas as primary fuel. The system is a 2-pipe distribution system with individual controls in each classroom. Heating is provided through unit ventilators, original to the building, 1952. Air conditioning is provided in the entire school by package rooftop units, cooling only, in each respective building, 1995. Plumbing fixtures in the entire school are flush valve water closets, estimated at 1978.

Fire Sprinkler System

The building is not fully sprinkled; in isolated areas only.

Electrical

The incoming electrical service is supplied by a utility owned pad mount transformer serving the MDP, located in the original building which was installed in 1978. The later date additions are fed from the MDP power service is provided by a singular dry-type transformer. There is an emergency generator which was installed in 1978. Lighting is primarily recessed fluorescent units with T8 lamps, which were installed in 1995.

Facility Executive Summary

Fire Protection/Life Safety Systems

The main fire alarm system is an addressable system, which was installed in 2004. There are audible and strobe signal devices in the corridors. There is a centrally monitored security system, intercom, and phone/data systems.

E. EQUIPMENT & FURNISHINGS

The building includes fixed darkroom, library, theater and stage, audio-visual and medical equipment that. The building also includes food equipment service, a kitchen grease trap replaced in 2012, fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 54 are handicap spaces and paths to building. Drainage is generally handled by surface area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic and an underground fuel tank installed in 1994. The water supply is provided from the campus distribution system.

Current Repair Cost: \$7,470,667.48**Replacement Cost:** \$12,186,590.21**FCI:** 61.30%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Chillum Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1952

Gross Area: 44,946 S.F.

Last Renovation: 1978

Facility Description:

Current Repair Cost: \$7,470,667.48

Replacement Cost: \$12,186,590.21

FCI: 61.30%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Chillum Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$271.14	S.F.	44,946	100	\$12,186,591	36	1956	1952	2008		\$7,470,667	\$12,186,591	61
Substructure	\$15.61	S.F.	44,946	100	\$701,403	100	1952					\$701,403	
Foundations	\$15.61	S.F.	44,946	100	\$701,403	100	1952					\$701,403	
Standard Foundations	\$5.25	S.F.	44,946	0	\$235,852	100	1952					\$235,852	
Slab on Grade	\$10.36	S.F.	44,946	0	\$465,551	100	1952					\$465,551	
Shell	\$63.23	S.F.	44,946	100	\$2,842,157	51	1962	1952			\$351,385	\$2,842,157	12
Superstructure	\$15.96	S.F.	44,946	100	\$717,439	100	1952	1952				\$717,439	
Floor Construction	\$10.46	S.F.	22,946	0	\$240,118	0	1952	1952				\$240,118	
Roof Construction	\$10.62	S.F.	44,960	0	\$477,321	100	1952					\$477,321	
Exterior Enclosure	\$18.89	S.F.	44,946	100	\$849,067	71	1952	1982			\$351,385	\$849,067	41
Exterior Walls	\$11.07	S.F.	44,946	0	\$497,682	100	1952					\$497,682	
Exterior Windows	\$4.78	S.F.	44,946	100	\$214,659	30	1952	1982			\$214,659	\$214,659	100
Exterior Doors	\$3.04	S.F.	44,946	100	\$136,726	30	1952	1982			\$136,726	\$136,726	100
Roofing	\$28.38	S.F.	44,946	100	\$1,275,651	20	2006	2026				\$1,275,651	
Roof Coverings	\$28.38	S.F.	44,946	100	\$1,275,651	20	2006	2026				\$1,275,651	
Interiors	\$42.39	S.F.	44,946	100	\$1,905,464	31	1958	1957	2008		\$1,008,337	\$1,905,464	53
Interior Construction	\$18.99	S.F.	44,946	100	\$853,667	52	1954	1972			\$203,038	\$853,667	24
Partitions	\$11.37	S.F.	44,946	100	\$511,169	69	1957	2050				\$511,169	
Concrete Block Partitions - Regular Weight	\$10.59	S.F.	44,946	0	\$475,806	70	1952					\$475,806	
Drywall Partitions/Metal Stud Framing	\$7.07	S.F.	5,000	100	\$35,363	50	2000	2050				\$35,363	
Interior Doors	\$3.10	S.F.	44,946	100	\$139,460	40	1952	1992				\$139,460	
Fittings	\$4.52	S.F.	44,946	100	\$203,038	20	1952	1972			\$203,038	\$203,038	100
Interior Finishes	\$23.40	S.F.	44,946	100	\$1,051,797	13	1962	1957	2008		\$805,299	\$1,051,797	77
Wall Finishes	\$6.56	S.F.	44,946	100	\$294,644	5	1952	1957			\$294,644	\$294,644	100
Paint	\$6.56	S.F.	44,946	100	\$294,644	5	1952	1957			\$294,644	\$294,644	100
Floor Finishes	\$9.42	S.F.	44,946	100	\$423,542	20	1983	1957	2008		\$177,044	\$423,542	42
Carpet	\$7.77	S.F.	10,000	100	\$77,723	5	1952	1957	2008		\$77,723	\$77,723	100
Ceramic Tile	\$19.86	S.F.	5,000	100	\$99,321	50	1952	2002			\$99,321	\$99,321	100
Concrete	\$3.86	S.F.	4,946	100	\$19,108	10	1952	1962				\$19,108	
VCT	\$9.10	S.F.	25,000	100	\$227,390	12	2008	2020				\$227,390	
Ceiling Finishes	\$7.42	S.F.	44,946	100	\$333,611	13	1952	1965			\$333,611	\$333,611	100
Acoustical Ceilings	\$7.42	S.F.	44,946	100	\$333,611	13	1952	1965			\$333,611	\$333,611	100
Services	\$135.48	S.F.	44,946	100	\$6,089,081	25	1954	1962	2008		\$5,620,795	\$6,089,081	92
Plumbing	\$15.83	S.F.	44,946	100	\$711,658	30	1958	1982			\$711,658	\$711,658	100
Plumbing Fixtures	\$12.59	S.F.	44,946	100	\$566,045	30	1978	2008			\$566,045	\$566,045	100
Domestic Water Distribution	\$0.90	S.F.	44,946	100	\$40,334	30	1952	1982			\$40,334	\$40,334	100
Sanitary Waste	\$1.38	S.F.	44,946	100	\$62,210	30	1952	1982			\$62,210	\$62,210	100
Rain Water Drainage	\$0.96	S.F.	44,946	100	\$43,069	30	1952	1982			\$43,069	\$43,069	100
HVAC	\$83.46	S.F.	44,946	100	\$3,751,071	22	1952	1962	2008		\$3,282,785	\$3,751,071	88
Heat Generating Systems	\$13.14	S.F.	44,946	100	\$590,655	30	1952	1982	2008		\$590,655	\$590,655	100
Boilers	\$8.90	S.F.	44,946	100	\$399,923	30	1952	1982	2008		\$399,923	\$399,923	100
Piping and Misc Equipment	\$4.24	S.F.	44,946	100	\$190,732	30	1952	1982			\$190,732	\$190,732	100
Cooling Generating Systems	\$10.42	S.F.	44,946	100	\$468,286	30	0					\$468,286	
Distribution Systems	\$16.50	S.F.	44,946	100	\$741,737	30	1952	1982			\$741,737	\$741,737	100
Terminal & Package Units	\$40.69	S.F.	44,946	100	\$1,828,707	15	1952	1967			\$1,828,707	\$1,828,707	100
Controls & Instrumentation	\$1.51	S.F.	44,946	100	\$67,679	20	1952	1972			\$67,679	\$67,679	100
Systems Testing & Balancing	\$1.20	S.F.	44,946	100	\$54,007	10	1952	1962			\$54,007	\$54,007	100
Fire Protection	\$6.18	S.F.	44,946	100	\$277,553	30	1952	1982			\$277,553	\$277,553	100
Sprinklers	\$6.18	S.F.	44,946	100	\$277,553	30	1952	1982			\$277,553	\$277,553	100
Electrical	\$30.01	S.F.	44,946	100	\$1,348,799	30	1952	1967			\$1,348,799	\$1,348,799	100
Electrical Service/Distribution	\$4.02	S.F.	44,946	100	\$180,478	30	1952	1982			\$180,478	\$180,478	100
New Main Line	\$2.72	S.F.	44,946	100	\$122,370	30	1952	1982			\$122,370	\$122,370	100
Main Panel	\$1.29	S.F.	44,946	100	\$58,108	30	1952	1982			\$58,108	\$58,108	100
Lighting and Branch Wiring	\$21.54	S.F.	44,946	100	\$968,018	30	1952	1982			\$968,018	\$968,018	100
Communications and Security	\$4.29	S.F.	44,946	100	\$192,783	30	1952	1982			\$192,783	\$192,783	100
Other Electrical Systems	\$0.17	S.F.	44,946	100	\$7,520	15	1952	1967			\$7,520	\$7,520	100
Equipment & Furnishings	\$8.26	S.F.	44,946	100	\$371,304	25	1952	1967			\$371,304	\$371,304	100
Equipment	\$8.26	S.F.	44,946	100	\$371,304	25	1952	1967			\$371,304	\$371,304	100
Institutional Equipment	\$2.98	S.F.	44,946	100	\$133,991	15	1952	1967			\$133,991	\$133,991	100
Other Equipment	\$5.28	S.F.	44,946	100	\$237,313	30	1952	1982			\$237,313	\$237,313	100
Food Service Equipment	\$237,313.33	SYS	1	100	\$237,313	30	1952	1982			\$237,313	\$237,313	100
Special Construction			0			0	0				\$104,773		
Special Construction			0			0	0				\$104,773		
ADA Compliance			0	0		0	0				\$104,773		
Building Sitework	\$6.17	S.F.	44,946	100	\$277,182	30	1953	1982			\$14,073	\$277,182	5

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$3.78	S.F.	44,946	100	\$170,066	30	2007	2037				\$170,066	
Parking Lots	\$2,461.25	Each	54	100	\$132,908	30	2007	2037				\$132,908	
Pedestrian Paving	\$37.16	L.F.	1,000	100	\$37,158	30	2007	2037				\$37,158	
Site Mechanical Utilities	\$2.38	S.F.	44,946	100	\$107,116	30	1952	1982			\$14,073	\$107,116	13
Fuel Distribution	\$2.38	S.F.	44,946	100	\$107,116	30	1952	1982			\$14,073	\$107,116	13
Propane Tank	\$6,553.27	SYSTE M	1	100	\$6,553	30	1952	1982			\$6,553	\$6,553	100
Pumps	\$0.17	S.F.	44,946	100	\$7,520	30	1952	1982			\$7,520	\$7,520	100
Underground Tank	\$93,042.63	SYSTE M	1	100	\$93,043	30	1994	2024				\$93,043	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Chillum Elementary_Original Building (continued)

[illegible]

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Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

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Facility: \Elementary Schools\Chillum Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$4,911,681 \$182,481	\$2,558,986 \$95,072	\$7,470,668 \$277,553	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120		New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$80,453	\$41,916	\$122,370	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240		Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$38,204	\$19,904	\$58,108	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$636,435	\$331,583	\$968,018	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$126,748	\$66,036	\$192,783	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,944	\$2,576	\$7,520	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$88,094	\$45,897	\$133,991	Necess ary- 2-5 Yrs	Deferred Maintena nce	Institutional equipment, which includes fixed casework, is damaged.
G3060110		Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$4,944	\$2,576	\$7,520	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,309	\$2,245	\$6,553	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$141,130	\$73,529	\$214,659	Necess ary- 2-5 Yrs	Deferred Maintena nce	There is a mix of exterior windows that vary in damage. Some window hardware no longer functions and other windows jam and do not open. Exterior windows are in a poor condition and universal replacement is warranted.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$89,892	\$46,834	\$136,726	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are used as classroom exits and locked with special chains and locks at night. The doors have hinge and hardware problems resulting from the high usage, as well as damage from vandalism or localized break-ins. Universal replacement is recommended.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$133,490	\$69,548	\$203,038	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings are nearing the end of the useful life cycle and are recommended for universal upgrade.

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C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$193,717	\$100,927	\$294,644	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior spaces of this building have been painted at different times based on the funding and needs. Most of the first floor was recently repainted. The second floor appears to have been painted over ten years ago. This project provides a budgetary consideration to repaint high traffic surfaces and also long term overall school interior painting.
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$51,100	\$26,623	\$77,723	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is beyond the expected life cycle for this type of application. There are several stains and rips that may cause tripping hazards. Replacement is recommended within the next two to five years.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$219,336	\$114,274	\$333,611	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are stained from past roof leaks. The roof was replaced one year ago, however, the damage from the old roof remains. Sections of the ceiling are recommended for tile replacement, while other sections will require grid and tile replacement. Universal upgrades are recommended within the next two to five years.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$26,518	\$13,816	\$40,334	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$28,316	\$14,753	\$43,069	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$40,901	\$21,309	\$62,210	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,202,306	\$626,401	\$1,828,707	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$262,934	\$136,989	\$399,923	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020315	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$125,399	\$65,333	\$190,732	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090110	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$156,025	\$81,289	\$237,313	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$372,153	\$193,892	\$566,045	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$487,664	\$254,073	\$741,737	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$44,497	\$23,183	\$67,679	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$35,507	\$18,499	\$54,007	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1 Ea.	\$65,300	\$34,021	\$99,321	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	44,946 S.F.	\$68,884	\$35,889	\$104,773	Does Not Meet Current Code/Standards	ADA / Accessibility

Facility Executive Summary**Facility:** \Elementary Schools\Clinton Grove Elementary**Address:** 9420 Temple Hills Road, Clinton, MD 20735**Attributes:**

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	25
Original Building	Built in 1955, 16,138 S.F.
School Addition 1	Built in 1961, 4,861 S.F.
School Addition 2	Built in 1974, 23,380 S.F.
School Board District	9
School Grade	PreK-6th

General Information:

Function: Elementary School

Gross Area: 44,379 S.F.

Year Built:**Last Renovation:****Facility Description:**

Clinton Grove Elementary School is a two-story, 44,379 square foot facility located on a 13.7-acre site close to MD Route 5 in Clinton, MD. The original building was constructed in 1955 and additions were constructed in 1961 and 1974, with no major renovation performed. In 2008 some minor updates were performed that included replacement of roof top units.

This school is part of the Special Education Inclusion Initiative. A major renovation and 25,000 S.F. building addition are currently being programmed for a 2015 construction completion that will improve existing building conditions and incorporate the special education program requirements into the new addition.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The main entrance has a ramp and doors wide enough for wheel chair. An exterior ramp provides handicap access to the second floor. The restrooms do not comply with all ADA accessibility guidelines. Handicap accessible toilet stalls are available only on second floor. Interior graphics and/or signage for ADA compliance are inadequate or missing in the building (on the exterior and restroom doors). Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The facility does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure of the building is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow core metal steel doors. Exterior metal doors are original. The roof was replaced in 2008.

C. INTERIORS

Interior partition walls typically include painted concrete masonry unit (CMU) with glazed block wainscot in the corridors and folding metal partitions. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalk boards. Toilet accessories such as the metal toilet partitions are original. The mirrors in the restrooms also need an upgrade. The facility has stairs with concrete treads and risers and steel frame with ceramic tile floor finish. The stairs are original.

Interior wall finishes are typically painted CMU folding metal partitions. Floor finishes are typically vinyl asbestos tiles (VAT), carpet, vinyl composition tile (VCT), carpet, and ceramic tiles in restrooms. The vinyl composition tiles, vinyl asbestos tiles, and ceramic tiles are original. According to the A.H.E.R.A. Management Plan, the school contains 12,500 square feet of 9x9 vinyl asbestos tiles and 7,940 square feet of vinyl asbestos tiles. Ceiling finishes are typically suspended acoustical tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal and external, with roof drains.

HVAC

Heating is provided by two oil and gas-fired boilers. Cooling is supplied by 14 rooftop package. Two were replaced in 1997. Heating / cooling for the addition is provided by three gas-fired rooftop units that were installed in 1974. The heating/cooling distribution system is ductwork. System is using fan coil units, and air-handling units for the cafeteria. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building does not have a fire sprinkler system. There are a few smoke detectors in the corridors and storage rooms. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically serving surface-mounted fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators. The system is activated by pull stations and smoke detectors, is centrally monitored outside the building. The telephone and data systems are combined and include dedicated closets or cabinets that are secured, but inadequately cooled. The building includes an internal security system that is actuated by door contact and motion detectors. It has a dedicated grounding system and lightning protection that is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes library, theater and stage, and medical equipment. The library has shelving. The building also includes food equipment service, kitchen grease trap, fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on site where two are handicap spaces out of total 54 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$8,691,114.26**Replacement Cost:** \$12,274,678.94**FCI:** 70.81%

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eCOMET Facility Report

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Facility Executive Summary

Facility: \Elementary Schools\Clinton Grove Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1955

Gross Area: 44,379 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,691,114.26

Replacement Cost: \$12,274,678.94

FCI: 70.81%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Clinton Grove Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$276.59	S.F.	44,379	101	\$12,388,874	39	1958	1960	2010		\$8,691,112	\$12,274,675	71
Substructure	\$15.65	S.F.	44,379	100	\$694,580	100	1955				\$15,471	\$694,580	2
Foundations	\$15.65	S.F.	44,379	100	\$694,580	100	1955				\$15,471	\$694,580	2
Standard Foundations	\$5.25	S.F.	44,379	0	\$232,877	100	1955				\$15,471	\$232,877	7
Slab on Grade	\$10.40	S.F.	44,379	0	\$461,703	100	1955					\$461,703	
Shell	\$68.75	S.F.	44,379	100	\$3,051,020	59	1965	1985			\$347,627	\$3,051,020	11
Superstructure	\$21.29	S.F.	44,379	100	\$945,006	100	1955					\$945,006	
Roof Construction	\$21.29	S.F.	44,379	0	\$945,006	100	1955					\$945,006	
Exterior Enclosure	\$18.95	S.F.	44,379	100	\$841,055	71	1955	1985			\$347,627	\$841,055	41
Exterior Walls	\$11.12	S.F.	44,379	0	\$493,428	100	1955					\$493,428	
Exterior Windows	\$4.79	S.F.	44,379	100	\$212,626	30	1955	1985			\$212,626	\$212,626	100
Exterior Doors	\$3.04	S.F.	44,379	100	\$135,001	30	1955	1985			\$135,001	\$135,001	100
Roofing	\$28.50	S.F.	44,379	100	\$1,264,959	20	2006	2026				\$1,264,959	
Roof Coverings	\$28.50	S.F.	44,379	100	\$1,264,959	20	2006	2026				\$1,264,959	
Interiors	\$49.70	S.F.	44,379	105	\$2,319,853	35	1955	1960	2015		\$1,777,150	\$2,205,654	81
Interior Construction	\$18.25	S.F.	44,379	100	\$810,005	70	1955	1975			\$338,852	\$810,005	42
Partitions	\$10.62	S.F.	44,379	100	\$471,153	100	1955					\$471,153	
Concrete Block Partitions - Regular Weight	\$10.62	S.F.	44,379	0	\$471,153	100	1955					\$471,153	
Interior Doors	\$3.10	S.F.	44,379	100	\$137,701	40	1955	1995			\$137,701	\$137,701	100
Fittings	\$4.53	S.F.	44,379	100	\$201,151	20	1955	1975			\$201,151	\$201,151	100
Stairs	\$1.61	S.F.	44,379	100	\$71,550	50	1955	2005	2015			\$71,550	
Stair Construction	\$1.61	S.F.	44,379	100	\$71,550	50	1955	2005	2015	3		\$71,550	
Interior Finishes	\$29.84	S.F.	44,379	109	\$1,438,298	14	1955	1960			\$1,438,298	\$1,324,099	109
Wall Finishes	\$7.38	S.F.	44,379	100	\$327,437	11	1955	1960			\$327,437	\$327,437	100
Paint	\$6.57	S.F.	40,379	100	\$265,319	5	1955	1960			\$265,319	\$265,319	100
Tile	\$15.53	S.F.	4,000	100	\$62,118	35	1955	1990			\$62,118	\$62,118	100
Floor Finishes	\$15.01	S.F.	44,379	117	\$780,109	16	1955	1960			\$780,109	\$665,910	117
Carpet	\$7.77	S.F.	10,000	100	\$77,723	5	1955	1960			\$77,723	\$77,723	100
Ceramic Tile	\$19.94	S.F.	4,000	100	\$79,761	50	1955	2005			\$79,761	\$79,761	100
VAT (Resilient Flooring)	\$23.24	S.F.	16,379	130	\$494,861	13	1955	1968			\$494,861	\$380,662	130
VCT	\$9.13	S.F.	14,000	100	\$127,764	12	1955	1967			\$127,764	\$127,764	100
Ceiling Finishes	\$7.45	S.F.	44,379	100	\$330,752	13	1955	1968			\$330,752	\$330,752	100
Acoustical Ceilings	\$7.45	S.F.	44,379	100	\$330,752	13	1955	1968			\$330,752	\$330,752	100
Services	\$130.50	S.F.	44,379	100	\$5,791,538	25	1955	1965			\$5,791,538	\$5,791,538	100
Plumbing	\$15.89	S.F.	44,379	100	\$705,379	30	1955	1985			\$705,379	\$705,379	100
Plumbing Fixtures	\$12.64	S.F.	44,379	100	\$560,929	30	1955	1985			\$560,929	\$560,929	100
Domestic Water Distribution	\$0.90	S.F.	44,379	100	\$39,825	30	1955	1985			\$39,825	\$39,825	100
Sanitary Waste	\$1.38	S.F.	44,379	100	\$61,425	30	1955	1985			\$61,425	\$61,425	100
Rain Water Drainage	\$0.97	S.F.	44,379	100	\$43,200	30	1955	1985			\$43,200	\$43,200	100
HVAC	\$79.55	S.F.	44,379	100	\$3,530,273	22	1955	1965			\$3,530,273	\$3,530,273	100
Heat Generating Systems	\$8.96	S.F.	44,379	100	\$397,578	30	1955	1985			\$397,578	\$397,578	100
Cooling Generating Systems	\$10.45	S.F.	44,379	100	\$463,728	30	1955	1985			\$463,728	\$463,728	100
Distribution Systems	\$16.56	S.F.	44,379	100	\$735,080	30	1955	1985			\$735,080	\$735,080	100
Terminal & Package Units	\$40.87	S.F.	44,379	100	\$1,813,737	15	1955	1970			\$1,813,737	\$1,813,737	100
Controls & Instrumentation	\$1.51	S.F.	44,379	100	\$66,825	20	1955	1975			\$66,825	\$66,825	100
Systems Testing & Balancing	\$1.20	S.F.	44,379	100	\$53,325	10	1955	1965			\$53,325	\$53,325	100
Fire Protection	\$6.21	S.F.	44,379	100	\$275,402	30	1955	1985			\$275,402	\$275,402	100
Sprinklers	\$6.21	S.F.	44,379	100	\$275,402	30	1955	1985			\$275,402	\$275,402	100
Electrical	\$28.85	S.F.	44,379	100	\$1,280,484	30	1955	1970			\$1,280,484	\$1,280,484	100
Electrical Service/Distribution	\$2.75	S.F.	44,379	100	\$122,176	30	1955	1985			\$122,176	\$122,176	100
Lighting and Branch Wiring	\$21.61	S.F.	44,379	100	\$959,182	30	1955	1985			\$959,182	\$959,182	100
Communications and Security	\$4.32	S.F.	44,379	100	\$191,701	30	1955	1985			\$191,701	\$191,701	100
Other Electrical Systems	\$0.17	S.F.	44,379	100	\$7,425	15	1955	1970			\$7,425	\$7,425	100
Equipment & Furnishings	\$7.69	S.F.	44,379	100	\$341,411	24	1955	1970			\$341,411	\$341,411	100
Equipment	\$7.69	S.F.	44,379	100	\$341,411	24	1955	1970			\$341,411	\$341,411	100
Institutional Equipment	\$3.00	S.F.	44,379	100	\$132,976	15	1955	1970			\$132,976	\$132,976	100
Other Equipment	\$4.70	S.F.	44,379	100	\$208,435	30	1955	1985			\$208,435	\$208,435	100
Food Service Equipment	\$208,434.59	SYSTE M	1	100	\$208,435	30	1955	1985			\$208,435	\$208,435	100
Special Construction			0			0	0				\$232,168		
Special Construction			0			0	0				\$232,168		
ADA Compliance			0	0		0	0				\$232,168		
Building Sitework	\$4.29	S.F.	44,379	100	\$190,472	30	1989	1985	2010		\$185,747	\$190,472	98
Site Improvements	\$4.19	S.F.	44,379	100	\$185,747	30	1955	1985	2010		\$185,747	\$185,747	100
Parking Lots	\$2,472.08	Each	54	100	\$133,492	30	1955	1985			\$133,492	\$133,492	100
Pedestrian Paving	\$37.33	L.F.	1,400	100	\$52,255	30	1955	1985	2010		\$52,255	\$52,255	100
Site Mechanical Utilities	\$0.11	S.F.	44,379	100	\$4,725	30	1990	2020				\$4,725	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution	\$0.11	S.F.	44,379	100	\$4,725	30	1990	2020				\$4,725	

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Facility Executive Summary

Facility: \Elementary Schools\Clinton Grove Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,691,114			\$78,185		\$397,680			\$5,986		\$532,685
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Shell	\$347,627										
Superstructure											
Roof Construction											
Exterior Enclosure	\$347,627										
Exterior Walls											
Exterior Windows	\$212,626										
Exterior Doors	\$135,001										
Roofing											
Roof Coverings											
Interiors	\$1,777,151			\$78,185		\$397,680					\$461,020
Interior Construction	\$338,852										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$137,701										
Fittings	\$201,151										
Stairs				\$78,185							
Stair Construction				\$78,185							
Interior Finishes	\$1,438,298					\$397,680					\$461,020
Wall Finishes	\$327,437					\$307,578					\$356,567
Paint	\$265,319					\$307,578					\$356,567
Tile	\$62,118										
Floor Finishes	\$780,109					\$90,102					\$104,453
Carpet	\$77,723					\$90,102					\$104,453
Ceramic Tile	\$79,761										
VAT (Resilient Flooring)	\$494,861										
VCT	\$127,764										
Ceiling Finishes	\$330,752										
Acoustical Ceilings	\$330,752										
Services	\$5,791,539										\$71,665
Plumbing	\$705,380										
Plumbing Fixtures	\$560,929										
Domestic Water Distribution	\$39,825										
Sanitary Waste	\$61,425										
Rain Water Drainage	\$43,200										
HVAC	\$3,530,274										\$71,665
Heat Generating Systems	\$397,578										
Cooling Generating Systems	\$463,728										
Distribution Systems	\$735,080										
Terminal & Package Units	\$1,813,737										
Controls & Instrumentation	\$66,825										
Systems Testing & Balancing	\$53,325										\$71,665
Fire Protection	\$275,402										
Sprinklers	\$275,402										
Electrical	\$1,280,484										
Electrical Service/Distribution	\$122,176										
Lighting and Branch Wiring	\$959,182										
Communications and Security	\$191,701										
Other Electrical Systems	\$7,425										
Equipment & Furnishings	\$341,410										
Equipment	\$341,410										
Institutional Equipment	\$132,976										
Other Equipment	\$208,435										
Food Service Equipment	\$208,435										
Special Construction	\$232,168										
Special Construction	\$232,168										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Pedestrian Paving	\$52,255										
Site Mechanical Utilities									\$5,986		
Fuel Distribution									\$5,986		

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Clinton Grove Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,714,079 \$139,794	\$2,977,035 \$72,833	\$8,691,114 \$212,626	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original, difficult to operate, in fair to poor condition, and are not energy efficient. The flashing and caulking around the windows are damaged. Some windows leak when it rains.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$88,758	\$46,243	\$135,001	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are original, beyond its useful life, and in fair condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$90,533	\$47,168	\$137,701	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in fair to poor condition with rusting frames. The interior doors need repainting. The door hardware is in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$132,249	\$68,902	\$201,151	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalk boards which are in fair condition. The metal toilet partitions are old, beyond useful life and are in poor condition. The mirrors in the restrooms also need an upgrade.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$174,437	\$90,882	\$265,319	Necess ary- 2-5 Yrs	Deferred Maintena nce	Partition walls needs to be repainted.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$40,840	\$21,278	\$62,118	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$84,000	\$43,764	\$127,764	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VCT in the classrooms is in poor condition.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$51,100	\$26,623	\$77,723	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some classrooms on the second floor, hallway 300 on second floor, and the library have carpet which is in fair condition and stained.
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$52,440	\$27,321	\$79,761	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tiles are original, stained and in fair to poor condition.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$325,352	\$169,509	\$494,861	Necess ary- 2-5 Yrs	Deferred Maintena nce	Floor finishes are typically 9x9 vinyl asbestos tiles (VAT) in poor condition. The VAT floor finish in the cafeteria is uneven.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$217,457	\$113,295	\$330,752	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in fair to poor condition with stains due to pipe condensation and roof leaks in the past.

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G2020	Parking Lots	System	Beyond Useful Life	Renew System	1 Ea.	\$87,766	\$45,726	\$133,492	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair condition. The road surface is in fair condition with some damage, especially on the back side of the building.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1 Ea.	\$368,789	\$192,139	\$560,929	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1 Ea.	\$26,184	\$13,642	\$39,825	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1 Ea.	\$28,403	\$14,798	\$43,200	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1 Ea.	\$1,192,464	\$621,274	\$1,813,737	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1 Ea.	\$261,392	\$136,185	\$397,578	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1 Ea.	\$304,884	\$158,844	\$463,728	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1 Ea.	\$483,287	\$251,793	\$735,080	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1 Ea.	\$43,935	\$22,890	\$66,825	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1 Ea.	\$35,059	\$18,266	\$53,325	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1 Ea.	\$80,326	\$41,850	\$122,176	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1 Ea.	\$40,385	\$21,041	\$61,425	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1 Ea.	\$181,066	\$94,336	\$275,402	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1 Ea.	\$630,626	\$328,556	\$959,182	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1 Ea.	\$126,036	\$65,665	\$191,701	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1 Ea.	\$4,882	\$2,543	\$7,425	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1 Ea.	\$87,427	\$45,549	\$132,976	Necess ary- 2-5 Yrs	Deferred Maintena nce	
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services-Inspect foundation Walls	1 Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical-12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure.
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1 Ea.	\$137,038	\$71,397	\$208,435	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Report Date: 08 Sep 2012

Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	44,379	S.F.	\$152,642	\$79,526	\$232,168	Does Not Meet Current Code/St andards	ADA / Accessibil ity
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$34,356	\$17,899	\$52,255	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Elementary Schools\Columbia Park Elementary**Address:** 1901 Kent Village Drive, Landover, MD 20785**Attributes:**

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1928, 4,128 S.F.
School Addition 1	Built in 1951, 11,765 S.F.
School Addition 2	Built in 1955, 2,029 S.F.
School Addition 3	Built in 1962, 9,119 S.F.
School Addition 4	Built in 1967, 19,933 S.F.
School Addition 5	Built in 1974, 6,534 S.F.
School Addition 6	Built in 1989, 3,864 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 57,372 S.F.

Year Built:
Last Renovation:

Facility Description:

Columbia Park Elementary School is a two-story, 57,372 square foot facility located on an 8-acre site close to I-495 (Capital Beltway) in Landover, MD. The original building was constructed in 1928 and additions were constructed in 1951, 1955, 1962, 1967, 1974, and 1989, with no major renovations performed. In 2011 exterior windows were replaced, and in 2012 the network infrastructure and a kitchen grease trap was also updated. In 2011 minor interior renovation/improvements were also made. Unit ventilators and DDC controls are scheduled to be replaced in 2013.

ACCESSIBILITY ISSUES

This two story facility does not have elevator or ramp access to the second floor, but they are reportedly unnecessary due to limited use of the second floor. Entrances to the main building and additions have curb cuts and wide enough doors for wheel chair access. Interior door hardware, restrooms, and drinking fountains are not handicap accessible. The renovated gym appears to comply with most ADA requirements. Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The roof was replaced in 1997-1998. The exterior enclosure is comprised of walls of brick veneer over CMU. One side of exterior wall on the modular addition was replaced with wood panels. Exterior windows were replaced in 2011. Exterior doors are hollow metal steel. Roofing is a combination of pitched roof (original building) and low-slope with built-up roof and asphalt composition roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving and handrails, toilet. Stair construction includes concrete risers and treads with terrazzo finishes. Interior wall finishes are typically drywall and tile. Floor finishes in common areas are typically vinyl composition tile and carpet. Floor finishes in assignable spaces are typically vinyl tile, carpet, and wood. Vinyl asbestos tiles have been observed in several areas. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 29,710 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically or suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Hot water is provided by gas fired water heaters. Sanitary waste system is cast iron. Rain water drain system is a combination of roof drains and gutters. The building does not have a sprinkler system.

HVAC

Facility Executive Summary

Heating is provided by two dual fired boilers that supply fin tube radiators and terminal units throughout the building. The in-ground fuel oil tank lacks level and leakage detectors. Cooling is provided by multiple window units in classrooms, roof mounted package units for the gym, media center and office area, and heat pumps in the modular addition. Unit ventilators are scheduled to be replaced in 2013. Heating distribution is through a two pipe system to the individual spaces. Fresh air is supplied by roof mounted air handlers and infiltration. There is a ventilator system in the kitchen storage area. Controls are low voltage electrical thermostats and pneumatics. The system is not centrally monitored or controlled but is scheduled to be replaced in 2013.

Electrical

A pad mounted transformer provides service to a main disconnect. Lighting is primarily recessed fluorescent fixtures. Exit signs are properly placed and illuminated.

Communication and Security

The fire alarm system was replaced in 2008. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors. Some network updates were completed in 2012.

E. EQUIPMENT & FURNISHINGS

The building includes fixed casework and cabinets, window blinds, food service equipment and a kitchen grease trap updated in 2012.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surfaces parking is available on site where three out of 75 are handicap spaces with paths to building entrances. Drainage is generally handled by surface drainage. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, and electrical. A 6,000 Gal Underground fuel tank was installed in 1994 to replace original.

Current Repair Cost: \$8,468,784.95**Replacement Cost:** \$14,859,670.58**FCI:** 56.99%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Columbia Park Elementary_ Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1928

Gross Area: 46,974 S.F.

Last Renovation: 1986

Facility Description:

Current Repair Cost: \$7,693,831.49

Replacement Cost: \$12,574,140.89

FCI: 61.19%

Prince George County Public Schools

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Columbia Park Elementary_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.68	S.F.	46,974	101	\$12,692,259	38	1968	1928	2007		\$7,693,832	\$12,574,141	61
Substructure	\$15.79	S.F.	46,974	100	\$741,624	100	1928					\$741,624	
Foundations	\$15.79	S.F.	46,974	100	\$741,624	100	1928					\$741,624	
Standard Foundations	\$5.29	S.F.	46,974	0	\$248,637	100	1928					\$248,637	
Slab on Grade	\$10.49	S.F.	46,974	0	\$492,987	100	1928					\$492,987	
Shell	\$53.89	S.F.	46,974	100	\$2,531,638	61	1956	1928	2007		\$1,277,735	\$2,531,638	50
Superstructure	\$20.46	S.F.	46,974	100	\$961,223	100	1928	1928			\$458,947	\$961,223	48
Floor Construction	\$19.53	S.F.	23,500	100	\$458,947	0	1928	1928			\$458,947	\$458,947	100
Roof Construction	\$10.69	S.F.	46,974	0	\$502,276	100	1928					\$502,276	
Exterior Enclosure	\$19.07	S.F.	46,974	100	\$895,951	71	1956	1958			\$144,324	\$895,951	16
Exterior Walls	\$11.19	S.F.	46,974	0	\$525,853	100	1928					\$525,853	
Exterior Windows	\$4.81	S.F.	46,974	100	\$225,774	30	2011	2041				\$225,774	
Exterior Doors	\$3.07	S.F.	46,974	100	\$144,324	30	1928	1958			\$144,324	\$144,324	100
Roofing	\$14.36	S.F.	46,974	100	\$674,464	20	1997	2017	2007		\$674,464	\$674,464	100
Roof Coverings	\$14.36	S.F.	46,974	100	\$674,464	20	1997	2017	2007		\$674,464	\$674,464	100
Interiors	\$56.20	S.F.	46,974	104	\$2,757,907	35	1958	1938			\$2,255,631	\$2,639,789	85
Interior Construction	\$18.39	S.F.	46,974	100	\$863,800	52	1954	1987			\$361,524	\$863,800	42
Partitions	\$10.69	S.F.	46,974	100	\$502,276	70	1928					\$502,276	
Concrete Block Partitions - Regular Weight	\$10.69	S.F.	46,974	0	\$502,276	70	1928					\$502,276	
Interior Doors	\$3.13	S.F.	46,974	100	\$147,182	40	1967	2007			\$147,182	\$147,182	100
Fittings	\$4.56	S.F.	46,974	100	\$214,342	20	1967	1987			\$214,342	\$214,342	100
Interior Finishes	\$37.81	S.F.	46,974	107	\$1,894,107	27	1963	1938			\$1,894,107	\$1,775,989	107
Wall Finishes	\$10.86	S.F.	46,974	100	\$510,324	22	1960	1963			\$510,324	\$510,324	100
Paint	\$7.85	S.F.	28,784	100	\$225,907	5	1980	1985			\$225,907	\$225,907	100
Tile	\$15.64	S.F.	18,190	100	\$284,417	35	1928	1963			\$284,417	\$284,417	100
Floor Finishes	\$18.49	S.F.	46,974	114	\$986,590	32	1948	1938			\$986,590	\$868,472	114
Carpet	\$7.85	S.F.	1,960	100	\$15,383	5	1999	2004			\$15,383	\$15,383	100
Concrete	\$3.91	S.F.	2,399	100	\$9,378	10	1928	1938			\$9,378	\$9,378	100
Terrazo	\$29.28	S.F.	10,595	100	\$310,214	75	1928	2003			\$310,214	\$310,214	100
VAT (Resilient Flooring)	\$23.39	S.F.	16,831	130	\$511,845	13	1928	1941			\$511,845	\$393,727	130
VCT	\$9.20	S.F.	15,189	100	\$139,770	12	1980	1992			\$139,770	\$139,770	100
Ceiling Finishes	\$8.46	S.F.	46,974	100	\$397,193	22	1980	1978			\$397,193	\$397,193	100
Plaster Ceilings	\$13.66	S.F.	7,200	100	\$98,342	50	1928	1978			\$98,342	\$98,342	100
Acoustical Ceilings	\$7.51	S.F.	39,774	100	\$298,851	13	1990	2003			\$298,851	\$298,851	100
Services	\$128.11	S.F.	46,974	100	\$6,018,018	24	1980	1958	2007		\$3,515,929	\$6,018,018	58
Plumbing	\$13.90	S.F.	46,974	100	\$653,030	30	1974	2004			\$653,030	\$653,030	100
Plumbing Fixtures	\$10.65	S.F.	46,974	100	\$500,132	30	1974	2004			\$500,132	\$500,132	100
Domestic Water Distribution	\$0.88	S.F.	46,974	100	\$41,440	30	1974	2004			\$41,440	\$41,440	100
Sanitary Waste	\$1.40	S.F.	46,974	100	\$65,732	30	1974	2004			\$65,732	\$65,732	100
Rain Water Drainage	\$0.97	S.F.	46,974	100	\$45,726	30	1974	2004			\$45,726	\$45,726	100
HVAC	\$73.49	S.F.	46,974	100	\$3,452,340	21	1990	1984			\$1,190,314	\$3,452,340	34
Heat Generating Systems	\$10.72	S.F.	46,974	100	\$503,704	30	1984	2004			\$202,196	\$503,704	40
Boilers	\$6.42	S.F.	46,974	100	\$301,508	30	1994	2024				\$301,508	
Piping and Misc Equipment	\$4.30	S.F.	46,974	100	\$202,196	30	1974	2004			\$202,196	\$202,196	100
Distribution Systems	\$19.83	S.F.	46,974	100	\$931,675	30	1974	2004			\$931,675	\$931,675	100
Terminal & Package Units	\$40.22	S.F.	46,974	100	\$1,889,071	15	2013	2028				\$1,889,071	
Controls & Instrumentation	\$1.52	S.F.	46,974	100	\$71,447	20	2013	2033				\$71,447	
Systems Testing & Balancing	\$1.20	S.F.	46,974	100	\$56,443	10	1974	1984			\$56,443	\$56,443	100
Fire Protection	\$6.25	S.F.	46,974	100	\$293,649	30	1928	1958	2007		\$293,649	\$293,649	100
Sprinklers	\$6.25	S.F.	46,974	100	\$293,649	30	1928	1958	2007		\$293,649	\$293,649	100
Electrical	\$34.47	S.F.	46,974	100	\$1,618,999	28	1982	1989			\$1,378,936	\$1,618,999	85
Electrical Service/Distribution	\$3.29	S.F.	46,974	100	\$154,327	30	1974	2004			\$154,327	\$154,327	100
New Main Line	\$1.98	S.F.	46,974	100	\$92,882	30	1974	2004			\$92,882	\$92,882	100
Main Panel	\$1.31	S.F.	46,974	100	\$61,445	30	1974	2004			\$61,445	\$61,445	100
Lighting and Branch Wiring	\$25.90	S.F.	46,974	100	\$1,216,750	30	1974	2004			\$1,216,750	\$1,216,750	100
Communications and Security	\$5.11	S.F.	46,974	100	\$240,063	15	2012	2027				\$240,063	
Other Electrical Systems	\$0.17	S.F.	46,974	100	\$7,859	15	1974	1989			\$7,859	\$7,859	100
Equipment & Furnishings	\$8.12	S.F.	46,974	100	\$381,368	24	1974	1989			\$381,368	\$381,368	100
Equipment	\$8.12	S.F.	46,974	100	\$381,368	24	1974	1989			\$381,368	\$381,368	100
Institutional Equipment	\$3.01	S.F.	46,974	100	\$141,466	15	1974	1989			\$141,466	\$141,466	100
Other Equipment	\$5.11	S.F.	46,974	100	\$239,902	30	1974	2004			\$239,902	\$239,902	100
Food Service Equipment EACH	\$239,901.50	SYS	1	100	\$239,902	30	1974	2004			\$239,902	\$239,902	100
		TE											
Special Construction			0			0	0				\$109,500		
Special Construction			0			0	0				\$109,500		
ADA Compliance			0	0		0	0				\$109,500		
Building Sitework	\$5.57	S.F.	46,974	100	\$261,704	30	1974	2004			\$153,669	\$261,704	59

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$3.10	S.F.	46,974	100	\$145,810	30	1974	2004			\$145,810	\$145,810	100
Parking Lots	\$2,488.13	Each	42	100	\$104,501	30	1974	2004			\$104,501	\$104,501	100
Pedestrian Paving	\$37.55	L.F.	1,100	100	\$41,309	30	1974	2004			\$41,309	\$41,309	100
Site Mechanical Utilities	\$2.47	S.F.	46,974	100	\$115,894	30	1974	2004			\$7,859	\$115,894	7
Fuel Distribution	\$2.47	S.F.	46,974	100	\$115,894	30	1974	2004			\$7,859	\$115,894	7
NG Supply	\$0.17	S.F.	46,974	100	\$7,859	30	1974	2004			\$7,859	\$7,859	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1994	2024				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Columbia Park Elementary_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,693,831					\$279,721					\$412,732
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,277,734										
Superstructure	\$458,947										
Floor Construction	\$458,947										
Roof Construction											
Exterior Enclosure	\$144,324										
Exterior Walls											
Exterior Windows											
Exterior Doors	\$144,324										
Roofing	\$674,464										
Roof Coverings	\$674,464										
Interiors	\$2,255,631					\$279,721					\$336,876
Interior Construction	\$361,524										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$147,182										
Fittings	\$214,342										
Interior Finishes	\$1,894,107					\$279,721					\$336,876
Wall Finishes	\$510,324					\$261,888					\$303,600
Paint	\$225,907					\$261,888					\$303,600
Tile	\$284,417										
Floor Finishes	\$986,589					\$17,833					\$33,276
Carpet	\$15,383					\$17,833					\$20,673
Concrete	\$9,378										\$12,603
Terrazo	\$310,214										
VAT (Resilient Flooring)	\$511,845										
VCT	\$139,770										
Ceiling Finishes	\$397,193										
Plaster Ceilings	\$98,342										
Acoustical Ceilings	\$298,851										
Services	\$3,515,929										\$75,855
Plumbing	\$653,030										
Plumbing Fixtures	\$500,132										
Domestic Water Distribution	\$41,440										
Sanitary Waste	\$65,732										
Rain Water Drainage	\$45,726										
HVAC	\$1,190,315										\$75,855
Heat Generating Systems	\$202,196										
Boilers											
Piping and Misc Equipment	\$202,196										
Distribution Systems	\$931,675										
Terminal & Package Units											
Controls & Instrumentation											
Systems Testing & Balancing	\$56,443										\$75,855
Fire Protection	\$293,649										
Sprinklers	\$293,649										
Electrical	\$1,378,936										
Electrical Service/Distribution	\$154,327										
New Main Line	\$92,882										
Main Panel	\$61,445										
Lighting and Branch Wiring	\$1,216,750										
Communications and Security											
Other Electrical Systems	\$7,859										
Equipment & Furnishings	\$381,367										
Equipment	\$381,367										
Institutional Equipment	\$141,466										
Other Equipment	\$239,902										
Food Service Equipment EACH	\$239,902</										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Columbia Park Elementary_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$5,058,403 \$94,887	\$2,635,428 \$49,436	\$7,693,832 \$144,324	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$443,435	\$231,029	\$674,464	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$96,766	\$50,415	\$147,182	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$140,922	\$73,420	\$214,342	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$148,525	\$77,382	\$225,907	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$186,993	\$97,423	\$284,417	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$91,893	\$47,876	\$139,770	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$10,114	\$5,269	\$15,383	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$6,165	\$3,212	\$9,378	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System		Beyond Useful Life	Renew System	1	Ea.	\$336,519	\$175,326	\$511,845	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Terrazo	System		Beyond Useful Life	Renew System	1	Ea.	\$203,954	\$106,260	\$310,214	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$64,656	\$33,686	\$98,342	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$196,484	\$102,368	\$298,851	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes in assignable areas are typically 1x1 suspended acoustical tiles that are in poor condition.
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$328,818	\$171,314	\$500,132	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$27,245	\$14,195	\$41,440	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$30,063	\$15,663	\$45,726	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility Executive Summary

D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$43,216	\$22,516	\$65,732	Necessary- 2-5 Yrs	Deferred Maintenance
D3020315	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$132,936	\$69,260	\$202,196	Necessary- 2-5 Yrs	Deferred Maintenance
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$612,541	\$319,134	\$931,675	Necessary- 2-5 Yrs	Deferred Maintenance
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$37,109	\$19,334	\$56,443	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$193,063	\$100,586	\$293,649	Necessary- 2-5 Yrs	Deferred Maintenance
D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$61,066	\$31,815	\$92,882	Necessary- 2-5 Yrs	Deferred Maintenance
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$40,398	\$21,047	\$61,445	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$799,967	\$416,783	\$1,216,750	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$68,706	\$35,796	\$104,501	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$27,159	\$14,150	\$41,309	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$5,167	\$2,692	\$7,859	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,167	\$2,692	\$7,859	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$93,009	\$48,457	\$141,466	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,726	\$82,175	\$239,902	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	46,974	S.F.	\$71,992	\$37,508	\$109,500	Does Not Meet Current Code/Standards	ADA / Accessibility
B1010	Floor Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$301,740	\$157,207	\$458,947	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Columbia Park Elementary\Gymnasium

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1974

Gross Area: 6,534 S.F.

Last Renovation: 2006

Facility Description:

Current Repair Cost: \$212,466.11

Replacement Cost: \$1,633,225.48

FCI: 13.01%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Columbia Park Elementary\Gymnasium (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$249.96	S.F.	6,534	100	\$1,633,225	41	1995	2004			\$212,465	\$1,633,225	13
Substructure	\$16.70	S.F.	6,534	100	\$109,122	100	1974					\$109,122	
Foundations	\$16.70	S.F.	6,534	100	\$109,122	100	1974					\$109,122	
Standard Foundations	\$5.61	S.F.	6,534	0	\$36,672	100	1974					\$36,672	
Slab on Grade	\$11.09	S.F.	6,534	0	\$72,450	100	1974					\$72,450	
Shell	\$71.67	S.F.	6,534	100	\$468,289	58	1995	2026				\$468,289	
Superstructure	\$20.96	S.F.	6,534	100	\$136,949	100	1974					\$136,949	
Roof Construction	\$20.96	S.F.	6,534	0	\$136,949	100	1974					\$136,949	
Exterior Enclosure	\$20.18	S.F.	6,534	100	\$131,880	71	1995	2036				\$131,880	
Exterior Walls	\$11.83	S.F.	6,534	0	\$77,319	100	1974					\$77,319	
Exterior Windows	\$5.10	S.F.	6,534	100	\$33,293	30	2006	2036				\$33,293	
Exterior Doors	\$3.25	S.F.	6,534	100	\$21,268	30	2006	2036				\$21,268	
Roofing	\$30.53	S.F.	6,534	100	\$199,460	20	2006	2026				\$199,460	
Roof Coverings	\$30.36	S.F.	6,534	100	\$198,367	20	2006	2026				\$198,367	
Roof Openings	\$0.17	S.F.	6,534	100	\$1,093	20	2006	2026				\$1,093	
Interiors	\$40.71	S.F.	6,534	100	\$266,025	26	1999	2011			\$52,286	\$266,025	20
Interior Construction	\$12.21	S.F.	6,534	100	\$79,804	52	1995	2026				\$79,804	
Partitions	\$4.06	S.F.	6,534	100	\$26,535	100	1974					\$26,535	
Concrete Block Partitions - Regular Weight	\$4.06	S.F.	6,534	100	\$26,535	100	1974					\$26,535	
Interior Doors	\$3.33	S.F.	6,534	100	\$21,765	40	2006	2046				\$21,765	
Fittings	\$4.82	S.F.	6,534	100	\$31,504	20	2006	2026				\$31,504	
Interior Finishes	\$28.50	S.F.	6,534	100	\$186,221	14	2004	2011			\$52,286	\$186,221	28
Wall Finishes	\$8.66	S.F.	6,534	100	\$56,597	7	2006	2011			\$52,286	\$56,597	92
Paint	\$8.34	S.F.	6,273	100	\$52,286	5	2006	2011			\$52,286	\$52,286	100
Tile	\$16.52	S.F.	261	100	\$4,311	35	2006	2041				\$4,311	
Floor Finishes	\$18.00	S.F.	6,534	100	\$117,631	14	2005	2018				\$117,631	
Ceramic Tile	\$16.67	S.F.	190	100	\$3,167	50	1974	2024				\$3,167	
Gym Flooring	\$19.35	S.F.	5,694	100	\$110,163	13	2006	2019				\$110,163	
VCT	\$11.06	S.F.	389	100	\$4,301	12	2006	2018				\$4,301	
Ceiling Finishes	\$1.84	S.F.	6,534	100	\$11,993	50	1974	2024				\$11,993	
Plaster Ceilings	\$14.45	S.F.	830	100	\$11,993	50	1974	2024				\$11,993	
Services	\$100.14	S.F.	6,534	100	\$654,331	30	1995	2004			\$153,942	\$654,331	24
Plumbing	\$16.97	S.F.	6,534	100	\$110,910	30	1974	2004			\$110,910	\$110,910	100
Plumbing Fixtures	\$13.48	S.F.	6,534	100	\$88,053	30	1974	2004			\$88,053	\$88,053	100
Domestic Water Distribution	\$0.97	S.F.	6,534	100	\$6,360	30	1974	2004			\$6,360	\$6,360	100
Sanitary Waste	\$1.48	S.F.	6,534	100	\$9,640	30	1974	2004			\$9,640	\$9,640	100
Rain Water Drainage	\$1.05	S.F.	6,534	100	\$6,857	30	1974	2004			\$6,857	\$6,857	100
HVAC	\$39.21	S.F.	6,534	100	\$256,207	30	2006	2036				\$256,207	
Heat Generating Systems	\$2.54	S.F.	6,534	100	\$16,597	30	2006	2036				\$16,597	
Boilers	\$1.52	S.F.	6,534	100	\$9,938	30	2006	2036				\$9,938	
Piping and Misc Equipment	\$1.02	S.F.	6,534	100	\$6,659	30	2006	2036				\$6,659	
Cooling Generating Systems	\$31.85	S.F.	6,534	100	\$208,106	30	2006	2036				\$208,106	
Terminal And Pkg Units	\$31.85	S.F.	6,534	100	\$208,106	30	2006	2036				\$208,106	
Piping and Misc Equipment		S.F.	6,534	100		30	2006	2036					
Controls & Instrumentation	\$3.56	S.F.	6,534	100	\$23,255	30	2006	2036				\$23,255	
Systems Testing & Balancing	\$1.26	S.F.	6,534	100	\$8,249	30	2006	2036				\$8,249	
Fire Protection	\$6.59	S.F.	6,534	100	\$43,032	30	1974	2004			\$43,032	\$43,032	100
Sprinklers	\$6.59	S.F.	6,534	100	\$43,032	30	1974	2004			\$43,032	\$43,032	100
Electrical	\$37.37	S.F.	6,534	100	\$244,182	30	2006	2021				\$244,182	
Electrical Service/Distribution	\$2.94	S.F.	6,534	100	\$19,181	30	2006	2036				\$19,181	
Lighting and Branch Wiring	\$28.67	S.F.	6,534	100	\$187,335	30	2006	2036				\$187,335	
Communications and Security	\$4.58	S.F.	6,534	100	\$29,914	30	2006	2036				\$29,914	
Other Electrical Systems	\$1.19	S.F.	6,534	100	\$7,752	15	2006	2021				\$7,752	
Equipment & Furnishings	\$20.73	S.F.	6,534	100	\$135,458	15	2006	2021				\$135,458	
Equipment	\$20.73	S.F.	6,534	100	\$135,458	15	2006	2021				\$135,458	
Institutional Equipment	\$7.79	S.F.	6,534	100	\$50,884	15	2006	2021				\$50,884	
Other Equipment	\$12.94	S.F.	6,534	100	\$84,574	15	2006	2021				\$84,574	
Special Construction			0			0	0				\$6,237		
Special Construction			0			0	0				\$6,237		
ADA Compliance			0	0		0	0				\$6,237		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Columbia Park Elementary\Gymnasium (continued)

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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Columbia Park Elementary\Gymnasium (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$139,688 \$57,891	\$72,778 \$30,161	\$212,466 \$88,053	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$4,182	\$2,179	\$6,360	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$4,508	\$2,349	\$6,857	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$6,338	\$3,302	\$9,640	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$28,292	\$14,740	\$43,032	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	6,534	S.F.	\$4,101	\$2,136	\$6,237	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$34,376	\$17,910	\$52,286	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Columbia Park Elementary\Modular Classrooms

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1989

Gross Area: 3,864 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$562,487.35

Replacement Cost: \$652,304.21

FCI: 86.23%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Columbia Park Elementary\Modular Classrooms (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$168.82	S.F.	3,864	100	\$652,306	17	1990	1993	2007		\$562,488	\$652,306	86
Shell	\$73.98	S.F.	3,864	100	\$285,866	20	1988	2003	2007		\$198,472	\$285,866	69
Superstructure	\$22.62	S.F.	3,864	100	\$87,394	20	1988					\$87,394	
Floor Construction	\$11.07	S.F.	3,864	100	\$42,786	20	1988					\$42,786	
Roof Construction	\$11.54	S.F.	3,864	100	\$44,608	20	1988					\$44,608	
Exterior Enclosure	\$20.46	S.F.	3,864	100	\$79,048	19	1988	2003	2007		\$79,048	\$79,048	100
Exterior Walls	\$12.08	S.F.	3,864	100	\$46,665	20	1988	2008	2007		\$46,665	\$46,665	100
Exterior Windows	\$5.20	S.F.	3,864	100	\$20,100	15	1988	2003			\$20,100	\$20,100	100
Exterior Doors	\$3.18	S.F.	3,864	100	\$12,283	20	1988	2008			\$12,283	\$12,283	100
Roofing	\$30.91	S.F.	3,864	100	\$119,424	20	1988	2008	2007		\$119,424	\$119,424	100
Roof Coverings	\$30.91	S.F.	3,864	100	\$119,424	20	1988	2008	2007		\$119,424	\$119,424	100
Interiors	\$28.05	S.F.	3,864	100	\$108,375	9	1988	1993			\$108,375	\$108,375	100
Interior Finishes	\$28.05	S.F.	3,864	100	\$108,375	9	1988	1993			\$108,375	\$108,375	100
Wall Finishes	\$10.60	S.F.	3,864	100	\$40,964	5	1988	1993			\$40,964	\$40,964	100
Floor Finishes	\$4.94	S.F.	3,864	100	\$19,101	10	1988	1998			\$19,101	\$19,101	100
Ceiling Finishes	\$12.50	S.F.	3,864	100	\$48,310	13	1988	2001			\$48,310	\$48,310	100
Services	\$66.79	S.F.	3,864	100	\$258,065	16	1993	2003			\$251,953	\$258,065	98
HVAC	\$44.32	S.F.	3,864	100	\$171,260	15	1988	2003			\$171,260	\$171,260	100
Terminal & Package Units	\$44.32	S.F.	3,864	100	\$171,260	15	1988	2003			\$171,260	\$171,260	100
Electrical	\$22.47	S.F.	3,864	100	\$86,805	19	1995	2008			\$80,693	\$86,805	93
Electrical Service/Distribution	\$2.98	S.F.	3,864	100	\$11,519	20	1988	2008			\$11,519	\$11,519	100
Lighting and Branch Wiring	\$17.90	S.F.	3,864	100	\$69,174	20	1988	2008			\$69,174	\$69,174	100
Communications and Security	\$1.58	S.F.	3,864	100	\$6,112	10	2008	2018				\$6,112	
Special Construction			0			0	0				\$3,688		
Special Construction			0			0	0				\$3,688		
ADA Compliance			0	0		0	0				\$3,688		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Columbia Park Elementary\Modular Classrooms (continued)

Renewal Schedule:[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Columbia Park Elementary\Modular Classrooms (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$369,814 \$13,215	\$192,673 \$6,885	\$562,487 \$20,100	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010	Wall Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$26,932	\$14,032	\$40,964	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020	Floor Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$12,558	\$6,543	\$19,101	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$31,762	\$16,548	\$48,310	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$112,597	\$58,663	\$171,260	Necess ary- 2-5 Yrs	Capital Renewal	Heat pumps (two per classroom) are in fair condition, but do not provide adequate, uniform heating and cooling.
B2010	Exterior Walls	System		Beyond Useful Life	Renew System	1	Ea.	\$30,680	\$15,984	\$46,665	Potentia lly Critical-12 months	Building Integrity	Exterior brick veneer is falling of of structure.
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$78,516	\$40,907	\$119,424	Potentia lly Critical-12 months	Building Integrity	Roof is leaking in many places. Leaks damage ceiling tiles and present potential health issues.
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$8,076	\$4,207	\$12,283	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System		Beyond Useful Life	Renew System	1	Ea.	\$7,573	\$3,946	\$11,519	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System		Beyond Useful Life	Renew System	1	Ea.	\$45,479	\$23,695	\$69,174	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	3,864	S.F.	\$2,425	\$1,263	\$3,688	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Concord Elementary

Address: 2004 Concord Lane, District Heights, MD 20747

Attributes:

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1968, 43,984 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	43,984 S.F.	Last Renovation:

Facility Description:

Concord Elementary School is a one-story, 43,984 square foot facility located on a 9.4 -acre site close to I-495 (Capital Beltway) in District Heights, MD. The original building was constructed in 1968, with no additions constructed or major renovations performed since that time. In 2012 the kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and wide enough doors for wheel chair access. Handicap toilet stalls are available in the gang restrooms. Toilet configurations and accessories do not comply with all the ADA accessibility guidelines. All the programs in the facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement, cellar, or sub-floor, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. The metal windows, flashing and caulking around the windows throughout the building are original. Most of the classrooms have a fire exit windows. The exterior doors throughout the building are original. The original building has low-slope built up roof with gravel ballast, which was replaced in 2001.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors and folding metal partition walls in six classrooms. Interior doors are generally hollow core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. Metal toilet partitions are original, rusted/stained. The facility has a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU and folding metal partitions. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT), carpet, terrazzo, and ceramic tiles. The carpet in the main office is original. There is terrazzo floor finish in the kitchen. Ceiling finishes are typically suspended acoustical needlepoint tiles that are original.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Fixtures are mostly original. Sinks, faucets, and other plumbing fixtures were not updated, while the toilets were updated in 2007. Most of the water fountains are original. Domestic water distribution is primarily copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains and scuppers. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by two oil/gas-fired boilers, which were installed in 2007. Cooling is supplied by rooftop package units, which were installed 2002. The heating/cooling distribution system is ductwork and direct for cooling and 2-pipe for heating using unit ventilators and fin-tube radiators. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in restrooms (upgraded in 2006). Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has 50% fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pole mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Several switch gears are original. Lighting and branch wiring is serving recessed, surface-mounted and pendent-mounted fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces and interior corridors which are ADA compliant. The system is activated by pull stations and smoke detectors and centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system, which was installed 2007 and is actuated by contact devices and is centrally monitored.

Other Electrical Systems:

The building has dedicated grounding for lighting protection and an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, and medical equipment. The library has shelves and furniture. The school has a nurse's room with two beds, food service equipment and a kitchen grease trap replaced in 2012. The school has a stage with lights and curtains that are original. The building also includes fixed casework/cabinetry in the classrooms, window treatment and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where they have two reserved handicap spaces out of total 50 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic and an 8,000 Gal underground fuel tank replaced in 2006.

Current Repair Cost: \$8,186,303.12**Replacement Cost:** \$12,403,277.74**FCI:** 66.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Concord Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1968

Gross Area: 43,984 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,186,303.12

Replacement Cost: \$12,403,277.74

FCI: 66.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Concord Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.54	S.F.	43,984	102	\$12,512,121	39	1973	1973	2006		\$8,186,303	\$12,295,244	67
Substructure	\$15.65	S.F.	43,984	100	\$688,398	100	1968					\$688,398	
Foundations	\$15.65	S.F.	43,984	100	\$688,398	100	1968					\$688,398	
Standard Foundations	\$5.25	S.F.	43,984	0	\$230,804	100	1968					\$230,804	
Slab on Grade	\$10.40	S.F.	43,984	0	\$457,594	100	1968					\$457,594	
Shell	\$67.58	S.F.	43,984	100	\$2,972,352	60	1975	1998			\$363,934	\$2,972,352	12
Superstructure	\$21.26	S.F.	43,984	100	\$935,257	100	1968					\$935,257	
Roof Construction	\$21.26	S.F.	43,984	100	\$935,257	100	1968					\$935,257	
Exterior Enclosure	\$19.38	S.F.	43,984	100	\$852,302	70	1968	1998			\$363,934	\$852,302	43
Exterior Walls	\$11.10	S.F.	43,984	0	\$488,368	100	1968					\$488,368	
Exterior Windows	\$4.78	S.F.	43,984	100	\$210,065	30	1968	1998			\$210,065	\$210,065	100
Exterior Doors	\$3.50	S.F.	43,984	100	\$153,869	30	1968	1998			\$153,869	\$153,869	100
Roofing	\$26.94	S.F.	43,984	100	\$1,184,793	20	2001	2021				\$1,184,793	
Roof Coverings	\$26.94	S.F.	43,984	100	\$1,184,793	20	2001	2021				\$1,184,793	
Interiors	\$57.09	S.F.	43,984	109	\$2,728,059	34	1973	1973	2006		\$2,178,554	\$2,511,182	87
Interior Construction	\$18.51	S.F.	43,984	100	\$814,169	70	1968	1988	2006		\$347,209	\$814,169	43
Partitions	\$10.62	S.F.	43,984	100	\$466,960	100	1968					\$466,960	
Concrete Block Partitions - Regular Weight	\$10.62	S.F.	43,984	100	\$466,960	100	1968					\$466,960	
Interior Doors	\$3.36	S.F.	43,984	100	\$147,848	40	1968	2008	2006		\$147,848	\$147,848	100
Fittings	\$4.53	S.F.	43,984	100	\$199,361	20	1968	1988			\$199,361	\$199,361	100
Interior Finishes	\$38.58	S.F.	43,984	113	\$1,913,890	19	1979	1973	2012		\$1,831,345	\$1,697,013	108
Wall Finishes	\$6.56	S.F.	43,984	100	\$288,338	5	2000	2005			\$288,338	\$288,338	100
Paint	\$6.56	S.F.	43,984	100	\$288,338	5	2000	2005			\$288,338	\$288,338	100
Floor Finishes	\$21.20	S.F.	43,984	123	\$1,149,226	20	1968	1973	2012		\$1,066,681	\$932,349	114
Carpet	\$7.79	S.F.	5,500	100	\$42,831	5	1968	1973			\$42,831	\$42,831	100
Ceramic Tile	\$18.68	S.F.	4,500	100	\$84,050	50	1968	2018	2012		\$84,050	\$84,050	100
Terrazzo	\$27.51	S.F.	3,000	100	\$82,545	75	1968	2043				\$82,545	
VAT (Resilient Flooring)	\$23.33	S.F.	30,984	130	\$939,800	13	1968	1981			\$939,800	\$722,923	130
Ceiling Finishes	\$10.83	S.F.	43,984	100	\$476,326	25	1968	1993			\$476,326	\$476,326	100
Services	\$126.47	S.F.	43,984	100	\$5,562,708	25	1973	1978	2009		\$4,980,681	\$5,562,708	90
Plumbing	\$15.88	S.F.	43,984	100	\$698,433	30	1968	1998	2009		\$698,433	\$698,433	100
Plumbing Fixtures	\$12.62	S.F.	43,984	100	\$555,267	30	1968	1998	2009		\$555,267	\$555,267	100
Domestic Water Distribution	\$0.90	S.F.	43,984	100	\$39,471	30	1968	1998			\$39,471	\$39,471	100
Sanitary Waste	\$1.38	S.F.	43,984	100	\$60,879	30	1968	1998			\$60,879	\$60,879	100
Rain Water Drainage	\$0.97	S.F.	43,984	100	\$42,816	30	1968	1998			\$42,816	\$42,816	100
HVAC	\$75.62	S.F.	43,984	100	\$3,326,252	21	1974	1978			\$2,933,551	\$3,326,252	88
Heat Generating Systems	\$8.93	S.F.	43,984	100	\$392,701	30	2007	2037				\$392,701	
Cooling Generating Systems	\$6.72	S.F.	43,984	100	\$295,697	30	1968	1998			\$295,697	\$295,697	100
Distribution Systems	\$16.47	S.F.	43,984	100	\$724,523	30	1968	1998			\$724,523	\$724,523	100
Terminal & Package Units	\$40.79	S.F.	43,984	100	\$1,794,249	15	1968	1983			\$1,794,249	\$1,794,249	100
Controls & Instrumentation	\$1.51	S.F.	43,984	100	\$66,231	20	1968	1988			\$66,231	\$66,231	100
Systems Testing & Balancing	\$1.20	S.F.	43,984	100	\$52,851	10	1968	1978			\$52,851	\$52,851	100
Fire Protection	\$6.19	S.F.	43,984	100	\$272,282	30	1968	1998			\$272,282	\$272,282	100
Sprinklers	\$6.19	S.F.	43,984	100	\$272,282	30	1968	1998			\$272,282	\$272,282	100
Electrical	\$28.78	S.F.	43,984	100	\$1,265,741	30	1978	1983	2010		\$1,076,415	\$1,265,741	85
Electrical Service/Distribution	\$2.75	S.F.	43,984	100	\$121,088	30	1968	1998			\$121,088	\$121,088	100
Lighting and Branch Wiring	\$21.60	S.F.	43,984	100	\$949,975	30	1968	1998			\$949,975	\$949,975	100
Communications and Security	\$4.30	S.F.	43,984	100	\$189,326	30	2007	2037				\$189,326	
Other Electrical Systems	\$0.12	S.F.	43,984	100	\$5,352	15	1968	1983	2010		\$5,352	\$5,352	100
Equipment & Furnishings	\$8.41	S.F.	43,984	100	\$369,727	25	1968	1983			\$369,727	\$369,727	100
Equipment	\$8.41	S.F.	43,984	100	\$369,727	25	1968	1983			\$369,727	\$369,727	100
Institutional Equipment	\$3.00	S.F.	43,984	100	\$131,792	15	1968	1983			\$131,792	\$131,792	100
Other Equipment	\$5.41	S.F.	43,984	100	\$237,935	30	1968	1998			\$237,935	\$237,935	100
Food Service Equipment, EACH	\$237,935.08	SYSTE M	1	100	\$237,935	30	1968	1998			\$237,935	\$237,935	100
Special Construction			0			0	0				\$102,530		
Special Construction			0			0	0				\$102,530		
ADA Compliance			0	0		0	0				\$102,530		
Building Sitework	\$4.34	S.F.	43,984	100	\$190,877	30	1968	1998			\$190,877	\$190,877	100
Site Improvements	\$4.08	S.F.	43,984	100	\$179,283	30	1968	1998			\$179,283	\$179,283	100
Parking Lots	\$2,467.72	S.F.	50	100	\$123,386	30	1968	1998			\$123,386	\$123,386	100
Pedestrian Paving	\$37.26	S.F.	1,500	100	\$55,897	30	1968	1998			\$55,897	\$55,897	100
Site Mechanical Utilities	\$0.26	S.F.	43,984	100	\$11,594	30	1968	1998			\$11,594	\$11,594	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	43,984	100	\$4,683	30	1968	1998			\$4,683	\$4,683	100
Gas Service Piping	\$0.11	S.F.	43,984	100	\$4,683	30	1968	1998			\$4,683	\$4,683	100
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1968	1998			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Concord Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Concord Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,382,185 \$138,110	\$2,804,118 \$71,955	\$8,186,303 \$210,065	Necess ary- 2-5 Yrs	Building Integrity	Exterior windows throughout the building are original and beyond their useful life. No major water leaks were reported through windows throughout the building. The flashing and caulking around the windows are in fair condition, but are beyond their useful life. The single pane windows are not energy efficient.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$101,163	\$52,706	\$153,869	Necess ary- 2-5 Yrs	Building Integrity	Exterior doors throughout the building are original, beyond useful life, and in poor condition (difficult to operate). Some exterior doors do not close properly. The door hardware is beyond useful life and in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$131,072	\$68,289	\$199,361	Necess ary- 2-5 Yrs	Capital Renewal	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards, which are beyond useful life and in fair condition. Metal toilet partitions are rusted, stained, and in poor condition. All the old toilet accessories are beyond useful life and need to be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$189,571	\$98,767	\$288,338	Necess ary- 2-5 Yrs	Appearance	The paint on some interior walls is peeling and needs to be repainted. The school was partially painted a year ago.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$28,160	\$14,671	\$42,831	Necess ary- 2-5 Yrs	Capital Renewal	The carpet in the main office is beyond useful life and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$313,166	\$163,160	\$476,326	Necess ary- 2-5 Yrs	Capital Renewal	Acoustical ceiling tiles throughout the building are beyond useful life and in poor condition (stained and warped, especially in classrooms 203, 205, and 208).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$617,883	\$321,917	\$939,800	Necess ary- 2-5 Yrs	Environmental	Vinyl asbestos tiles throughout the building are in fair to poor condition (worn and cracks on surface).

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$97,205	\$50,644	\$147,848	Necess ary- 2-5 Yrs	Capital Renewal	Interior doors, including fire doors, are beyond useful life, in fair to poor condition, and need refinishing (chipped corners). The door hardware is in poor condition (hard to lock and unlock). A work order has been put in place to replace the damaged hardware.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$81,122	\$42,264	\$123,386	Necess ary- 2-5 Yrs	Capital Renewal	Asphalt surface parking is in poor condition, with cracks, pot holes, and uneven surfaces. The road surface is in fair condition with some damage. Parking striping is old, worn, and in poor condition.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$36,750	\$19,147	\$55,897	Necess ary- 2-5 Yrs	Capital Renewal	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in fair condition (with cracks and damaged edges).
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$25,951	\$13,520	\$39,471	Necess ary- 2-5 Yrs	Environm ental	Domestic water distribution is primarily copper and is in poor condition due to aging.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$28,150	\$14,666	\$42,816	Necess ary- 2-5 Yrs	Building Integrity	Rain water system is internal with roof drains and scuppers, both in fair condition.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$40,025	\$20,853	\$60,879	Necess ary- 2-5 Yrs	Environm ental	Sanitary waste system is cast iron that is in poor condition due to aging.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,179,651	\$614,598	\$1,794,249	Necess ary- 2-5 Yrs	Capital Renewal	The heating/cooling distribution system is ductwork and direct for cooling and 2-pipe for heating system using unit ventilators said to be in good condition and fin-tube radiators which are in poor condition. Fresh air is supplied by infiltration and air handling units.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$194,409	\$101,287	\$295,697	Necess ary- 2-5 Yrs	Capital Renewal	Cooling is supplied by rooftop package units installed in 2002.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$476,347	\$248,177	\$724,523	Necess ary- 2-5 Yrs	Capital Renewal	Distribution system is in poor condition and needs to be upgraded.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$43,544	\$22,687	\$66,231	Necess ary- 2-5 Yrs	Environm ental	Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$34,747	\$18,103	\$52,851	Necess ary- 2-5 Yrs	Environm ental	The control system (balancing) is in fair condition.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$179,015	\$93,267	\$272,282	Necess ary- 2-5 Yrs	Building Integrity	The building has 50% fire sprinkler system. Standpipes are not included within fire stairs.
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$79,611	\$41,477	\$121,088	Necess ary- 2-5 Yrs	Capital Renewal	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$624,573	\$325,402	\$949,975	Necess ary- 2-5 Yrs	Capital Renewal	Lighting and branch wiring is 3-wire grounded serving recessed, surface-mounted and pendent-mounted fluorescent. Illumination is generally adequate.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,079	\$1,604	\$4,683	Necess ary- 2-5 Yrs	Environm ental	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Environmental
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$86,648	\$45,144	\$131,792	Necessary- 2-5 Yrs	Capital Renewal
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,433	\$81,502	\$237,935	Necessary- 2-5 Yrs	Functional Adequacy
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	43,984	S.F.	\$67,410	\$35,121	\$102,530	Does Not Meet Current Code/Standards	ADA / Accessibility
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$55,260	\$28,790	\$84,050	Necessary- 2-5 Yrs	Deferred Maintenance
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$365,067	\$190,200	\$555,267	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,519	\$1,833	\$5,352	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary**Facility:** \Elementary Schools\Cool Spring Elementary**Address:** 8910 Riggs Road, Adelphi, MD 20783**Attributes:**

School Area	1
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1955, 91,223 S.F.
School Addition 1	Built in 1959, 1,620 S.F.
School Addition 2	Built in 1965, 29,068 S.F.
School Addition 3	Built in 1994, 17,300 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	139,211 S.F.

Year Built:**Last Renovation:****Facility Description:**

Cool Spring Elementary School is a partial two-story, 139,211 square foot facility located on a 21.74-acre site close to I-495 (Capital Beltway) in Adelphi, MD. The original building was constructed in 1955 (Formerly Regina Catholic HS) and additions were constructed in 1959, 1965, and 1994, with major renovation, modernization and upgrades done in 1994, when purchased by PGCPs. In 2009 the underground fuel tank was replaced.

ACCESSIBILITY ISSUES

The main entrance appears to comply with ADA requirements. There are adequate ADA toilet facilities, signage, and fire alarm system. However, further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building has a basement and sub-floor of cast in place construction.

B. SHELL

The superstructure is concrete frame. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of CMU and brick veneer over CMU. Exterior windows are aluminum sash with operable thermo pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes steel risers and treads with rubber finishes. The interior wall finishes are typically painted CMU with some plaster and drywall and generally. Floor finishes in common areas are typically vinyl composition tile and some carpet. Floor finishes in assignable spaces are typically vinyl tile and carpet. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building includes hydraulic elevators.

Plumbing

Domestic water distribution is copper, galvanized steel, and plastic. Sanitary waste system is cast iron and plastic. Rain water system is external with roof scuppers.

HVAC

Heating is provided by two gas fired boilers that were installed in 2007. The boilers have the capacity to fire #2 fuel oil. Cooling is supplied by one air cooled chiller and few rooftop units. The heating/cooling distribution system is a ductwork and 2-pipe system using air handlers, fan coil units, and unit ventilators. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and include dedicated closets or cabinets. The building includes an internal security system that is actuated by optical devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, and medical equipment. The building also includes fixed casework, window treatment, furnishings, food service equipment and a kitchen grease trap.

F. SPECIAL CONSTRUCTION

The building does not include special construction

G. SITE

Surface parking is available on site where seven out of approximately 350 are handicap spaces with paths to building. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic and an underground storage tank of 8,000 gallons replaced in 2009. The water supply is provided from the municipal distribution system.

Current Repair Cost: \$9,342,714.56**Replacement Cost:** \$37,642,816.35**FCI:** 24.82%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cool Spring Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1955

Gross Area: 121,911 S.F.

Last Renovation: 1994

Facility Description:

Current Repair Cost: \$8,079,556.57

Replacement Cost: \$33,172,681.24

FCI: 24.36%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cool Spring Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$272.11	S.F.	121,911	100	\$33,172,683	42	1984	1985			\$8,079,558	\$33,172,683	24
Substructure	\$22.47	S.F.	121,911	100	\$2,738,751	100	1955					\$2,738,751	
Foundations	\$15.48	S.F.	121,911	100	\$1,887,643	100	1955					\$1,887,643	
Standard Foundations	\$5.19	S.F.	121,911	0	\$632,305	100	1955					\$632,305	
Slab on Grade	\$10.30	S.F.	121,911	0	\$1,255,338	100	1955					\$1,255,338	
Basement Construction	\$6.98	S.F.	121,911	100	\$851,108	100	1955					\$851,108	
Basement Excavation	\$0.40	S.F.	121,911	0	\$48,211	100	1955					\$48,211	
Basement Walls	\$6.59	S.F.	121,911	0	\$802,897	100	1955					\$802,897	
Shell	\$76.54	S.F.	121,911	100	\$9,330,668	63	1974	2014				\$9,330,668	
Superstructure	\$29.64	S.F.	121,911	100	\$3,613,965	100	1955	2055				\$3,613,965	
Floor Construction	\$19.13	S.F.	121,911	0	\$2,332,667	100	1955	2055				\$2,332,667	
Roof Construction	\$10.51	S.F.	121,911	0	\$1,281,298	100	1955					\$1,281,298	
Exterior Enclosure	\$18.74	S.F.	121,911	100	\$2,284,456	71	1981	2024				\$2,284,456	
Exterior Walls	\$10.98	S.F.	121,911	0	\$1,338,780	100	1955					\$1,338,780	
Exterior Windows	\$4.73	S.F.	121,911	100	\$576,677	30	1994	2024				\$576,677	
Exterior Doors	\$3.03	S.F.	121,911	100	\$368,999	30	1994	2024				\$368,999	
Roofing	\$28.15	S.F.	121,911	100	\$3,432,247	20	1994	2014				\$3,432,247	
Roof Coverings	\$28.15	S.F.	121,911	100	\$3,432,247	20	1994	2014				\$3,432,247	
Interiors	\$42.65	S.F.	121,911	100	\$5,200,028	29	1989	1999			\$2,482,890	\$5,200,028	48
Interior Construction	\$17.02	S.F.	121,911	100	\$2,074,399	49	1985	2014				\$2,074,399	
Partitions	\$9.46	S.F.	121,911	100	\$1,152,828	66	1967	2044				\$1,152,828	
Concrete Block Partitions - Regular Weight	\$10.49	S.F.	85,400	0	\$896,264	70	1955					\$896,264	
Drywall Partitions/Metal Stud Framing	\$7.03	S.F.	36,511	100	\$256,564	50	1994	2044				\$256,564	
Interior Doors	\$3.07	S.F.	121,911	100	\$374,562	40	1994	2034				\$374,562	
Fittings	\$4.49	S.F.	121,911	100	\$547,009	20	1994	2014				\$547,009	
Interior Finishes	\$25.64	S.F.	121,911	100	\$3,125,629	16	1994	1999			\$2,482,890	\$3,125,629	79
Wall Finishes	\$8.78	S.F.	121,911	100	\$1,070,453	19	1994	1999			\$584,577	\$1,070,453	55
Paint	\$6.48	S.F.	90,220	100	\$584,577	5	1994	1999			\$584,577	\$584,577	100
Tile	\$15.33	S.F.	31,691	100	\$485,876	35	1994	2029				\$485,876	
Floor Finishes	\$9.48	S.F.	121,911	100	\$1,155,857	16	1994	1999			\$998,994	\$1,155,857	86
Carpet	\$7.71	S.F.	21,941	100	\$169,197	5	1994	1999			\$169,197	\$169,197	100
Ceramic Tile	\$19.68	S.F.	7,970	100	\$156,863	50	1994	2044				\$156,863	
VCT	\$9.02	S.F.	92,000	100	\$829,797	12	1994	2006			\$829,797	\$829,797	100
Ceiling Finishes	\$7.38	S.F.	121,911	100	\$899,319	13	1994	2007			\$899,319	\$899,319	100
Acoustical Ceilings	\$7.38	S.F.	121,911	100	\$899,319	13	1994	2007			\$899,319	\$899,319	100
Services	\$122.29	S.F.	121,911	100	\$14,908,302	25	1993	1985			\$5,099,233	\$14,908,302	34
Conveying	\$2.40	S.F.	121,911	100	\$292,974	30	1994	2024				\$292,974	
Elevators and Lifts	\$2.40	S.F.	121,911	100	\$292,974	30	1994	2024				\$292,974	
Hydraulic	\$2.40	S.F.	121,911	100	\$292,974	30	1994	2024				\$292,974	
Plumbing	\$15.68	S.F.	121,911	100	\$1,911,749	30	1994	2024				\$1,911,749	
Plumbing Fixtures	\$12.49	S.F.	121,911	100	\$1,522,353	30	1994	2024				\$1,522,353	
Domestic Water Distribution	\$0.88	S.F.	121,911	100	\$107,547	30	1994	2024				\$107,547	
Sanitary Waste	\$1.35	S.F.	121,911	100	\$165,030	30	1994	2024				\$165,030	
Rain Water Drainage	\$0.96	S.F.	121,911	100	\$116,819	30	1994	2024				\$116,819	
HVAC	\$87.52	S.F.	121,911	100	\$10,669,448	23	1991	1985			\$5,078,836	\$10,669,448	48
Heat Generating Systems	\$8.84	S.F.	121,911	100	\$1,077,329	30	2007	2037				\$1,077,329	
Boilers	\$8.84	S.F.	121,911	100	\$1,077,329	30	2007	2037				\$1,077,329	
Cooling Generating Systems	\$16.08	S.F.	121,911	100	\$1,959,959	30	1981	1985				\$1,959,959	
Chilled Water, Air Cooled	\$6.59	S.F.	121,911	100	\$802,897	30	1994	2024				\$802,897	
Condenser Systems													
Chilled Water, Cooling Tower	\$2.65	S.F.	121,911	100	\$322,642	30	1955	1985				\$322,642	
Systems													
Piping and Misc Equipment	\$6.84	S.F.	121,911	100	\$834,420	30	1994	2024				\$834,420	
Distribution Systems	\$19.44	S.F.	121,911	100	\$2,369,752	30	1994	2024				\$2,369,752	
Terminal & Package Units	\$40.37	S.F.	121,911	100	\$4,921,223	15	1994	2009			\$4,921,223	\$4,921,223	100
Controls & Instrumentation	\$1.51	S.F.	121,911	100	\$183,572	20	1994	2014				\$183,572	
Systems Testing & Balancing	\$1.29	S.F.	121,911	100	\$157,613	10	1994	2004			\$157,613	\$157,613	100
Fire Protection	\$6.11	S.F.	121,911	100	\$745,415	30	1994	2024				\$745,415	
Sprinklers	\$6.11	S.F.	121,911	100	\$745,415	30	1994	2024				\$745,415	
Electrical	\$10.57	S.F.	121,911	100	\$1,288,716	30	1994	2009			\$20,397	\$1,288,716	2
Electrical Service/Distribution	\$3.24	S.F.	121,911	100	\$394,959	30	1994	2024				\$394,959	
New Main Line	\$1.95	S.F.	121,911	100	\$237,346	30	1994	2024				\$237,346	
Main Panel	\$1.29	S.F.	121,911	100	\$157,613	30	1994	2024				\$157,613	
Lighting and Branch Wiring	\$2.91	S.F.	121,911	100	\$354,165	30	1994	2024				\$354,165	
Communications and Security	\$4.26	S.F.	121,911	100	\$519,195	30	1994	2024				\$519,195	
Other Electrical Systems	\$0.17	S.F.	121,911	100	\$20,397	15	1994	2009			\$20,397	\$20,397	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment & Furnishings	\$4.90	S.F.	121,911	100	\$596,912	17	1994	2009			\$361,582	\$596,912	61
Equipment			0	0		0	0						
Equipment	\$4.90	S.F.	121,911	100	\$596,912	17	1994	2009			\$361,582	\$596,912	61
Institutional Equipment	\$2.97	S.F.	121,911	100	\$361,582	15	1994	2009			\$361,582	\$361,582	100
Other Equipment	\$1.93	S.F.	121,911	100	\$235,330	20	1994	2014				\$235,330	
Food Service Equipment, EACH	\$235,329.80	SYSTEM	1	100	\$235,330	20	1994	2014				\$235,330	
Special Construction			0			0	0				\$116,374		
Special Construction			0			0	0				\$116,374		
ADA Compliance			0	0		0	0				\$116,374		
Building Sitework	\$3.26	S.F.	121,911	100	\$398,022	30	1956	1985			\$19,479	\$398,022	5
Site Improvements	\$2.41	S.F.	121,911	100	\$293,370	30	1994	2024				\$293,370	
Parking Lots	\$2,440.69	Ea.	90	100	\$219,662	30	1994	2024				\$219,662	
Pedestrian Paving	\$36.85	L.F.	2,000	100	\$73,708	30	1994	2024				\$73,708	
Site Mechanical Utilities	\$0.86	S.F.	121,911	100	\$104,652	30	1955	1985			\$19,479	\$104,652	19
Fuel Distribution	\$0.86	S.F.	121,911	100	\$104,652	30	1955	1985			\$19,479	\$104,652	19
NG Supply	\$0.11	S.F.	121,911	100	\$12,980	30	1955	1985			\$12,980	\$12,980	100
Propane Tank	\$6,498.50	SYSTEM	1	100	\$6,499	30	1955	1985			\$6,499	\$6,499	100
Underground Tank	\$85,172.78	SYSTEM	1	100	\$85,173	30	2009	2039				\$85,173	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Cool Spring Elementary_Original Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Cool Spring Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$5,312,003 \$384,337	\$2,767,554 \$200,240	\$8,079,557 \$584,577	Necess ary- 2-5 Yrs	Deferred Maintena nce	Classrooms need to be repainted due to age.
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$545,560	\$284,237	\$829,797	Necess ary- 2-5 Yrs	Deferred Maintena nce	Floor tiles damaged and beyond useful life.
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$111,241	\$57,956	\$169,197	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet worn beyond useful life. Mold may be present.
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$591,268	\$308,051	\$899,319	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling tiles damaged and warped throughout.
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$103,624	\$53,988	\$157,613	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System		Beyond Useful Life	Renew System	1	Ea.	\$8,534	\$4,446	\$12,980	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System		Beyond Useful Life	Renew System	1	Ea.	\$4,273	\$2,226	\$6,499	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	121,911	S.F.	\$76,511	\$39,862	\$116,374	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$3,235,518	\$1,685,705	\$4,921,223	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$13,410	\$6,987	\$20,397	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$237,726	\$123,855	\$361,582	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cool Spring Elementary\1994 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1994

Gross Area: 17,300 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$1,263,158.00

Replacement Cost: \$4,470,135.12

FCI: 28.26%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Cool Spring Elementary\1994 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.39	S.F.	17,300	86	\$3,866,654	36	1994	1999	2009		\$1,263,159	\$4,470,136	28
Substructure	\$15.85	S.F.	17,300	15	\$41,233	100	1994					\$274,185	
Foundations	\$15.85	S.F.	17,300	15	\$41,233	100	1994					\$274,185	
Standard Foundations	\$5.32	S.F.	17,300	25	\$23,024	100	1994					\$92,097	
Slab on Grade	\$10.53	S.F.	17,300	10	\$18,209	100	1994					\$182,088	
Shell	\$67.65	S.F.	17,300	73	\$851,564	75	1994	2014				\$1,170,415	
Superstructure	\$21.52	S.F.	17,300	100	\$372,333	100	1994					\$372,333	
Roof Construction	\$21.52	S.F.	17,300	0	\$372,333	100	1994					\$372,333	
Exterior Enclosure	\$17.31	S.F.	17,300	102	\$304,708	75	1994	2024				\$299,445	
Exterior Walls	\$11.22	S.F.	17,300	0	\$194,192	100	1994					\$194,192	
Exterior Windows	\$2.95	S.F.	17,300	105	\$53,600	30	1994	2024				\$51,048	
Exterior Doors	\$3.13	S.F.	17,300	105	\$56,916	30	1994	2024				\$54,205	
Roofing	\$28.82	S.F.	17,300	35	\$174,523	20	1994	2014				\$498,637	
Roof Coverings	\$28.82	S.F.	17,300	35	\$174,523	20	1994	2014				\$498,637	
Interiors	\$59.63	S.F.	17,300	85	\$878,095	23	1994	1999	2009		\$363,570	\$1,031,515	35
Interior Construction	\$18.48	S.F.	17,300	50	\$161,419	30	1994	2014				\$319,707	
Partitions	\$10.72	S.F.	17,300	25	\$46,377	40	1994	2034				\$185,509	
Interior Doors	\$3.16	S.F.	17,300	65	\$35,576	40	1994	2034				\$54,732	
Fittings	\$4.59	S.F.	17,300	100	\$79,466	20	1994	2014				\$79,466	
Stairs	\$1.13	S.F.	17,300	125	\$24,340	50	1994	2044	2009		\$24,340	\$19,472	125
Stair Construction	\$1.13	S.F.	17,300	125	\$24,340	50	1994	2044	2009		\$24,340	\$19,472	125
Stairs	\$1.13	S.F.	17,300	125	\$24,340	50	1994	2044	2009		\$24,340	\$19,472	125
Interior Finishes	\$40.02	S.F.	17,300	100	\$692,336	21	1994	1999			\$339,230	\$692,336	49
Wall Finishes	\$11.16	S.F.	17,300	100	\$193,110	22	1994	1999			\$82,752	\$193,110	43
Paint	\$6.65	S.F.	12,450	100	\$82,752	5	1994	1999			\$82,752	\$82,752	100
Tile	\$22.75	S.F.	4,850	100	\$110,358	35	1994	2029				\$110,358	
Floor Finishes	\$19.17	S.F.	17,300	100	\$331,610	18	1994	2001			\$256,478	\$331,610	77
Carpet	\$7.86	S.F.	17,300	100	\$136,040	7	1994	2001			\$136,040	\$136,040	100
Ceramic Tile	\$65.90	S.F.	1,140	100	\$75,132	50	1994	2044				\$75,132	
VCT	\$9.23	S.F.	13,045	100	\$120,438	10	1994	2004			\$120,438	\$120,438	100
Ceiling Finishes	\$9.69	S.F.	17,300	100	\$167,616	25	1994	2019				\$167,616	
Services	\$112.13	S.F.	17,300	105	\$2,041,557	24	1994	2004			\$806,898	\$1,939,816	42
Plumbing	\$16.05	S.F.	17,300	100	\$277,606	30	1994	2024				\$277,606	
Plumbing Fixtures	\$12.78	S.F.	17,300	100	\$221,032	30	1994	2024				\$221,032	
Domestic Water Distribution	\$0.90	S.F.	17,300	100	\$15,525	30	1994	2024				\$15,525	
Sanitary Waste	\$1.40	S.F.	17,300	100	\$24,208	30	1994	2024				\$24,208	
Rain Water Drainage	\$0.97	S.F.	17,300	100	\$16,841	30	1994	2024				\$16,841	
HVAC	\$60.79	S.F.	17,300	110	\$1,153,483	19	1994	2004			\$806,898	\$1,051,742	77
Distribution Systems	\$16.75	S.F.	17,300	110	\$318,680	30	1994	2024				\$289,709	
Terminal & Package Units	\$41.30	S.F.	17,300	110	\$785,847	15	1994	2009			\$785,847	\$714,406	110
Controls & Instrumentation	\$1.54	S.F.	17,300	105	\$27,905	20	1994	2014				\$26,576	
Systems Testing & Balancing	\$1.22	S.F.	17,300	100	\$21,051	10	1994	2004			\$21,051	\$21,051	100
Fire Protection	\$6.27	S.F.	17,300	100	\$108,411	30	1994	2024				\$108,411	
Sprinklers	\$6.27	S.F.	17,300	100	\$108,411	30	1994	2024				\$108,411	
Electrical	\$29.02	S.F.	17,300	100	\$502,057	30	1994	2024				\$502,057	
Electrical Service/Distribution	\$2.78	S.F.	17,300	100	\$48,153	30	1994	2024				\$48,153	
Lighting and Branch Wiring	\$21.87	S.F.	17,300	100	\$378,385	30	1994	2024				\$378,385	
Communications and Security	\$4.37	S.F.	17,300	100	\$75,519	30	1994	2024				\$75,519	
Equipment & Furnishings	\$3.03	S.F.	17,300	100	\$52,363	15	1994	2009			\$52,363	\$52,363	100
Equipment	\$3.03	S.F.	17,300	100	\$52,363	15	1994	2009			\$52,363	\$52,363	100
Institutional	\$3.03	S.F.	17,300	100	\$52,363	15	1994	2009			\$52,363	\$52,363	100
Special Construction			0			0	0				\$40,328		
Special Construction			0			0	0				\$40,328		
ADA Compliance			0	0		0	0				\$40,328		
Building Sitework	\$0.11	S.F.	17,300	100	\$1,842	30	1994	2024				\$1,842	
Site Mechanical Utilities	\$0.11	S.F.	17,300	100	\$1,842	30	1994	2024				\$1,842	
Fuel Distribution	\$0.11	S.F.	17,300	100	\$1,842	30	1994	2024				\$1,842	
Gas Service Piping	\$0.11	S.F.	17,300	100	\$1,842	30	1994	2024				\$1,842	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Cool Spring Elementary\1994 Addition (continued)[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cool Spring Elementary\1994 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$830,479 \$54,407	\$432,679 \$28,346	\$1,263,158 \$82,752	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$79,183	\$41,254	\$120,438	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$89,441	\$46,599	\$136,040	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$13,840	\$7,211	\$21,051	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	17,300	S.F.	\$26,514	\$13,814	\$40,328	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C2010110	Stairs	System		Beyond Useful Life	Renew System	1	Ea.	\$16,003	\$8,337	\$24,340	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$516,665	\$269,182	\$785,847	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$34,427	\$17,936	\$52,363	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Cooper Lane Elementary**Address:** 3817 Cooper Lane, Landover Hills, MD 20784**Attributes:**

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	47
Original Building	Built in 1962, 23,203 S.F.
School Addition 1	Built in 1963, 8,955 S.F.
School Addition 2	Built in 1966, 9,324 S.F.
School Addition 3	Built in 1993, 5,888 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function: Elementary School

Gross Area: 47,370 S.F.

Year Built:**Last Renovation:****Facility Description:**

Cooper Lane Elementary School is a one-story, 47,370 square foot facility located on a 9.1-acre site close to I-295 (Baltimore-Washington Parkway) in Landover Hills, MD. The original building was constructed in 1962 and additions were constructed in 1963, 1966, and 1993 (Six Modulares), with no major renovations. In 2012 there was asbestos abatement of VAT tiles that were replaced with VCT tiles. In the original building the ceiling finishes, communication and security systems and a kitchen grease trap were also replaced in 2012.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements, with the exception of the 1993 addition (5,888 S.F.). Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls and slab-on-grade. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is load bearing CMU walls. Floor construction is slab on grade. Roof construction is steel joists and cementitious fiber decking. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are aluminum frame glass at the entrance plus hollow metal steel in hollow metal frames. The windows and doors are of the original construction. Roofing is typically low-slope with built-up roof with gravel ballast, which was replaced in 2007.

C. INTERIORS

Interior partition wall types are typically painted CMU. Interior doors are generally solid core wood with hollow metal frames. Doors in the 1960s buildings and the 1993 addition have bored lockset hardware. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, toilet partitions. The interior wall finishes are typically painted on CMU including toilets. The corridors and toilets have a glazed block wainscot. Floor finishes in common areas and assignable spaces are typically vinyl composition tile. In 2012 there was asbestos abatement of VAT tiles replaced with VCT tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels that were replaced in 2012. Restrooms have painted drywall ceilings.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

There is one unisex ADA toilet room in the modular addition. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater, which was installed in 1993, with a separate water tank and recirculating pump.

HVAC

Heating is provided by two boilers that were installed in 2008. Cooling is supplied by individual room window unit. The heating distribution system is a 2-pipe system using air handlers, fin tube radiators, and unit ventilators. Fresh air is supplied by air handlers. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers 120-240 volt power to a switchgear main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted and pendent-mounted fluorescent and incandescent. Emergency battery powered lighting is present and exit signs are present at exit doors and near stairways and typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces, interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is reported to be centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by optical devices and is centrally monitored. The system was updated in the original building in 2012.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library and audio-visual equipment. The building also includes fixed casework, window treatment, furnishings, food service equipment and a kitchen grease trap replaced in 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where there are two out of 50 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an underground fuel oil tank replaced in 1988.

Current Repair Cost: \$6,465,298.43**Replacement Cost:** \$13,174,389.30**FCI:** 49.07%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cooper Lane Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1962

Gross Area: 41,482 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$6,419,637.16

Replacement Cost: \$11,698,016.41

FCI: 54.88%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cooper Lane Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$276.89	S.F.	41,482	100	\$11,485,874	41	1973	1972	2007		\$6,301,652	\$11,485,874	55
Substructure	\$20.52	S.F.	41,482	100	\$851,140	100	1962				\$8,359	\$851,140	1
Foundations	\$15.79	S.F.	41,482	100	\$654,917	100	1962				\$8,359	\$654,917	1
Standard Foundations	\$5.29	S.F.	41,482	0	\$219,568	100	1962					\$219,568	
Slab on Grade	\$10.49	S.F.	41,482	0	\$435,349	100	1962				\$8,359	\$435,349	2
Basement Construction	\$4.73	S.F.	41,482	100	\$196,223	100	1962					\$196,223	
Basement Excavation	\$0.24	S.F.	41,482	0	\$10,095	100	1962					\$10,095	
Basement Walls	\$4.49	S.F.	41,482	0	\$186,128	100	1962					\$186,128	
Shell	\$69.28	S.F.	41,482	100	\$2,873,937	59	1971	1992			\$328,720	\$2,873,937	11
Superstructure	\$21.45	S.F.	41,482	100	\$889,627	100	1962					\$889,627	
Roof Construction	\$21.45	S.F.	41,482	0	\$889,627	100	1962					\$889,627	
Exterior Enclosure	\$19.12	S.F.	41,482	100	\$793,093	71	1962	1992			\$328,720	\$793,093	41
Exterior Walls	\$11.19	S.F.	41,482	0	\$464,373	100	1962					\$464,373	
Exterior Windows	\$4.82	S.F.	41,482	100	\$200,008	30	1962	1992			\$200,008	\$200,008	100
Exterior Doors	\$3.10	S.F.	41,482	100	\$128,712	30	1962	1992			\$128,712	\$128,712	100
Roofing	\$28.72	S.F.	41,482	100	\$1,191,217	20	2007	2027				\$1,191,217	
Roof Coverings	\$28.72	S.F.	41,482	100	\$1,191,217	20	2007	2027				\$1,191,217	
Interiors	\$45.35	S.F.	41,482	100	\$1,881,182	39	1987	1976	2009		\$541,595	\$1,881,182	29
Interior Construction	\$18.68	S.F.	41,482	100	\$774,796	70	1973	2002			\$129,974	\$774,796	17
Partitions			0	0		0	0						
Toilet Partitions	\$10.97	S.F.	41,482	100	\$454,909	100	1962	2062			\$77571.34	\$454,909	
Concrete Block Partitions - Regular Weight	\$10.97	S.F.	41,482	100	\$454,909	100	1962	2062				\$454,909	
Interior Doors	\$3.13	S.F.	41,482	100	\$129,974	40	1962	2002			\$129,974	\$129,974	100
Fittings	\$4.58	S.F.	41,482	100	\$189,913	20	1995	2015				\$189,913	
Stairs	\$1.13	S.F.	41,482	100	\$46,690	50	1962	2012	2009		\$46,690	\$46,690	100
Stair Construction	\$1.13	S.F.	41,482	100	\$46,690	50	1962	2012	2009		\$46,690	\$46,690	100
Stairs	\$1.13	S.F.	41,482	100	\$46,690	50	1962	2012	2009		\$46,690	\$46,690	100
Interior Finishes	\$25.55	S.F.	41,482	100	\$1,059,696	16	2009	1976	2010		\$364,931	\$1,059,696	34
Wall Finishes	\$6.62	S.F.	41,482	100	\$274,459	5	2007	2012			\$274,459	\$274,459	100
Paint	\$6.62	S.F.	41,482	100	\$274,459	5	2007	2012			\$274,459	\$274,459	100
Floor Finishes	\$9.70	S.F.	0	0		0	0						
Floor Finishes	\$9.27	S.F.	41,482	100	\$384,589	15	2008	1976	2010		\$90,472	\$384,589	24
Carpet	\$7.85	S.F.	6,222	100	\$48,832	5	2003	2008	2010		\$48,832	\$48,832	100
Ceramic Tile	\$20.08	S.F.	2,074	100	\$41,640	50	1962	2012			\$41,640	\$41,640	100
Exposed Concrete Floor	\$3.77	S.F.	2,074	100	\$7,823	10	2007	2017				\$7,823	
VAT to VCT	\$23.55	S.F.	0	100		10	1966	1976					
VCT	\$9.20	S.F.	31,112	100	\$286,294	12	2012	2024				\$286,294	
Ceiling Finishes	\$9.66	S.F.	41,482	100	\$400,648	25	2012	2037				\$400,648	
Services	\$128.14	S.F.	41,482	100	\$5,315,681	25	1968	1972			\$4,762,346	\$5,315,681	90
Plumbing	\$16.00	S.F.	41,482	100	\$663,751	30	1962	1992			\$663,751	\$663,751	100
Plumbing Fixtures	\$12.73	S.F.	41,482	100	\$528,098	30	1962	1992			\$528,098	\$528,098	100
Domestic Water Distribution	\$0.90	S.F.	41,482	100	\$37,226	30	1962	1992			\$37,226	\$37,226	100
Sanitary Waste	\$1.40	S.F.	41,482	100	\$58,047	30	1962	1992			\$58,047	\$58,047	100
Rain Water Drainage	\$0.97	S.F.	41,482	100	\$40,380	30	1962	1992			\$40,380	\$40,380	100
HVAC	\$76.90	S.F.	41,482	100	\$3,190,039	21	1970	1972			\$2,816,522	\$3,190,039	88
Heat Generating Systems	\$9.00	S.F.	41,482	100	\$373,517	30	2008	2038				\$373,517	
Cooling Generating Systems	\$7.32	S.F.	41,482	100	\$303,483	30	1962	1992			\$303,483	\$303,483	100
Distribution Systems	\$16.69	S.F.	41,482	100	\$692,143	30	1962	1992			\$692,143	\$692,143	100
Terminal & Package Units	\$41.16	S.F.	41,482	100	\$1,707,327	15	1962	1977			\$1,707,327	\$1,707,327	100
Controls & Instrumentation	\$1.52	S.F.	41,482	100	\$63,094	20	1962	1982			\$63,094	\$63,094	100
Systems Testing & Balancing	\$1.22	S.F.	41,482	100	\$50,475	10	1962	1972			\$50,475	\$50,475	100
Fire Protection	\$6.25	S.F.	41,482	100	\$259,317	30	1962	1992			\$259,317	\$259,317	100
Sprinklers	\$6.25	S.F.	41,482	100	\$259,317	30	1962	1992			\$259,317	\$259,317	100
Electrical	\$28.99	S.F.	41,482	100	\$1,202,574	30	1974	1977			\$1,022,756	\$1,202,574	85
Electrical Service/Distribution	\$2.75	S.F.	41,482	100	\$114,200	30	1962	1992			\$114,200	\$114,200	100
Lighting and Branch Wiring	\$21.80	S.F.	41,482	100	\$904,139	30	1962	1992			\$904,139	\$904,139	100
Communications and Security	\$4.33	S.F.	41,482	100	\$179,818	30	2012	2042				\$179,818	
Other Electrical Systems	\$0.11	S.F.	41,482	100	\$4,417	15	1962	1977			\$4,417	\$4,417	100
Equipment & Furnishings	\$8.81	S.F.	41,482	100	\$365,578	25	1997	1992			\$365,578	\$365,578	100
Equipment	\$8.81	S.F.	41,482	100	\$365,578	25	1997	1992			\$365,578	\$365,578	100
Institutional Equipment	\$3.03	S.F.	41,482	100	\$125,557	15	1997	2012			\$125,557	\$125,557	100
Other Equipment	\$5.79	S.F.	41,482	100	\$240,021	30	1962	1992			\$240,021	\$240,021	100
Food Service Equipment, EACH	\$240,021.21	SYSTE M	1	100	\$240,021	30	1962	1992			\$240,021	\$240,021	100
Special Construction			0			0	0				\$96,698		
Special Construction			0			0	0				\$96,698		
ADA Compliance			0	0		0	0				\$96,698		

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$4.78	S.F.	41,482	100	\$198,356	32	1962	1992	2007		\$198,356	\$198,356	100
Site Improvements	\$4.32	S.F.	41,482	100	\$179,318	32	1964	1992	2007		\$179,318	\$179,318	100
Parking Lots	\$2,489.34	Each	50	100	\$124,467	30	1962	1992	2012		\$124,467	\$124,467	100
Pedestrian Paving	\$37.58	L.F.	1,000	100	\$37,584	30	1962	1992	2012		\$37,584	\$37,584	100
Pedestrian Paving	\$0.42	S.F.	41,482	100	\$17,267	50	1966	2016	2007		\$17,267	\$17,267	100
Bituminous Court	\$19.42	S.Y.	889	100	\$17,267	50	1966	2016	2007		\$17,267	\$17,267	100
Site Mechanical Utilities	\$0.46	S.F.	41,482	100	\$19,038	30	1962	1992			\$19,038	\$19,038	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	41,482	100	\$4,417	30	1962	1992			\$4,417	\$4,417	100
Gas Service Piping	\$0.11	S.F.	41,482	100	\$4,417	30	1962	1992			\$4,417	\$4,417	100
Propane	\$14,620.83	SYSTEM	1	100	\$14,621	30	1962	1992			\$14,621	\$14,621	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Cooper Lane Elementary_Original Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Cooper Lane Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,220,669 \$131,498	\$2,198,968 \$68,510	\$6,419,637 \$200,008	Necess ary- 2-5 Yrs	Capital Renewal	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$84,623	\$44,089	\$128,712	Necess ary- 2-5 Yrs	Capital Renewal	Exterior doors are well worn and the entry does not comply with accessibility requirements.
C1010		Toilet Partitions	System	Beyond Useful Life	Renew System	1	Ea.	\$77,571	\$40,415	\$117,986	Necess ary- 2-5 Yrs	Capital Renewal	Toilet partitions are metal and well worn due to extensive use.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$85,453	\$44,521	\$129,974	Necess ary- 2-5 Yrs	Capital Renewal	Interior doors are well worn and access to exit (corridor) doors are not fire label doors, so it becomes a compliance category also.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$347,204	\$180,893	\$528,098	Necess ary- 2-5 Yrs	Capital Renewal	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$24,474	\$12,751	\$37,226	Necess ary- 2-5 Yrs	Environm ental	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$38,163	\$19,883	\$58,047	Necess ary- 2-5 Yrs	Environm ental	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,122,503	\$584,824	\$1,707,327	Necess ary- 2-5 Yrs	Capital Renewal	
D3030		Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$199,528	\$103,954	\$303,483	Necess ary- 2-5 Yrs	Capital Renewal	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$455,058	\$237,085	\$692,143	Necess ary- 2-5 Yrs	Capital Renewal	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$41,482	\$21,612	\$63,094	Necess ary- 2-5 Yrs	Environm ental	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$33,186	\$17,290	\$50,475	Necess ary- 2-5 Yrs	Environm ental	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$170,491	\$88,826	\$259,317	Necess ary- 2-5 Yrs	Building Integrity	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$594,437	\$309,702	\$904,139	Necess ary- 2-5 Yrs	Capital Renewal	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,904	\$1,513	\$4,417	Necess ary- 2-5 Yrs	Critical Repair	Re-route water service above main switchgear
G3060110		Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,904	\$1,513	\$4,417	Necess ary- 2-5 Yrs	Environm ental	
G3090		Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$9,613	\$5,008	\$14,621	Necess ary- 2-5 Yrs	Environm ental	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

A1030	Slab on Grade	Concrete, Unfinished	Damaged	Minor repairs to concrete floor unfinished	100	S.F.	\$5,495	\$2,863	\$8,359	Necessary- 2-5 Yrs	Building Integrity	Cracks in floor slab on grade at corridor intersection.
G2030110	Bituminous Court	System	Beyond Useful Life	Renew System	1	Ea.	\$11,353	\$5,915	\$17,267	Necessary- 2-5 Yrs	Capital Renewal	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$26,548	\$13,832	\$40,380	Necessary- 2-5 Yrs	Building Integrity	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$75,082	\$39,118	\$114,200	Necessary- 2-5 Yrs	Capital Renewal	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,805	\$82,216	\$240,021	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	41,482	S.F.	\$63,575	\$33,123	\$96,698	Does Not Meet Current Code/Standards	ADA / Accessibility	
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$30,697	\$15,993	\$46,690	Necessary- 2-5 Yrs	Deferred Maintenance	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$180,447	\$94,013	\$274,459	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$32,106	\$16,727	\$48,832	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$27,377	\$14,263	\$41,640	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$82,549	\$43,008	\$125,557	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$81,833	\$42,635	\$124,467	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,710	\$12,874	\$37,584	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cooper Lane Elementary\1993 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1993

Gross Area: 5,888 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$45,661.27

Replacement Cost: \$1,476,372.89

FCI: 3.09%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Cooper Lane Elementary\1993 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$232.67	S.F.	5,888	100	\$1,369,972	42	1993	2003	2008		\$45,661	\$1,369,972	3
Substructure	\$17.84	S.F.	5,888	100	\$105,051	100	1993					\$105,051	
Foundations	\$17.84	S.F.	5,888	100	\$105,051	100	1993					\$105,051	
Standard Foundations	\$5.99	S.F.	5,888	0	\$35,252	100	1993					\$35,252	
Slab on Grade	\$11.85	S.F.	5,888	0	\$69,799	100	1993					\$69,799	
Shell	\$55.55	S.F.	5,888	100	\$327,080	75	1993	2013				\$327,080	
Superstructure	\$24.25	S.F.	5,888	100	\$142,787	100	1993					\$142,787	
Roof Construction	\$24.25	S.F.	5,888	0	\$142,787	100	1993					\$142,787	
Exterior Enclosure	\$21.61	S.F.	5,888	100	\$127,235	71	1993	2023				\$127,235	
Exterior Walls	\$12.65	S.F.	5,888	0	\$74,499	100	1993					\$74,499	
Exterior Windows	\$5.45	S.F.	5,888	100	\$32,085	30	1993	2023				\$32,085	
Exterior Doors	\$3.51	S.F.	5,888	100	\$20,651	30	1993	2023				\$20,651	
Roofing	\$9.69	S.F.	5,888	100	\$57,058	20	1993	2013				\$57,058	
Roof Coverings	\$9.69	S.F.	5,888	100	\$57,058	20	1993	2013				\$57,058	
Interiors	\$47.53	S.F.	5,888	100	\$279,868	25	1993	2003	2009			\$279,868	
Interior Construction	\$15.82	S.F.	5,888	100	\$93,119	43	1993	2013				\$93,119	
Partitions	\$10.42	S.F.	5,888	100	\$61,330	50	1993	2043				\$61,330	
Concrete Block Partitions - Regular Weight	\$12.09	S.F.	0	0		100	1993	2093					
Drywall Partitions/Metal Stud Framing	\$10.42	S.F.	5,888	100	\$61,330	50	1993	2043				\$61,330	
Interior Doors	\$2.20	S.F.	5,888	100	\$12,967	40	1993	2033				\$12,967	
Fittings	\$3.20	S.F.	5,888	100	\$18,822	20	1993	2013				\$18,822	
Stairs			0			0	0		2009				
Stair Construction			0			0	0		2009				
Stairs	\$1.26	S.F.	0	0		50	1993	2043	2009				
Interior Finishes	\$31.72	S.F.	5,888	100	\$186,749	16	1993	2003	2010			\$186,749	
Wall Finishes	\$10.39	S.F.	5,888	100	\$61,198	10	1993	2003	2010			\$61,198	
Paint	\$7.48	S.F.	0	100		5	2007	2012					
Vinyl Wallcovering	\$10.39	S.F.	5,888	100	\$61,198	10	1993	2003	2010			\$61,198	
Floor Finishes	\$10.40	S.F.	5,888	100	\$61,257	12	1993	2005	2010			\$61,257	
VCT	\$10.40	S.F.	5,888	100	\$61,257	12	1993	2005	2010			\$61,257	
Ceiling Finishes	\$10.92	S.F.	5,888	100	\$64,294	25	1993	2018				\$64,294	
Services	\$111.56	S.F.	5,888	100	\$656,892	23	1993	2003	2008		\$31,936	\$656,892	5
Plumbing	\$18.09	S.F.	5,888	100	\$106,526	30	1993	2023				\$106,526	
Plumbing Fixtures	\$14.39	S.F.	5,888	100	\$84,734	30	1993	2023				\$84,734	
Domestic Water Distribution	\$1.01	S.F.	5,888	100	\$5,972	30	1993	2023				\$5,972	
Sanitary Waste	\$1.58	S.F.	5,888	100	\$9,279	30	1993	2023				\$9,279	
Rain Water Drainage	\$1.11	S.F.	5,888	100	\$6,541	30	1993	2023				\$6,541	
HVAC	\$67.10	S.F.	5,888	100	\$395,064	19	1993	2003	2010		\$5,161	\$395,064	1
Heat Generating Systems	\$4.54	S.F.	5,888	100	\$26,715	30	1993	2023				\$26,715	
Cooling Generating Systems	\$8.27	S.F.	0	100		30	1993	2023					
Distribution Systems	\$12.20	S.F.	5,888	100	\$71,831	30	1993	2023				\$71,831	
Terminal & Package Units	\$46.52	S.F.	5,888	100	\$273,891	15	1993	2008	2010			\$273,891	
Controls & Instrumentation	\$2.97	S.F.	5,888	100	\$17,466	20	1993	2013				\$17,466	
Systems Testing & Balancing	\$0.88	S.F.	5,888	100	\$5,161	10	1993	2003			\$5,161	\$5,161	100
Fire Protection	\$4.55	S.F.	5,888	100	\$26,775	30	1993	2023	2008		\$26,775	\$26,775	100
Sprinklers	\$4.55	S.F.	5,888	100	\$26,775	30	1993	2023	2008		\$26,775	\$26,775	100
Electrical	\$21.83	S.F.	5,888	100	\$128,527	30	1993	2008	2010			\$128,527	
Electrical Service/Distribution	\$1.98	S.F.	5,888	100	\$11,645	30	1993	2023				\$11,645	
Lighting and Branch Wiring	\$17.07	S.F.	5,888	100	\$100,480	30	1993	2023				\$100,480	
Communications and Security	\$2.68	S.F.	5,888	100	\$15,785	30	1993	2023				\$15,785	
Other Electrical Systems	\$0.10	S.F.	5,888	100	\$617	15	1993	2008	2010			\$617	
Equipment & Furnishings	\$0.18	S.F.	5,888	100	\$1,081	15	1993	2008	2010			\$1,081	
Equipment	\$0.18	S.F.	5,888	100	\$1,081	15	1993	2008	2010			\$1,081	
Food Service Equipment	\$153,569.89	SYSTEM	0	100		30	1993	2023					
Institutional	\$0.18	S.F.	5,888	100	\$1,081	15	1993	2008	2010			\$1,081	
Special Construction			0			0	0				\$13,725		
Special Construction			0			0	0				\$13,725		
ADA Compliance			0	0		0	0				\$13,725		
Building Sitework			0			0	0						
Site Improvements			0			0	0						
Parking Lots	\$10.40	S.F.	0	100		50	1993	2043					
Pedestrian Paving	\$15.27	S.F.	0	100		50	1993	2043					
Site Mechanical Utilities			0			0	0						
Fuel Distribution			0	0		0	0						
Fuel Tank			0			0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Gas Service Piping	\$0.12	S.F.	0	100		30	1993	2023					
Propane	\$16,053.16	SYSTEM	0	100		30	1993	2023					

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Cooper Lane Elementary\1993 Addition (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Facility Executive Summary**Facility:** \Elementary Schools\Deerfield Run Elementary**Address:** 13000 Laurel-Bowie Road, Laurel, MD 20708**Attributes:**

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	23A
Original Building	Built in 1975, 72,390 S.F.
School Board District	1
School Grade	PreK-5th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	72,390 S.F.	Last Renovation:

Facility Description:

Deerfield Run Elementary School is a one-story, 72,390 square foot facility located on a 23.3-acre site close to I-295 in Laurel, MD. The original building was constructed in 1975, with no additions constructed or major renovations performed since that time. A POD conversion of 23,302 S.F. into 20 classrooms is currently being programmed for a 2013 construction completion.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The ramp to the main entrance is not adequate and the doors lack proper hardware to facilitate handicap accessibility. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior doors are hollow metal steel. Roofing, which was replaced in 1999, is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, shelving, handrails and toilet partitions. The interior wall finishes are typically drywall, tile, and glazed block. Interior painting was updated in 2003. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, carpet, and VAT. Floor finishes in assignable spaces is typically vinyl tile, carpet, VAT and rubber gym floor. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 2,216 square feet of vinyl asbestos tiles and 180 square feet of asbestos-containing vinyl sheet flooring. Ceiling finishes in common areas are typically plaster and suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, suspended acoustical panels and exposed deck.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow toilets, which were installed in 2008. Domestic water distribution is original and consists of copper. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. The building has a sprinkler and standpipe system.

HVAC

Heating is provided by two steam dual fired boilers that supply roof mounted central station air handlers, fin tube radiators, and terminal units throughout the building. Cooling is provided by an ice based thermal storage system, including a chiller and cooling tower. Distribution is by a 2-pipe system and metal duct work from the air handlers to the spaces. Fresh air is supplied by the air handlers. Controls are low voltage electrical thermostats, pneumatic, and a digital system for the ice storage system. The storage system is monitored and controlled from district office.

Electrical

A pad mounted transformer provides service to a main disconnect. Electrical service was upgraded in 1994 to accommodate the thermal storage system, but most of the system is original. Lighting has been upgraded to electronic ballasts and T-8 lamps. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of visual/audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and is inadequate.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), and medical equipment. The building also includes fixed casework furnishings, window treatments, food service equipment and a kitchen grease trap.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are four out of 137 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, electrical and underground fuel tank.

Current Repair Cost: \$12,728,184.08**Replacement Cost:** \$20,384,106.24**FCI:** 62.44%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Deerfield Run Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1975

Gross Area: 72,390 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$12,728,184.08

Replacement Cost: \$20,384,106.24

FCI: 62.44%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Deerfield Run Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.09	S.F.	72,390	100	\$20,349,796	38	1979	1985	2008		\$12,620,147	\$20,276,070	62
Substructure	\$14.43	S.F.	72,390	100	\$1,044,898	100	1975					\$1,044,898	
Foundations	\$14.43	S.F.	72,390	100	\$1,044,898	100	1975					\$1,044,898	
Standard Foundations	\$4.12	S.F.	72,390	0	\$298,385	100	1975					\$298,385	
Slab on Grade	\$10.31	S.F.	72,390	0	\$746,513	100	1975					\$746,513	
Shell	\$68.38	S.F.	72,390	100	\$4,950,329	59	1980	2005			\$579,153	\$4,950,329	12
Superstructure	\$21.10	S.F.	72,390	100	\$1,527,159	100	1975					\$1,527,159	
Roof Construction	\$21.10	S.F.	72,390	0	\$1,527,159	100	1975					\$1,527,159	
Exterior Enclosure	\$19.01	S.F.	72,390	100	\$1,376,315	71	1975	2005			\$579,153	\$1,376,315	42
Exterior Walls	\$11.01	S.F.	72,390	0	\$797,162	100	1975					\$797,162	
Exterior Windows	\$4.75	S.F.	72,390	100	\$343,528	30	1975	2005			\$343,528	\$343,528	100
Exterior Doors	\$3.25	S.F.	72,390	100	\$235,625	30	1975	2005			\$235,625	\$235,625	100
Roofing	\$28.28	S.F.	72,390	100	\$2,046,855	20	1999	2019				\$2,046,855	
Roof Coverings	\$28.28	S.F.	72,390	100	\$2,046,855	20	1999	2019				\$2,046,855	
Interiors	\$52.54	S.F.	72,390	102	\$3,877,351	33	1980	1985			\$2,348,540	\$3,803,625	62
Interior Construction	\$25.30	S.F.	72,390	101	\$1,854,722	51	1975	1995			\$325,911	\$1,831,270	18
Partitions	\$10.80	S.F.	72,390	103	\$805,199	40	1975	2015				\$781,747	
Partitions	\$6.32	S.F.	72,390	100	\$457,157	100	1975	2075				\$457,157	
Concrete Block Partitions - Regular Weight	\$10.53	S.F.	43,434	0	\$457,157	100	1975	2075				\$457,157	
Interior Doors	\$3.68	S.F.	72,390	100	\$266,455	40	1975	2015				\$266,455	
Fittings	\$4.50	S.F.	72,390	100	\$325,911	20	1975	1995			\$325,911	\$325,911	100
Interior Finishes	\$27.25	S.F.	72,390	103	\$2,022,629	17	1987	1985			\$2,022,629	\$1,972,355	103
Wall Finishes	\$8.28	S.F.	72,390	100	\$599,648	16	1997	2008			\$599,648	\$599,648	100
Paint	\$6.51	S.F.	57,912	100	\$377,000	5	2003	2008			\$377,000	\$377,000	100
Tile	\$15.38	S.F.	14,479	100	\$222,648	35	1975	2010			\$222,648	\$222,648	100
Floor Finishes	\$9.46	S.F.	72,390	107	\$734,824	10	1988	1985			\$734,824	\$684,550	107
Carpet	\$7.73	S.F.	28,956	100	\$223,734	5	2006	2011			\$223,734	\$223,734	100
Concrete	\$3.71	S.F.	1,448	100	\$5,374	10	1975	1985			\$5,374	\$5,374	100
Rubber Gym Floor		S.F.	3,619	100		0	0						
VAT (Resilient Flooring)	\$23.15	S.F.	7,239	130	\$217,854	13	1975	1988			\$217,854	\$167,580	130
VCT	\$9.25	S.F.	31,128	100	\$287,862	12	1975	1987			\$287,862	\$287,862	100
Ceiling Finishes	\$9.51	S.F.	72,390	100	\$688,157	25	1975	2000			\$688,157	\$688,157	100
Services	\$132.49	S.F.	72,390	100	\$9,591,262	24	1980	1985	2008		\$8,637,751	\$9,591,262	90
Plumbing	\$18.22	S.F.	72,390	100	\$1,319,060	30	1981	2005			\$1,141,791	\$1,319,060	87
Low Flow Toilets	\$2.45	S.F.	72,390	100	\$177,269	30	2007	2037				\$177,269	
Plumbing Fixtures	\$12.52	S.F.	72,390	100	\$906,166	30	1975	2005			\$906,166	\$906,166	100
Domestic Water Distribution	\$0.90	S.F.	72,390	100	\$64,962	30	1975	2005			\$64,962	\$64,962	100
Sanitary Waste	\$1.38	S.F.	72,390	100	\$100,196	30	1975	2005			\$100,196	\$100,196	100
Rain Water Drainage	\$0.97	S.F.	72,390	100	\$70,467	30	1975	2005			\$70,467	\$70,467	100
HVAC	\$79.59	S.F.	72,390	100	\$5,761,804	22	1978	1985	2008		\$5,761,804	\$5,761,804	100
Heat Generating Systems	\$8.87	S.F.	72,390	100	\$641,913	30	1975	2005			\$641,913	\$641,913	100
Air Cooled Thermal Storage	\$11.15	S.F.	72,390	100	\$807,071	30	1994	2024	2008		\$807,071	\$807,071	100
Distribution Systems	\$16.41	S.F.	72,390	100	\$1,188,035	30	1975	2005			\$1,188,035	\$1,188,035	100
Terminal & Package Units	\$40.47	S.F.	72,390	100	\$2,929,899	15	1975	1990			\$2,929,899	\$2,929,899	100
Controls & Instrumentation	\$1.51	S.F.	72,390	100	\$109,004	20	1975	1995			\$109,004	\$109,004	100
Systems Testing & Balancing	\$1.19	S.F.	72,390	100	\$85,882	10	1975	1985			\$85,882	\$85,882	100
Fire Protection	\$6.14	S.F.	72,390	100	\$444,825	30	1975	2005			\$444,825	\$444,825	100
Sprinklers	\$6.14	S.F.	72,390	100	\$444,825	30	1975	2005			\$444,825	\$444,825	100
Electrical	\$28.53	S.F.	72,390	100	\$2,065,573	23	1981	1985			\$1,289,331	\$2,065,573	62
Electrical Service/Distribution	\$2.72	S.F.	72,390	100	\$197,088	30	1975	2005			\$197,088	\$197,088	100
Branch Wiring	\$10.69	S.F.	72,390	100	\$774,039	30	1975	2005			\$774,039	\$774,039	100
Lighting	\$10.72	S.F.	72,390	100	\$776,242	20	2007	2027				\$776,242	
Communications and Security	\$4.26	S.F.	72,390	100	\$308,295	10	1975	1985			\$308,295	\$308,295	100
Other Electrical Systems	\$0.14	S.F.	72,390	100	\$9,909	15	1975	1990			\$9,909	\$9,909	100
Equipment & Furnishings	\$6.23	S.F.	72,390	100	\$450,748	23	1975	1990			\$450,748	\$450,748	100
Equipment	\$6.23	S.F.	72,390	100	\$450,748	23	1975	1990			\$450,748	\$450,748	100
Institutional	\$2.97	S.F.	72,390	100	\$214,705	15	1975	1990			\$214,705	\$214,705	100
Other Equipment	\$3.26	S.F.	72,390	100	\$236,043	30	1975	2005			\$236,043	\$236,043	100
Food Service Equipment, EACH	\$236,043.21	SYSTEM	1	100	\$236,043	30	1975	2005			\$236,043	\$236,043	100
Special Construction			0			0	0				\$168,747		
Special Construction			0			0	0				\$168,747		
ADA Compliance			0	0		0	0				\$168,747		
Building Sitework	\$6.01	S.F.	72,390	100	\$435,208	30	1975	2005			\$435,208	\$435,208	100
Site Improvements	\$5.84	S.F.	72,390	100	\$423,096	30	1975	2005			\$423,096	\$423,096	100
Parking Lots	\$2,448.10	Each	137	100	\$335,389	30	1975	2005			\$335,389	\$335,389	100
Pedestrian Paving	\$36.96	L.F.	2,373	100	\$87,707	30	1975	2005			\$87,707	\$87,707	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$0.17	S.F.	72,390	100	\$12,112	30	1975	2005			\$12,112	\$12,112	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.17	S.F.	72,390	100	\$12,112	30	1975	2005			\$12,112	\$12,112	100
Gas Service Piping	\$0.17	S.F.	72,390	100	\$12,112	30	1975	2005			\$12,112	\$12,112	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Deerfield Run Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Deerfield Run Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$8,368,300 \$225,857	\$4,359,884 \$117,671	\$12,728,184 \$343,528	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$154,915	\$80,711	\$235,625	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$214,274	\$111,637	\$325,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$189,258	\$98,604	\$287,862	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$3,533	\$1,841	\$5,374	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030		Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$452,438	\$235,720	\$688,157	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$595,770	\$310,396	\$906,166	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$42,710	\$22,252	\$64,962	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$46,330	\$24,138	\$70,467	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$65,875	\$34,321	\$100,196	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,926,298	\$1,003,601	\$2,929,899	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$422,034	\$219,880	\$641,913	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030		Air Cooled Thermal Storage	System	Beyond Useful Life	Renew System	1	Ea.	\$530,619	\$276,452	\$807,071	Necess ary- 2-5 Yrs	Deferred Maintena nce	Thermal storage system is undersized and should be replaced with standard cooling system.
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$781,088	\$406,947	\$1,188,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$71,666	\$37,338	\$109,004	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$56,464	\$29,418	\$85,882	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$292,456	\$152,369	\$444,825	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$129,578	\$67,510	\$197,088	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$508,902	\$265,138	\$774,039	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$202,692	\$105,603	\$308,295	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$6,515	\$3,394	\$9,909	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$141,161	\$73,545	\$214,705	Necessary- 2-5 Yrs	Deferred Maintenance
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$7,963	\$4,149	\$12,112	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$143,231	\$74,623	\$217,854	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$57,664	\$30,043	\$87,707	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$220,506	\$114,883	\$335,389	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$155,189	\$80,854	\$236,043	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	72,390	S.F.	\$110,945	\$57,802	\$168,747	Does Not Meet Current Code/Standards	ADA / Accessibility
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$247,863	\$129,137	\$377,000	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$146,383	\$76,265	\$222,648	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$147,096	\$76,637	\$223,734	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary**Facility:** \Elementary Schools\District Heights Elementary**Address:** 2200 County Road, District Heights, MD 20747**Attributes:**

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1955, 13,630 S.F.
School Addition 1	Built in 1957, 6,687 S.F.
School Addition 2	Built in 1970, 2,863 S.F.
School Addition 3	Built in 1979, 25,384 S.F.
School Addition 4	Built in 1991, 5,851 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 54,415 S.F.

Year Built:**Last Renovation:****Facility Description:**

District Heights Elementary School is a one-story, 54,415 square foot facility located on an 8.4-acre site close to the MD Route 4 in District Heights, MD. The original building was constructed in 1955 and multiple additions were constructed in 1957, 1970, 1979, and 1991, with major renovation done in 1979. In 2012 some minor updates were performed that included network infrastructure and replacement of a kitchen grease trap.

ACCESSIBILITY ISSUES

Efforts were made to make this one-story facility handicap accessible; a handicap parking space was placed near the main entrance, curb cuts and ramps to the main entrance door were installed, and handicap accessible sinks and metal handrails were installed in some of the restrooms. However, water fountains are not handicap accessible, toilet stalls do not appear to be wide enough for a wheel chair, and there are no interior graphics and/or signage indicating handicap accessibility in the school. Furthermore, there are no push-button automatic door openers for the main entrance doors, which are heavy. Therefore, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, but does have a crawl space of CMU construction.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of standing seam metal panels over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof replaced in 2007.

C. INTERIORS

Interior construction partition wall types typically include painted CMU, glazed block wainscot in the corridors, brick, and drywall. Interior doors are generally solid core wood and hollow metal doors with hollow metal frames. Interior door hardware does not operate properly due to wear and tear. Interior fittings include chalk and tack boards, graphics, shelving, toilet accessories, toilet partitions and handrails. Stair construction in the boiler room includes concrete risers and treads with painted concrete finishes. The interior wall finishes are typically painted CMU, plaster, drywall, and ceramic tiles. Modular classroom walls are typically painted drywall. Floor finishes in common areas are typically terrazzo, ceramic tile, and vinyl composition tile. Floor finishes in assignable spaces are typically vinyl composition tile, carpet, and wood. Carpet floor finishes in offices, classrooms, and library. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 11,870 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Sinks, faucets, urinals, toilets and other plumbing fixtures are original. Most of the water fountains are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by gas hot water heater.

HVAC

Facility Executive Summary

Heating is provided two original gas fired boilers. Cooling is supplied by two air-cooled chillers and roof top packaged units. The chillers were installed in 2007. The heating/cooling distribution system is ductwork, 2-pipe, air handlers, and unit ventilators. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in bathrooms. Controls and instrumentation are mostly digital and not centrally controlled by an energy management system.

Fire Protection

The building has fire sprinkler system in most of the occupied areas. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and heat sensors and is centrally monitored. The telephone and data systems are combined and included in dedicated closets or cabinets that are not adequately secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored. Some minor updates were performed for network infrastructure in 2012.

Other Electrical Systems:

The building has an emergency generator, which was installed in 2006.

E. EQUIPMENT & FURNISHINGS

The building includes fixed theater, stage, laboratory equipment, audio-visual, library, and medical equipment. The building also includes fixed casework, window treatment, floor grilles, mats, multiple seating furnishings, food service equipment and a kitchen grease trap replaced in 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt parking surface parking is available on-site where one out of 63 is handicap space with paths to building entrances. Drainage is generally adequate and is handled by surface discharge in the grassed areas and area drains in the paved areas. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic, especially the lower end. The school has an 8,000 gallon fuel oil tank with level and leak detection systems.

Current Repair Cost: \$9,844,859.65**Replacement Cost:** \$15,207,743.26**FCI:** 64.74%

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Facility: \Elementary Schools\District Heights Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1955

Gross Area: 48,564 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,147,381.50

Replacement Cost: \$13,694,849.02

FCI: 66.79%

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Facility: \Elementary Schools\District Heights Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.77	S.F.	48,564	101	\$13,671,214	41	1957	1960			\$9,147,382	\$13,586,814	67
Substructure	\$15.48	S.F.	48,564	100	\$751,954	100	1955					\$751,954	
Foundations	\$15.48	S.F.	48,564	100	\$751,954	100	1955					\$751,954	
Standard Foundations	\$5.20	S.F.	48,564	0	\$252,621	100	1955					\$252,621	
Slab on Grade	\$10.28	S.F.	48,564	0	\$499,333	100	1955					\$499,333	
Shell	\$65.86	S.F.	48,564	100	\$3,198,391	60	1965	1985			\$376,716	\$3,198,391	12
Superstructure	\$20.79	S.F.	48,564	100	\$1,009,746	100	1955					\$1,009,746	
Roof Construction	\$20.79	S.F.	48,564	0	\$1,009,746	100	1955					\$1,009,746	
Exterior Enclosure	\$18.74	S.F.	48,564	100	\$910,027	71	1955	1985			\$376,716	\$910,027	41
Exterior Walls	\$10.98	S.F.	48,564	0	\$533,311	100	1955					\$533,311	
Exterior Windows	\$4.73	S.F.	48,564	100	\$229,723	30	1955	1985			\$229,723	\$229,723	100
Exterior Doors	\$3.03	S.F.	48,564	100	\$146,993	30	1955	1985			\$146,993	\$146,993	100
Roofing	\$26.33	S.F.	48,564	100	\$1,278,618	20	2007	2027				\$1,278,618	
Roof Coverings	\$26.33	S.F.	48,564	100	\$1,278,618	20	2007	2027				\$1,278,618	
Interiors	\$57.44	S.F.	48,564	103	\$2,873,941	44	1955	1960			\$1,810,531	\$2,789,541	65
Interior Construction	\$17.94	S.F.	48,564	101	\$881,841	68	1955	1975			\$397,648	\$871,396	46
Partitions	\$10.38	S.F.	48,564	100	\$504,283	98	1955	2005			\$20,090	\$504,283	4
Concrete Block Partitions - Regular Weight	\$10.49	S.F.	46,136	0	\$484,193	100	1955	2055				\$484,193	
Drywall Partitions/Metal Stud Framing	\$8.27	S.F.	2,428	100	\$20,090	50	1955	2005			\$20,090	\$20,090	100
Interior Doors	\$3.07	S.F.	48,564	107	\$159,654	40	1955	1995			\$159,654	\$149,209	107
Fittings	\$4.49	S.F.	48,564	100	\$217,904	20	1955	1975			\$217,904	\$217,904	100
Interior Finishes	\$39.50	S.F.	48,564	104	\$1,992,100	33	1955	1960			\$1,412,883	\$1,918,145	74
Wall Finishes	\$9.04	S.F.	48,564	100	\$439,171	26	1955	1960			\$354,553	\$439,171	81
Glazed Wainscot	\$21.78	S.F.	3,885	100	\$84,618	75	1955	2030				\$84,618	
Paint	\$6.49	S.F.	37,394	100	\$242,862	5	1955	1960			\$242,862	\$242,862	100
Tile	\$15.33	S.F.	7,285	100	\$111,691	35	1955	1990			\$111,691	\$111,691	100
Floor Finishes	\$20.34	S.F.	48,564	107	\$1,061,843	44	1955	1960			\$567,244	\$987,888	57
Carpet	\$7.70	S.F.	4,856	100	\$37,373	5	1955	1960			\$37,373	\$37,373	100
Ceramic Tile	\$19.71	S.F.	3,642	100	\$71,792	50	1955	2005			\$71,792	\$71,792	100
Terrazzo	\$33.95	S.F.	14,569	100	\$494,599	75	1955	2030				\$494,599	
VAT	\$23.07	S.F.	10,684	130	\$320,473	13	1955	1968			\$320,473	\$246,518	130
VCT	\$8.27	S.F.	14,084	100	\$116,534	12	1955	1967			\$116,534	\$116,534	100
Wood	\$28.94	S.F.	728	100	\$21,072	13	1955	1968			\$21,072	\$21,072	100
Ceiling Finishes	\$10.11	S.F.	48,564	100	\$491,086	15	1955	1968			\$491,086	\$491,086	100
Plaster Ceilings	\$13.40	S.F.	2,428	100	\$32,535	50	1955	2005			\$32,535	\$32,535	100
Drywall Ceilings	\$10.65	S.F.	4,856	100	\$51,702	13	1955	1968			\$51,702	\$51,702	100
Acoustical Ceilings	\$9.86	S.F.	41,279	100	\$406,849	13	1955	1968			\$406,849	\$406,849	100
Services	\$129.41	S.F.	48,564	100	\$6,284,506	25	1955	1965			\$6,284,506	\$6,284,506	100
Plumbing	\$14.43	S.F.	48,564	100	\$700,987	30	1955	1985			\$700,987	\$700,987	100
Plumbing Fixtures	\$12.49	S.F.	48,564	100	\$606,439	30	1955	1985			\$606,439	\$606,439	100
Domestic Water Distribution	\$0.49	S.F.	48,564	100	\$23,637	30	1955	1985			\$23,637	\$23,637	100
Sanitary Waste	\$0.90	S.F.	48,564	100	\$43,581	30	1955	1985			\$43,581	\$43,581	100
Rain Water Drainage	\$0.56	S.F.	48,564	100	\$27,330	30	1955	1985			\$27,330	\$27,330	100
HVAC	\$78.61	S.F.	48,564	100	\$3,817,387	22	1955	1965			\$3,817,387	\$3,817,387	100
Heat Generating Systems	\$8.84	S.F.	48,564	100	\$429,161	30	1955	1985			\$429,161	\$429,161	100
Cooling Generating Systems	\$10.34	S.F.	48,564	100	\$502,288	30	1955	1985			\$502,288	\$502,288	100
Distribution Systems	\$16.37	S.F.	48,564	100	\$794,796	30	1955	1985			\$794,796	\$794,796	100
Terminal & Package Units	\$40.38	S.F.	48,564	100	\$1,961,138	15	1955	1970			\$1,961,138	\$1,961,138	100
Controls & Instrumentation	\$1.49	S.F.	48,564	100	\$72,389	20	1955	1975			\$72,389	\$72,389	100
Systems Testing & Balancing	\$1.19	S.F.	48,564	100	\$57,615	10	1955	1965			\$57,615	\$57,615	100
Fire Protection	\$6.13	S.F.	48,564	100	\$297,679	30	1955	1985			\$297,679	\$297,679	100
Sprinklers	\$6.13	S.F.	48,564	100	\$297,679	30	1955	1985			\$297,679	\$297,679	100
Electrical	\$30.24	S.F.	48,564	100	\$1,468,453	30	1955	1970			\$1,468,453	\$1,468,453	100
Electrical Service/Distribution	\$2.72	S.F.	48,564	100	\$132,220	30	1955	1985			\$132,220	\$132,220	100
Lighting and Branch Wiring	\$23.15	S.F.	48,564	100	\$1,124,238	30	1955	1985			\$1,124,238	\$1,124,238	100
Communications and Security	\$4.24	S.F.	48,564	100	\$206,086	30	1955	1985			\$206,086	\$206,086	100
Other Electrical Systems	\$0.12	S.F.	48,564	100	\$5,909	15	1955	1970			\$5,909	\$5,909	100
Equipment & Furnishings	\$7.81	S.F.	48,564	100	\$379,500	24	1955	1970			\$379,500	\$379,500	100
Equipment	\$7.81	S.F.	48,564	100	\$379,500	24	1955	1970			\$379,500	\$379,500	100
Institutional Equipment	\$2.97	S.F.	48,564	100	\$144,038	15	1955	1970			\$144,038	\$144,038	100
Other Equipment	\$4.85	S.F.	48,564	100	\$235,462	30	1955	1985			\$235,462	\$235,462	100
Food Service Equipment EACH	\$235,462.15	SYSTE M	1	100	\$235,462	30	1955	1985			\$235,462	\$235,462	100
Special Construction			0			0	0				\$113,207		
Special Construction			0			0	0				\$113,207		
ADA Compliance			0	0		0	0				\$113,207		

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$3.77	S.F.	48,564	100	\$182,922	30	1955	1985			\$182,922	\$182,922	100
Site Improvements	\$3.52	S.F.	48,564	100	\$170,840	30	1955	1985			\$170,840	\$170,840	100
Parking Lots	\$2,442.06	Ea.	63	100	\$153,850	30	1955	1985			\$153,850	\$153,850	100
Pedestrian Paving	\$36.85	L.F.	461	100	\$16,990	30	1955	1985			\$16,990	\$16,990	100
Site Mechanical Utilities	\$0.25	S.F.	48,564	100	\$12,082	30	1955	1985			\$12,082	\$12,082	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	48,564	100	\$5,171	30	1955	1985			\$5,171	\$5,171	100
Gas Service Piping	\$0.11	S.F.	48,564	100	\$5,171	30	1955	1985			\$5,171	\$5,171	100
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1955	1985			\$6,911	\$6,911	100

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[illegible]

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[illegible]

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Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,014,058 \$151,034	\$3,133,324 \$78,689	\$9,147,382 \$229,723	Necess ary- 2-5 Yrs	Capital Renewal	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$96,642	\$50,351	\$146,993	Necess ary- 2-5 Yrs	Capital Renewal	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$104,966	\$54,687	\$159,654	Necess ary- 2-5 Yrs	Capital Renewal	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$143,264	\$74,640	\$217,904	Necess ary- 2-5 Yrs	Capital Renewal	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$159,672	\$83,189	\$242,862	Necess ary- 2-5 Yrs	Appearan ce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$73,433	\$38,258	\$111,691	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$76,617	\$39,917	\$116,534	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$24,571	\$12,802	\$37,373	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410		VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$210,699	\$109,774	\$320,473	Necess ary- 2-5 Yrs	Environm ental	
C3020410		Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$47,200	\$24,591	\$71,792	Necess ary- 2-5 Yrs	Capital Renewal	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$398,710	\$207,728	\$606,439	Necess ary- 2-5 Yrs	Capital Renewal	The plumbing fixers are mostly original and beyond useful life. Some is chipped and cracked and some is rusted and out of order.
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$15,540	\$8,097	\$23,637	Necess ary- 2-5 Yrs	Capital Renewal	The domestic water distribution is mostly original and beyond useful life. The gas water heater was updated recently.
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$17,969	\$9,362	\$27,330	Necess ary- 2-5 Yrs	Capital Renewal	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$28,653	\$14,928	\$43,581	Necess ary- 2-5 Yrs	Environm ental	The sanitary waste system is original and is beyond useful life. Pipes are rusted out and drainage is slow.

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D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,289,374	\$671,764	\$1,961,138	Necessary- 2-5 Yrs	Capital Renewal	Almost all of the unit ventilators, air handling units, and other terminal units are original. Some of the roof top units have control problem and leaking and rusted out. The air handles have few leaks in the ceiling and in the around the condensation lines because of deteriorating insulation.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$282,157	\$147,004	\$429,161	Necessary- 2-5 Yrs	Capital Renewal	The heating generation system is original and needs update. The school engineer indicated that the system keeps going off and that repairs of the burners are needed. The system expired and needs replacement.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$330,235	\$172,053	\$502,288	Necessary- 2-5 Yrs	Capital Renewal	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$522,549	\$272,248	\$794,796	Necessary- 2-5 Yrs	Capital Renewal	The HVAC distribution system is original and has a few leaks and control issues. Ductwork is deteriorating, vents are dirty and clogged, piping insulation is out and leaking condensate water.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$47,593	\$24,796	\$72,389	Necessary- 2-5 Yrs	Environmental	Some of the control system was replaced but mostly is still original and beyond useful life. It was reported that some class rooms get too hot in the winter and too cold in the summer.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$37,880	\$19,735	\$57,615	Necessary- 2-5 Yrs	Environmental	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$195,713	\$101,966	\$297,679	Necessary- 2-5 Yrs	Building Integrity	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$86,930	\$45,290	\$132,220	Necessary- 2-5 Yrs	Capital Renewal	The electrical distribution system and switch-gear is mostly original and is beyond useful life. Some panels have no expansion capacity.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$739,144	\$385,094	\$1,124,238	Necessary- 2-5 Yrs	Capital Renewal	A small percentage of the lighting system was replaced but the majority is beyond useful life and needs update. Some fixtures and light covers are damaged or missing and ballasts are out of order.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$135,494	\$70,592	\$206,086	Necessary- 2-5 Yrs	Functional Adequacy	The communication and security systems are mostly original and appear to be inadequate. There are no dedicated closets and wires are scattered around the school.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,885	\$2,024	\$5,909	Necessary- 2-5 Yrs	Capital Renewal	Panel boards, electrical outlets, and other electrical equipment are mostly original and beyond useful life. Some boards have no capacity for expansion.

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

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Facility Executive Summary

G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$101,150	\$52,699	\$153,850	Necessary- 2-5 Yrs	Capital Renewal
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$11,170	\$5,820	\$16,990	Necessary- 2-5 Yrs	Capital Renewal
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,399	\$1,771	\$5,171	Necessary- 2-5 Yrs	Building Integrity
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Environmental
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$13,208	\$6,882	\$20,090	Necessary- 2-5 Yrs	Deferred Maintenance
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$21,391	\$11,145	\$32,535	Necessary- 2-5 Yrs	Deferred Maintenance
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$33,992	\$17,710	\$51,702	Necessary- 2-5 Yrs	Deferred Maintenance
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$267,488	\$139,361	\$406,849	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$13,854	\$7,218	\$21,072	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$94,700	\$49,339	\$144,038	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$154,807	\$80,655	\$235,462	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	EACH ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	48,564	S.F.	\$74,429	\$38,778	\$113,207	Does Not Meet Current Code/Standards	ADA / Accessibility

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\District Heights Elementary\1991 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1991

Gross Area: 5,851 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$697,478.15

Replacement Cost: \$1,512,894.24

FCI: 46.10%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\District Heights Elementary\1991 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	5,851	100	\$1,512,895	38	1991	1996			\$697,477	\$1,512,895	46
Substructure	\$16.49	S.F.	5,851	100	\$96,469	100	1991					\$96,469	
Foundations	\$16.49	S.F.	5,851	100	\$96,469	100	1991					\$96,469	
Standard Foundations	\$5.54	S.F.	5,851	0	\$32,394	100	1991					\$32,394	
Slab on Grade	\$10.95	S.F.	5,851	0	\$64,075	100	1991					\$64,075	
Shell	\$72.35	S.F.	5,851	100	\$423,344	59	1991	2011			\$175,407	\$423,344	41
Superstructure	\$22.40	S.F.	5,851	100	\$131,088	100	1991					\$131,088	
Roof Construction	\$22.40	S.F.	5,851	0	\$131,088	100	1991					\$131,088	
Exterior Enclosure	\$19.97	S.F.	5,851	100	\$116,849	71	1991	2021				\$116,849	
Exterior Walls	\$11.70	S.F.	5,851	0	\$68,436	100	1991					\$68,436	
Exterior Windows	\$5.03	S.F.	5,851	100	\$29,457	30	1991	2021				\$29,457	
Exterior Doors	\$3.24	S.F.	5,851	100	\$18,956	30	1991	2021				\$18,956	
Roofing	\$29.98	S.F.	5,851	100	\$175,407	20	1991	2011			\$175,407	\$175,407	100
Roof Coverings	\$29.98	S.F.	5,851	100	\$175,407	20	1991	2011			\$175,407	\$175,407	100
Interiors	\$52.22	S.F.	5,851	100	\$305,516	21	1991	1996			\$229,871	\$305,516	75
Interior Construction	\$17.70	S.F.	5,851	100	\$103,589	40	1991	2011			\$27,944	\$103,589	27
Drywall	\$9.63	S.F.	5,851	100	\$56,333	50	1991	2041				\$56,333	
Interior Doors	\$3.30	S.F.	5,851	100	\$19,312	40	1991	2031				\$19,312	
Fittings	\$4.78	S.F.	5,851	100	\$27,944	20	1991	2011			\$27,944	\$27,944	100
Interior Finishes	\$34.51	S.F.	5,851	100	\$201,927	11	1991	1996			\$201,927	\$201,927	100
Wall Finishes	\$6.91	S.F.	5,851	100	\$40,403	5	1991	1996			\$40,403	\$40,403	100
Paint	\$6.91	S.F.	5,851	100	\$40,403	5	1991	1996			\$40,403	\$40,403	100
Tile	\$23.67	S.F.	0	100		35	1991	2026					
Floor Finishes	\$9.61	S.F.	5,851	100	\$56,244	12	1991	2003			\$56,244	\$56,244	100
VCT	\$9.61	S.F.	5,851	100	\$56,244	12	1991	2003			\$56,244	\$56,244	100
Ceiling Finishes	\$17.99	S.F.	5,851	100	\$105,280	13	1991	2004			\$105,280	\$105,280	100
Drywall Ceilings	\$18.36	S.F.	5,558	100	\$102,036	13	1991	2004			\$102,036	\$102,036	100
Acoustical Ceilings	\$11.07	S.F.	293	100	\$3,244	13	1991	2004			\$3,244	\$3,244	100
Services	\$114.36	S.F.	5,851	100	\$669,144	24	1991	2001			\$268,226	\$669,144	40
Plumbing	\$16.70	S.F.	5,851	100	\$97,716	30	1991	2021				\$97,716	
Plumbing Fixtures	\$13.29	S.F.	5,851	100	\$77,781	30	1991	2021				\$77,781	
Domestic Water Distribution	\$0.91	S.F.	5,851	100	\$5,340	30	1991	2021				\$5,340	
Sanitary Waste	\$1.46	S.F.	5,851	100	\$8,543	30	1991	2021				\$8,543	
Rain Water Drainage	\$1.03	S.F.	5,851	100	\$6,052	30	1991	2021				\$6,052	
HVAC	\$63.27	S.F.	5,851	100	\$370,213	19	1991	2001			\$268,226	\$370,213	72
Distribution Systems	\$17.43	S.F.	5,851	100	\$101,987	30	1991	2021				\$101,987	
Terminal & Package Units	\$42.98	S.F.	5,851	100	\$251,496	15	1991	2006			\$251,496	\$251,496	100
Controls & Instrumentation	\$1.60	S.F.	5,851	100	\$9,344	20	1991	2011			\$9,344	\$9,344	100
Systems Testing & Balancing	\$1.26	S.F.	5,851	100	\$7,386	10	1991	2001			\$7,386	\$7,386	100
Fire Protection	\$4.21	S.F.	5,851	100	\$24,651	30	1991	2021				\$24,651	
Sprinklers	\$4.21	S.F.	5,851	100	\$24,651	30	1991	2021				\$24,651	
Electrical	\$30.18	S.F.	5,851	100	\$176,564	30	1991	2021				\$176,564	
Electrical Service/Distribution	\$2.89	S.F.	5,851	100	\$16,909	30	1991	2021				\$16,909	
Lighting and Branch Wiring	\$22.75	S.F.	5,851	100	\$133,135	30	1991	2021				\$133,135	
Communications and Security	\$4.53	S.F.	5,851	100	\$26,520	30	1991	2021				\$26,520	
Equipment & Furnishings	\$3.15	S.F.	5,851	100	\$18,422	15	1991	2006			\$18,422	\$18,422	100
Equipment	\$3.15	S.F.	5,851	100	\$18,422	15	1991	2006			\$18,422	\$18,422	100
Institutional	\$3.15	S.F.	5,851	100	\$18,422	15	1991	2006			\$18,422	\$18,422	100
Special Construction			0			0	0				\$5,551		
Special Construction			0			0	0				\$5,551		
ADA Compliance			0	0		0	0				\$5,551		

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\District Heights Elementary\1991 Addition (continued)

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Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\District Heights Elementary\1991 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$458,566 \$26,564	\$238,913 \$13,840	\$697,478 \$40,403	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$36,978	\$19,266	\$56,244	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$12,112	\$6,310	\$18,422	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$165,349	\$86,147	\$251,496	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$4,856	\$2,530	\$7,386	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030110	Drywall Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$67,085	\$34,951	\$102,036	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$2,133	\$1,111	\$3,244	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	5,815	S.F.	\$3,649	\$1,901	\$5,551	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$115,323	\$60,083	\$175,407	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$18,372	\$9,572	\$27,944	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$6,144	\$3,201	\$9,344	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Dodge Park Elementary**Address:** 3401 Hubbard Road, Landover, MD 20785**Attributes:**

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1965, 39,410 S.F.
School Addition 1	Built in 1970, 2,689 S.F.
School Addition 2	Built in 1990, 8,400 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function: Elementary School

Gross Area: 50,499 S.F.

Year Built:**Last Renovation:****Facility Description:**

Dodge Park Elementary School is a one-story 50,499 square foot facility located on a 10-acre site close to Interstate 495 (Capital Beltway) in Landover, MD. The original building was constructed in 1965 and additions were constructed in 1970 and 1990, and major renovation was performed in 2002. In 2012 some minor projects were performed that included kitchen grease trap and PTZ cameras replacement.

ACCESSIBILITY ISSUES

The facility is generally not in compliance with ADA requirements. However a further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, entrances, interior signage, restrooms, drinking fountains, and door hardware.

A. SUBSTRUCTURE

The building typically is a slab-on-grade and concrete footings and foundation walls. The building has a crawl space that is constructed of poured in place concrete.

B. SHELL

The superstructure is reinforced concrete masonry with face brick and reinforces concrete masonry load bearing walls. Floor construction is slab on grade. Roof construction is a built up roof system on concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Roofing is pitched and low-slope with built-up roof.

C. INTERIORS

Interior construction partition wall types typically include painted CMU and glazed block wainscot. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes concrete risers and treads with tile finishes. Interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas is typically ceramic tile, carpet, and stage wood. Floor finishes in assignable spaces is typically terrazzo and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 39,600 square feet of vinyl asbestos tile. Ceiling finishes in common areas are typically plaster, suspended acoustical panels, and ACT. Ceiling finishes in assignable areas are suspended acoustical panels. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 36,500 square feet of asbestos containing fissured ceiling tile.

D. SERVICES**Conveying**

The building does not have conveying system.

Plumbing

Sinks, faucets, fountains and other plumbing fixtures were not updated, while urinals and toilets were. Most of the water fountains are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by new gas hot water heater.

HVAC

Heating is provided by two gas/oil fired boilers. Cooling is supplied by new air-cooled chiller and two roof top units. Most of the HVAC system was updated in 2000 during the school-wide renovation. The heating/cooling distribution system is ductwork, 2-pipe, and air handlers. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in restrooms. Controls and instrumentation were upgraded to digital for both heating and cooling and are centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building does not have fire sprinklers. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Some of the switch gear is original but the remaining was updated in 2000. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Illumination in most of the classrooms was updated in 2000. Some of the restrooms are still original. Emergency power is not present while emergency lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobes annunciators in common spaces and interior corridors, and was updated in 2000. The system is activated by pull stations and heat sensors and is not centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are not adequately secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored. PTZ cameras were replaced in 2012.

Other Electrical Systems

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, and medical equipment. The building also includes fixed casework, window treatment, floor grilles, mats, food service equipment and a kitchen grease trap replaced in 2012.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where there are two out of the 73 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon fuel oil tank of dual wall construction.

Current Repair Cost: \$3,498,593.93**Replacement Cost:** \$13,442,132.50**FCI:** 26.03%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Dodge Park Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1965

Gross Area: 42,099 S.F.

Last Renovation: 1990

Facility Description:

Current Repair Cost: \$2,670,841.64

Replacement Cost: \$11,270,527.79

FCI: 23.70%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Dodge Park Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$265.15	S.F.	42,099	100	\$11,162,494	40	1981	1970	2015		\$2,670,841	\$11,162,494	24
Substructure	\$15.44	S.F.	42,099	100	\$649,931	100	1965					\$649,931	
Foundations	\$15.44	S.F.	42,099	100	\$649,931	100	1965					\$649,931	
Standard Foundations	\$5.19	S.F.	42,099	0	\$218,351	100	1965					\$218,351	
Slab on Grade	\$10.25	S.F.	42,099	0	\$431,580	100	1965					\$431,580	
Shell	\$67.50	S.F.	42,099	100	\$2,841,766	59	1972	1995			\$319,523	\$2,841,766	11
Superstructure	\$20.94	S.F.	42,099	100	\$881,729	100	1965					\$881,729	
Roof Construction	\$20.94	S.F.	42,099	100	\$881,729	100	1965					\$881,729	
Exterior Enclosure	\$18.53	S.F.	42,099	100	\$779,917	71	1965	1995			\$319,523	\$779,917	41
Exterior Walls	\$10.94	S.F.	42,099	0	\$460,394	100	1965					\$460,394	
Exterior Windows	\$4.72	S.F.	42,099	100	\$198,501	30	1965	1995			\$198,501	\$198,501	100
Exterior Doors	\$2.87	S.F.	42,099	100	\$121,022	30	1965	1995			\$121,022	\$121,022	100
Roofing	\$28.03	S.F.	42,099	100	\$1,180,120	20	2001	2021				\$1,180,120	
Roof Coverings	\$28.03	S.F.	42,099	100	\$1,180,120	20	2001	2021				\$1,180,120	
Interiors	\$42.57	S.F.	42,099	100	\$1,792,292	36	1965	1970			\$1,324,673	\$1,792,292	74
Interior Construction	\$17.99	S.F.	42,099	100	\$757,505	70	1965	1985			\$316,961	\$757,505	42
Partitions	\$10.46	S.F.	42,099	100	\$440,544	100	1965					\$440,544	
Concrete Block Partitions - Regular Weight	\$10.46	S.F.	42,099	0	\$440,544	100	1965					\$440,544	
Interior Doors	\$3.06	S.F.	42,099	100	\$128,705	40	1965	2005			\$128,705	\$128,705	100
Fittings	\$4.47	S.F.	42,099	100	\$188,256	20	1965	1985			\$188,256	\$188,256	100
Interior Finishes	\$24.58	S.F.	42,099	100	\$1,034,787	11	1965	1970			\$1,007,712	\$1,034,787	97
Wall Finishes	\$6.42	S.F.	42,099	100	\$270,217	5	1965	1970			\$270,217	\$270,217	100
Paint	\$6.42	S.F.	42,099	100	\$270,217	5	1965	1970			\$270,217	\$270,217	100
Floor Finishes	\$8.75	S.F.	42,099	100	\$368,318	13	1965	1970			\$341,243	\$368,318	93
Carpet	\$7.67	S.F.	9,000	100	\$68,993	5	1965	1970			\$68,993	\$68,993	100
Ceramic Tile	\$11.29	S.F.	2,399	100	\$27,075	50	1965	2015				\$27,075	
Concrete finish flooring	\$3.68	S.F.	700	100	\$2,577	10	1965	1975			\$2,577	\$2,577	100
VCT	\$8.99	S.F.	30,000	100	\$269,673	12	1965	1977			\$269,673	\$269,673	100
Ceiling Finishes	\$9.41	S.F.	42,099	100	\$396,252	13	1965	1978			\$396,252	\$396,252	100
2x4 Tectum	\$7.50	S.F.	10,099	100	\$75,728	13	1965	1978			\$75,728	\$75,728	100
Drywall Ceilings	\$6.59	S.F.	1,600	100	\$10,537	20	1965	1985			\$10,537	\$10,537	100
Acoustical Ceilings	\$9.84	S.F.	31,500	100	\$309,987	13	1965	1978			\$309,987	\$309,987	100
Services	\$125.89	S.F.	42,099	100	\$5,300,043	25	1994	1995			\$570,530	\$5,300,043	11
Plumbing	\$13.31	S.F.	42,099	100	\$560,350	30	1978	1995			\$520,585	\$560,350	93
Low Flow Toilets	\$1.55	S.F.	42	100	\$65	30	2007	2037				\$65	
Plumbing Fixtures	\$10.11	S.F.	42,099	100	\$425,817	30	1965	1995			\$425,817	\$425,817	100
Domestic Water Distribution	\$0.88	S.F.	42,099	100	\$37,139	30	1980	2010			\$37,139	\$37,139	100
Sanitary Waste	\$1.37	S.F.	42,099	100	\$57,629	30	1965	1995			\$57,629	\$57,629	100
Rain Water Drainage	\$0.94	S.F.	42,099	100	\$39,700	30	2000	2030				\$39,700	
HVAC	\$78.29	S.F.	42,099	100	\$3,295,757	22	2001	2012			\$49,945	\$3,295,757	2
Heat Generating Systems	\$8.81	S.F.	42,099	100	\$370,749	30	2000	2030				\$370,749	
Cooling Generating Systems	\$10.30	S.F.	42,099	100	\$433,501	30	2002	2032				\$433,501	
Distribution Systems	\$16.31	S.F.	42,099	100	\$686,429	30	2000	2030				\$686,429	
Terminal & Package Units	\$40.20	S.F.	42,099	100	\$1,692,381	15	2002	2017				\$1,692,381	
Controls & Instrumentation	\$1.49	S.F.	42,099	100	\$62,752	20	2002	2022				\$62,752	
Systems Testing & Balancing	\$1.19	S.F.	42,099	100	\$49,945	10	2002	2012			\$49,945	\$49,945	100
Fire Protection	\$6.10	S.F.	42,099	100	\$256,771	30	2004	2034				\$256,771	
Sprinklers	\$6.10	S.F.	42,099	100	\$256,771	30	2004	2034				\$256,771	
Electrical	\$28.20	S.F.	42,099	100	\$1,187,165	30	1997	2023				\$1,187,165	
Electrical Service/Distribution	\$2.69	S.F.	42,099	100	\$113,338	30	1993	2023				\$113,338	
Lighting and Branch Wiring	\$21.28	S.F.	42,099	100	\$895,816	30	1993	2023				\$895,816	
Communications and Security	\$4.23	S.F.	42,099	100	\$178,011	30	2006	2036				\$178,011	
Equipment & Furnishings	\$8.50	S.F.	42,099	100	\$357,979	25	1965	1980			\$357,979	\$357,979	100
Equipment	\$8.50	S.F.	42,099	100	\$357,979	25	1965	1980			\$357,979	\$357,979	100
Institutional Equipment	\$2.94	S.F.	42,099	100	\$123,583	15	1965	1980			\$123,583	\$123,583	100
Other Equipment	\$5.57	S.F.	42,099	100	\$234,396	30	1965	1995			\$234,396	\$234,396	100
Food Service Equipment, EACH	\$234,395.85	SYSTEM	1	100	\$234,396	30	1965	1995			\$234,396	\$234,396	100
Special Construction			0			0	0				\$98,136		
Special Construction			0			0	0				\$98,136		
ADA Compliance			0	0		0	0				\$98,136		
Building Sitework	\$5.24	S.F.	42,099	100	\$220,483	30	1999	1995	2015			\$220,483	
Site Improvements	\$5.13	S.F.	42,099	100	\$216,001	30	1965	1995	2015			\$216,001	
Parking Lots	\$2,431.01	Each	73	100	\$177,464	30	1965	1995	2015	3		\$177,464	
Pedestrian Paving	\$36.70	L.F.	1,050	100	\$38,537	30	1965	1995	2015	3		\$38,537	
Site Mechanical Utilities	\$0.11	S.F.	42,099	100	\$4,482	30	2000	2030				\$4,482	
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.11	S.F.	42,099	100	\$4,482	30	2000	2030				\$4,482	
Gas Service Piping	\$0.11	S.F.	42,099	100	\$4,482	30	2000	2030				\$4,482	

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Dodge Park Elementary_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,670,842			\$265,615		\$2,355,171				\$1,539,789	\$610,788
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$319,523									\$1,539,789	
Superstructure											
Roof Construction											
Exterior Enclosure	\$319,523										
Exterior Walls											
Exterior Windows	\$198,501										
Exterior Doors	\$121,022										
Roofing										\$1,539,789	
Roof Coverings										\$1,539,789	
Interiors	\$1,324,674			\$29,585		\$393,237					\$459,333
Interior Construction	\$316,961										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$128,705										
Fittings	\$188,256										
Interior Finishes	\$1,007,712			\$29,585		\$393,237					\$459,333
Wall Finishes	\$270,217					\$313,256					\$363,150
Paint	\$270,217					\$313,256					\$363,150
Floor Finishes	\$341,242			\$29,585		\$79,981					\$96,183
Carpet	\$68,993					\$79,981					\$92,720
Ceramic Tile				\$29,585							
Concrete finish flooring	\$2,577										\$3,463
VCT	\$269,673										
Ceiling Finishes	\$396,253										
2x4 Tectum	\$75,728										
Drywall Ceilings	\$10,537										
Acoustical Ceilings	\$309,987										
Services	\$570,530					\$1,961,933					\$151,456
Plumbing	\$520,585										
Low Flow Toilets											
Plumbing Fixtures	\$425,817										
Domestic Water Distribution	\$37,139										
Sanitary Waste	\$57,629										
Rain Water Drainage											
HVAC	\$49,945					\$1,961,933					\$151,456
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems											
Terminal & Package Units						\$1,961,933					
Controls & Instrumentation											\$84,333
Systems Testing & Balancing	\$49,945										\$67,122
Fire Protection											
Sprinklers											
Electrical											
Electrical Service/Distribution											
Lighting and Branch Wiring											
Communications and Security											
Equipment & Furnishings	\$357,979										
Equipment	\$357,979										
Institutional Equipment	\$123,583										
Other Equipment	\$234,396										
Food Service Equipment, EACH	\$234,396										
Special Construction	\$98,136										
Special Construction	\$98,136										
ADA Compliance	\$98,136										
Building Sitework				\$236,030							
Site Improvements				\$236,030							
Parking Lots				\$193,920							
Pedestrian Paving				\$42,110							

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Dodge Park Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$1,755,977 \$130,507	\$914,864 \$67,994	\$2,670,842 \$198,501	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are aluminum frame with single pane glazing that are in fair condition, with some of the perimeter caulking damage. The windows are beyond useful life and should be replace with energy efficiency windows.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$79,567	\$41,454	\$121,022	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors are hollow metal with hollow metal frames in fair condition. The paint on the doors and frames is fading and showing signs of rust and the hardware is outdated.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$84,619	\$44,086	\$128,705	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior door finishes are worn and fading and the hardware is not ADA compliant. The doors are beyond useful life and need to be replaced.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$123,771	\$64,485	\$188,256	Necess ary- 2-5 Yrs	Deferred Maintena nce	The millwork is deteriorating from age, comming unglued, and is fading. The shelving is old and sagging.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$177,658	\$92,560	\$270,217	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint is beyond useful life, with scuff marks and smudges throughout the building, and some peeling paint. The paint needs to be redone throuhout the building.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$177,300	\$92,373	\$269,673	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VCT is old with cracks and separating tile throughout the building. The tile is beyond useful life and needs to be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$45,360	\$23,633	\$68,993	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is in poor condition due to stains, fading, and wear and tear. Carpet is beyond useful life and should be replaced.
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$37,889	\$19,740	\$57,629	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the original drainage system was not updated and some areas have slow flow and other sewer backs ups, such as the restroom in the new wing.
	C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,694	\$883	\$2,577	Necess ary- 2-5 Yrs	Deferred Maintena nce	The drywall ceiling is in poor condition due to stains and pealing paint. The drywall ceiling is beyond useful life and should be replaced.
	C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$6,928	\$3,609	\$10,537	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$203,805	\$106,182	\$309,987	Necessary- 2-5 Yrs	Deferred Maintenance	The ceiling throughout the building is in poor condition due to stains, fading, and sagging tiles. The tile is beyond useful life and should be replaced.
C3030105	2x4 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$49,788	\$25,940	\$75,728	Necessary- 2-5 Yrs	Deferred Maintenance	The tectum tile is in poor condition due to stains and fading. The tile is beyond useful life and should be replaced.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$279,958	\$145,858	\$425,817	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$81,251	\$42,332	\$123,583	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$154,106	\$80,289	\$234,396	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	42,099	S.F.	\$64,521	\$33,615	\$98,136	Does Not Meet Current Code/Standards	ADA / Accessibility	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$24,417	\$12,721	\$37,139	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$32,837	\$17,108	\$49,945	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Dodge Park Elementary\1990 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1990

Gross Area: 8,400 S.F.

Last Renovation: 2002

Facility Description:

Current Repair Cost: \$827,752.29

Replacement Cost: \$2,171,604.71

FCI: 38.12%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Dodge Park Elementary\1990 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.52	S.F.	8,400	100	\$2,171,603	38	1992	2000			\$827,751	\$2,171,603	38
Substructure	\$16.58	S.F.	8,400	100	\$139,263	100	1990					\$139,263	
Foundations	\$16.58	S.F.	8,400	100	\$139,263	100	1990					\$139,263	
Standard Foundations	\$5.57	S.F.	8,400	0	\$46,762	100	1990					\$46,762	
Slab on Grade	\$11.01	S.F.	8,400	0	\$92,501	100	1990					\$92,501	
Shell	\$72.76	S.F.	8,400	100	\$611,223	59	1990	2010			\$253,100	\$611,223	41
Superstructure	\$22.69	S.F.	8,400	100	\$190,624	100	1990					\$190,624	
Roof Construction	\$22.69	S.F.	8,400	0	\$190,624	100	1990					\$190,624	
Exterior Enclosure	\$19.94	S.F.	8,400	100	\$167,499	71	1990	2020				\$167,499	
Exterior Walls	\$11.76	S.F.	8,400	0	\$98,762	100	1990					\$98,762	
Exterior Windows	\$4.96	S.F.	8,400	100	\$41,651	30	1990	2020				\$41,651	
Exterior Doors	\$3.22	S.F.	8,400	100	\$27,086	30	1990	2020				\$27,086	
Roofing	\$30.13	S.F.	8,400	100	\$253,100	20	1990	2010			\$253,100	\$253,100	100
Roof Coverings	\$30.13	S.F.	8,400	100	\$253,100	20	1990	2010			\$253,100	\$253,100	100
Interiors	\$43.96	S.F.	8,400	100	\$369,238	23	1992	2000			\$179,764	\$369,238	49
Interior Construction	\$19.30	S.F.	8,400	100	\$162,133	35	1990	2010			\$40,246	\$162,133	25
Partitions	\$11.22	S.F.	8,400	0	\$94,290	40	1990	2030				\$94,290	
Interior Doors	\$3.29	S.F.	8,400	100	\$27,597	40	1990	2030				\$27,597	
Fittings	\$4.79	S.F.	8,400	100	\$40,246	20	1990	2010			\$40,246	\$40,246	100
Interior Finishes	\$24.66	S.F.	8,400	100	\$207,105	13	1994	2000			\$139,518	\$207,105	67
Wall Finishes	\$6.95	S.F.	8,400	100	\$58,388	5	2002	2007			\$58,388	\$58,388	100
Paint	\$6.95	S.F.	8,400	100	\$58,388	5	2002	2007			\$58,388	\$58,388	100
Floor Finishes	\$9.66	S.F.	8,400	100	\$81,130	10	1990	2000			\$81,130	\$81,130	100
VCT	\$9.66	S.F.	8,400	100	\$81,130	10	1990	2000			\$81,130	\$81,130	100
Ceiling Finishes	\$8.05	S.F.	8,400	100	\$67,587	25	1990	2015				\$67,587	
Services	\$125.22	S.F.	8,400	100	\$1,051,879	24	1992	2000			\$386,869	\$1,051,879	37
Plumbing	\$16.72	S.F.	8,400	100	\$140,412	30	1993	2020				\$140,412	
Low Flow Toilets	\$1.67	S.F.	8,400	0	\$14,054	30	2007	2037				\$14,054	
Plumbing Fixtures	\$11.64	S.F.	8,400	100	\$97,739	30	1990	2020				\$97,739	
Domestic Water Distribution	\$0.90	S.F.	8,400	100	\$7,538	30	1990	2020				\$7,538	
Sanitary Waste	\$1.48	S.F.	8,400	100	\$12,393	30	1990	2020				\$12,393	
Rain Water Drainage	\$1.03	S.F.	8,400	100	\$8,688	30	1990	2020				\$8,688	
HVAC	\$63.58	S.F.	8,400	100	\$534,053	19	1990	2000			\$386,869	\$534,053	72
Distribution Systems	\$17.52	S.F.	8,400	100	\$147,184	30	1990	2020				\$147,184	
Terminal & Package Units	\$43.20	S.F.	8,400	100	\$362,850	15	1990	2005			\$362,850	\$362,850	100
Controls & Instrumentation	\$1.60	S.F.	8,400	100	\$13,415	20	1990	2010			\$13,415	\$13,415	100
Systems Testing & Balancing	\$1.26	S.F.	8,400	100	\$10,604	10	1990	2000			\$10,604	\$10,604	100
Fire Protection	\$6.56	S.F.	8,400	100	\$55,066	30	1990	2020				\$55,066	
Sprinklers	\$6.56	S.F.	8,400	100	\$55,066	30	1990	2020				\$55,066	
Electrical	\$38.37	S.F.	8,400	100	\$322,348	28	1993	2005				\$322,348	
Electrical Service/Distribution	\$2.91	S.F.	8,400	100	\$24,403	30	1990	2020				\$24,403	
Branch Wiring	\$22.88	S.F.	8,400	100	\$192,157	30	1990	2020				\$192,157	
Lighting	\$8.05	S.F.	8,400	100	\$67,587	20	2002	2022				\$67,587	
Communications and Security	\$4.55	S.F.	8,400	100	\$38,201	30	1990	2020				\$38,201	
Other Electrical Systems	\$0.11	S.F.	0	100		15	1990	2005					
Special Construction			0			0	0				\$8,018		
Special Construction			0			0	0				\$8,018		
ADA Compliance			0	0		0	0				\$8,018		

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Dodge Park Elementary\1990 Addition (continued)[illegible]

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Dodge Park Elementary\1990 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$544,216 \$38,388	\$283,536 \$20,000	\$827,752 \$58,388	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$53,340	\$27,790	\$81,130	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$238,560	\$124,290	\$362,850	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$6,972	\$3,632	\$10,604	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	8,400	S.F.	\$5,272	\$2,747	\$8,018	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$166,404	\$86,696	\$253,100	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$26,460	\$13,786	\$40,246	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$8,820	\$4,595	\$13,415	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Doswell E. Brooks Elementary**Address:** 1301 Brook Road, Capitol Heights, MD 20743**Attributes:**

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1953, 14,886 S.F.
School Addition 1	Built in 1959, 4,463 S.F.
School Addition 2	Built in 1966, 23,011 S.F.
School Addition 3	Built in 1989, 4,148 S.F.
School Addition 4	Built in 2013, 10,440 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 56,948 S.F.

Year Built:
Last Renovation:

Facility Description:

Doswell E. Brooks Elementary School is a one-story, 56,948 square foot facility located on a 10.6-acre site close to Southern Avenue SE and MD Route 4 in Capital Heights, MD. The original building was constructed in 1953 and additions were constructed in 1959, 1966, and 1989 (four modulars). There is a major renovation and an addition of this school scheduled for completion in 2013.

ACCESSIBILITY ISSUES

Features that address handicap accessibility include curb cuts, entrance ramp, and automatic door openers at the main entrance, accessible wall-mount drinking fountains, elevator, and accessible restrooms. However a further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is load bearing stud walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows and storefront are aluminum with operable glazing. Exterior doors will be hollow metal steel and aluminum, including required panic hardware. Roofing will be typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include concrete masonry unit (CMU) and metal studs. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails and toilet partitions. The interior wall finishes are typically plaster and paint. Floor finishes in common areas are typically vinyl composite tile and ceramic tile. Floor finishes in assignable areas are typically vinyl composite tile, quarry tile, sealed concrete and carpet. Ceiling finishes in common areas are typically suspended acoustical panels and plaster. Ceiling finishes in assignable areas are typically suspended acoustical panels, plaster and exposed deck.

D. SERVICES**Conveying**

The building does not have a hydraulic elevator.

Plumbing

The plumbing fixtures were replaced in 2006. Domestic water distribution is copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains.

HVAC

Heating is provided by two boilers that supply to fan coil units, fin tube radiators, and terminal units throughout the building. Cooling is provided by chillers/package units. Controls are digital and low voltage electrical thermostats. The system is centrally monitored or controlled.

Fire Protection

Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

A pole mounted transformer provides service to the building. Branch wiring is copper servicing all equipment, receptacles and energy efficient lighting. There are emergency lights in the corridors and exit signs are properly placed and illuminated.

Communication and Security

Facility Executive Summary

The system consists of audible and visual annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, and located in dedicated closets with independent cooling systems. The security system consists of motion sensors and CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater with stage, also for different classrooms and medical equipment. The building also includes fixed casework, window treatment, food service equipment, grease trap interceptor and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where 4 out of 57 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system.

Current Repair Cost: \$2,130,782.62**Replacement Cost:** \$15,250,294.83**FCI:** 13.97%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Doswell E. Brooks Elementary_Main Building

Address: , , 20743

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1953

Gross Area: 42,360 S.F.

Last Renovation: 1979

Facility Description:

Current Repair Cost: \$2,121,113.28

Replacement Cost: \$11,986,243.68

FCI: 17.70%

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Doswell E. Brooks Elementary_Main Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.96	S.F.	42,360	100	\$11,986,246	39	1993	1979	2007		\$2,121,115	\$11,986,246	18
Substructure	\$17.84	S.F.	42,360	100	\$755,886	100	1964					\$755,886	
Foundations	\$15.58	S.F.	42,360	100	\$659,759	100	1969					\$659,759	
Standard Foundations	\$5.23	S.F.	42,360	0	\$221,638	100	1969					\$221,638	
Slab on Grade	\$10.34	S.F.	42,360	0	\$438,121	100	1969					\$438,121	
Basement Construction	\$2.27	S.F.	42,360	100	\$96,127	100	1953					\$96,127	
Basement Excavation	\$0.38	S.F.	20,000	0	\$7,605	100	1953					\$7,605	
Basement Walls	\$4.43	S.F.	20,000	0	\$88,522	100	1953					\$88,522	
Shell	\$68.35	S.F.	42,360	100	\$2,895,465	59	1994	2027				\$2,895,465	
Superstructure	\$21.17	S.F.	42,360	100	\$896,859	100	1969					\$896,859	
Roof Construction	\$21.17	S.F.	42,360	0	\$896,859	100	1969					\$896,859	
Exterior Enclosure	\$18.85	S.F.	42,360	100	\$798,283	71	1998	2043				\$798,283	
Exterior Walls	\$11.04	S.F.	42,360	0	\$467,759	100	1969					\$467,759	
Exterior Windows	\$4.76	S.F.	42,360	100	\$201,665	30	2013	2043				\$201,665	
Exterior Doors	\$3.04	S.F.	42,360	100	\$128,859	30	2013	2043				\$128,859	
Roofing	\$28.34	S.F.	42,360	100	\$1,200,323	20	2007	2027				\$1,200,323	
Roof Coverings	\$28.34	S.F.	42,360	100	\$1,200,323	20	2007	2027				\$1,200,323	
Interiors	\$46.83	S.F.	42,360	100	\$1,983,679	31	1990	1979			\$832,131	\$1,983,679	42
Interior Construction	\$17.11	S.F.	42,360	100	\$724,833	45	1984	1989			\$281,042	\$724,833	39
Partitions	\$9.51	S.F.	42,360	100	\$402,685	59	1969	1989			\$89,686	\$402,685	22
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	29,652	100	\$312,999	70	1969					\$312,999	
Drywall Partitions/Metal Stud Framing	\$7.06	S.F.	12,708	100	\$89,686	20	1969	1989			\$89,686	\$89,686	100
Interior Doors	\$3.09	S.F.	42,360	100	\$130,792	40	2013	2053				\$130,792	
Fittings	\$4.52	S.F.	42,360	100	\$191,356	20	1969	1989			\$191,356	\$191,356	100
Interior Finishes	\$29.72	S.F.	42,360	100	\$1,258,846	23	1997	1979			\$551,089	\$1,258,846	44
Wall Finishes	\$7.41	S.F.	42,360	100	\$314,095	11	2009	2004			\$65,332	\$314,095	21
Paint	\$6.53	S.F.	38,124	100	\$248,763	5	2013	2018				\$248,763	
Tile	\$15.42	S.F.	4,236	100	\$65,332	35	1969	2004			\$65,332	\$65,332	100
Floor Finishes	\$10.95	S.F.	42,360	100	\$463,881	27	2004	1979			\$4,887	\$463,881	1
Carpet	\$7.76	S.F.	850	100	\$6,594	7	2013	2020				\$6,594	
Ceramic Tile	\$19.80	S.F.	4,236	100	\$83,887	50	1969	2019				\$83,887	
Concrete	\$3.82	S.F.	1,280	100	\$4,887	10	1969	1979			\$4,887	\$4,887	100
Terrazzo	\$28.90	S.F.	2,100	100	\$60,688	75	1953	2028				\$60,688	
VAT	\$23.10	S.F.	0	130		10	1969	1979					
VCT	\$9.08	S.F.	33,900	100	\$307,825	12	2013	2025				\$307,825	
Ceiling Finishes	\$11.35	S.F.	42,360	100	\$480,870	28	1979	1999			\$480,870	\$480,870	100
Plaster Ceilings	\$13.48	S.F.	27,534	100	\$371,050	30	1979	2009			\$371,050	\$371,050	100
Acoustical Ceilings	\$7.41	S.F.	14,826	100	\$109,820	20	1979	1999			\$109,820	\$109,820	100
Services	\$134.70	S.F.	42,360	100	\$5,705,881	25	2001	1999	2007		\$889,772	\$5,705,881	16
Plumbing	\$20.91	S.F.	42,360	100	\$885,906	30	1984	1999			\$628,832	\$885,906	71
Plumbing Fixtures	\$12.56	S.F.	42,360	100	\$532,188	30	1969	1999			\$532,188	\$532,188	100
Plumbing Fixtures	\$5.10	S.F.	42,360	100	\$215,839	30	2006	2036				\$215,839	
Water Closet Systems	\$5.10	S.F.	42,360	100	\$215,839	30	2006	2036				\$215,839	
Domestic Water Distribution	\$0.90	S.F.	42,360	100	\$38,013	30	1969	1999			\$38,013	\$38,013	100
Sanitary Waste	\$1.38	S.F.	42,360	100	\$58,631	30	1969	1999			\$58,631	\$58,631	100
Rain Water Drainage	\$0.97	S.F.	42,360	100	\$41,235	30	2007	2037				\$41,235	
HVAC	\$79.08	S.F.	42,360	100	\$3,349,692	22	2013	2023				\$3,349,692	
Heat Generating Systems	\$8.88	S.F.	42,360	100	\$376,269	30	2013	2043				\$376,269	
Boilers Hot Water & Steam	\$8.88	S.F.	42,360	100	\$376,269	30	2013	2043				\$376,269	
Cooling Generating Systems	\$10.40	S.F.	42,360	100	\$440,698	30	2013	2043				\$440,698	
Distribution Systems	\$16.47	S.F.	42,360	100	\$697,772	30	2013	2043				\$697,772	
Terminal & Package Units	\$40.61	S.F.	42,360	100	\$1,720,269	15	2013	2028				\$1,720,269	
Controls & Instrumentation	\$1.51	S.F.	3,000	100	\$4,517	10	2013	2023				\$4,517	
Controls & Instrumentation	\$1.51	S.F.	39,360	100	\$59,268	20	2013	2033				\$59,268	
Systems Testing & Balancing	\$1.20	S.F.	42,360	100	\$50,899	10	2013	2023				\$50,899	
Fire Protection	\$6.16	S.F.	42,360	100	\$260,940	30	1969	1999	2007		\$260,940	\$260,940	100
Sprinklers	\$6.16	S.F.	42,360	100	\$260,940	30	1969	1999	2007		\$260,940	\$260,940	100
Electrical	\$28.55	S.F.	42,360	100	\$1,209,343	28	2013	2023				\$1,209,343	
Electrical Service/Distribution	\$2.72	S.F.	42,360	100	\$115,329	30	2013	2043				\$115,329	
Lighting and Branch Wiring	\$21.51	S.F.	42,360	100	\$911,034	30	2013	2043				\$911,034	
Communications and Security	\$4.32	S.F.	42,360	100	\$182,980	16	2013	2023				\$182,980	
SecurityPhone/Data	\$2.75	S.F.	42,360	100	\$116,618	20	2013	2033				\$116,618	
Fire Alarm	\$1.57	S.F.	42,360	100	\$66,362	10	2013	2023				\$66,362	
Equipment & Furnishings	\$8.57	S.F.	42,360	100	\$363,115	25	1969	1984			\$126,282	\$363,115	35
Equipment	\$8.57	S.F.	42,360	100	\$363,115	25	1969	1984			\$126,282	\$363,115	35
Institutional Equipment	\$2.98	S.F.	42,360	100	\$126,282	15	1969	1984			\$126,282	\$126,282	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$5.59	S.F.	42,360	100	\$236,833	30	2013	2043				\$236,833	
Food Service Equipment EACH	\$236,833.50	SYSTEM	1	100	\$236,833	30	2013	2043				\$236,833	
Special Construction			0			0	0				\$98,745		
Special Construction			0			0	0				\$98,745		
ADA Compliance			0	0		0	0				\$98,745		
Building Sitework	\$6.66	S.F.	42,360	100	\$282,220	30	1979	1999			\$174,185	\$282,220	62
Site Improvements	\$4.01	S.F.	42,360	100	\$169,675	30	1969	1999			\$169,675	\$169,675	100
Parking Lots	\$2,456.29	Each	57	100	\$140,009	30	1969	1999			\$140,009	\$140,009	100
Pedestrian Paving	\$37.08	L.F.	800	100	\$29,666	30	1969	1999			\$29,666	\$29,666	100
Site Mechanical Utilities	\$2.66	S.F.	42,360	100	\$112,545	30	1979	2009			\$4,510	\$112,545	4
Fuel Distribution	\$108,035.11	SYSTEM	1	100	\$108,035	30	1991	2021				\$108,035	
NG Supply	\$0.11	S.F.	42,360	100	\$4,510	30	1979	2009			\$4,510	\$4,510	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Doswell E. Brooks Elementary_Main Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Doswell E. Brooks Elementary_Main Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$1,394,552 \$125,809	\$726,561 \$65,547	\$2,121,113 \$191,356	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$3,213	\$1,674	\$4,887	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$42,953	\$22,379	\$65,332	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$38,548	\$20,083	\$58,631	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$171,558	\$89,382	\$260,940	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1010126	Drywall Partitions/Metal Stud Framing	System		Beyond Useful Life	Renew System	1	Ea.	\$58,965	\$30,721	\$89,686	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System		Beyond Useful Life	Renew System	1	Ea.	\$92,050	\$47,958	\$140,009	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System		Beyond Useful Life	Renew System	1	Ea.	\$19,504	\$10,162	\$29,666	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$83,026	\$43,256	\$126,282	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	42,360	S.F.	\$64,921	\$33,824	\$98,745	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3030105	Plaster Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$243,951	\$127,099	\$371,050	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$72,203	\$37,618	\$109,820	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$349,894	\$182,295	\$532,188	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$24,992	\$13,021	\$38,013	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	NG Supply	System		Beyond Useful Life	Renew System	1	Ea.	\$2,965	\$1,545	\$4,510	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Doswell E. Brooks Elementary\2013 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2013

Gross Area: 10,440 S.F.

Last Renovation:

Facility Description:

State funded modular building.

Current Repair Cost: \$0.00

Replacement Cost: \$2,564,497.25

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Doswell E. Brooks Elementary\2013 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$245.64	S.F.	10,440	90	\$2,320,797	38	2013	2013	2009		0	\$2,564,494	
Substructure	\$14.95	S.F.	10,440	15	\$22,898	100	2013					\$156,092	
Foundations	\$14.95	S.F.	10,440	15	\$22,898	100	2013					\$156,092	
Standard Foundations	\$4.65	S.F.	10,440	25	\$12,148	100	2013					\$48,590	
Slab on Grade	\$10.30	S.F.	10,440	10	\$10,750	100	2013					\$107,502	
Basement Construction			0			0	0						
Basement Excavation	\$0.30	S.F.	0	0		100	2013						
Basement Walls	\$4.97	S.F.	0	15		100	2013						
Shell	\$48.41	S.F.	10,440	84	\$422,840	81	2013	2033				\$505,436	
Superstructure	\$20.61	S.F.	10,440	100	\$215,164	100	2013					\$215,164	
Roof Construction	\$20.61	S.F.	10,440	0	\$215,164	100	2013					\$215,164	
Exterior Enclosure	\$15.21	S.F.	10,440	102	\$161,658	74	2013	2043				\$158,792	
Exterior Walls	\$9.72	S.F.	10,440	0	\$101,468	100	2013					\$101,468	
Exterior Windows	\$4.20	S.F.	10,440	105	\$46,018	30	2013	2043				\$43,827	
Exterior Doors	\$1.29	S.F.	10,440	105	\$14,172	30	2013	2043				\$13,497	
Roofing	\$12.59	S.F.	10,440	35	\$46,018	20	2013	2033				\$131,480	
Roof Coverings	\$12.59	S.F.	10,440	35	\$46,018	20	2013	2033				\$131,480	
Interiors	\$66.18	S.F.	10,440	88	\$607,691	30	2013	2013	2009			\$690,906	
Interior Construction	\$27.90	S.F.	10,440	71	\$208,010	71	2013	2013				\$291,225	
Partitions	\$9.29	S.F.	10,440	25	\$24,256	40	2013	2053				\$97,022	
Partitions	\$11.59	S.F.	10,440	100	\$121,000	100	2013	2013				\$121,000	
Concrete Block Partitions - Regular Weight	\$11.59	S.F.	10,440	0	\$121,000	100	2013	2113				\$121,000	
Drywall Partitions/Metal Stud Framing			10,440	0		0	2013	2013					
Interior Doors	\$2.86	S.F.	10,440	65	\$19,404	40	2013	2053				\$29,853	
Fittings	\$4.15	S.F.	10,440	100	\$43,350	20	2013	2033				\$43,350	
Stairs			0			0	0		2009				
Stair Construction			0			0	0		2009				
Stairs	\$1.64	S.F.	0	125		50	2013	2063	2009		\$0		
Interior Finishes	\$38.28	S.F.	10,440	100	\$399,681	9	2013	2018				\$399,681	
Wall Finishes	\$14.46	S.F.	10,440	100	\$151,012	5	2013	2018				\$151,012	
Floor Finishes	\$6.74	S.F.	10,440	100	\$70,345	10	2013	2023				\$70,345	
Ceiling Finishes	\$17.08	S.F.	10,440	100	\$178,324	13	2013	2026				\$178,324	
Services	\$116.10	S.F.	10,440	105	\$1,267,368	25	2013	2023				\$1,212,060	
Plumbing	\$14.95	S.F.	10,440	92	\$143,500	30	2013	2043				\$156,092	
Plumbing Fixtures	\$12.06	S.F.	10,440	90	\$113,330	30	2013	2043				\$125,922	
Domestic Water Distribution	\$0.71	S.F.	10,440	100	\$7,463	30	2013	2043				\$7,463	
Sanitary Waste	\$1.32	S.F.	10,440	100	\$13,815	30	2013	2043				\$13,815	
Rain Water Drainage	\$0.85	S.F.	10,440	100	\$8,892	30	2013	2043				\$8,892	
HVAC	\$66.83	S.F.	10,440	110	\$764,284	23	2013	2023				\$697,733	
Heat Generating Systems	\$5.92	S.F.	10,440	110	\$67,947	30	2013	2043				\$61,770	
Cooling Generating Systems	\$10.77	S.F.	10,440	110	\$123,668	30	2013	2043				\$112,425	
Distribution Systems	\$15.86	S.F.	10,440	110	\$182,183	30	2013	2043				\$165,620	
Terminal & Package Units	\$29.26	S.F.	10,440	110	\$336,068	15	2013	2028				\$305,517	
Controls & Instrumentation	\$3.86	S.F.	10,440	105	\$42,350	20	2013	2033				\$40,333	
Systems Testing & Balancing	\$1.16	S.F.	10,440	100	\$12,068	10	2013	2023				\$12,068	
Fire Protection	\$5.92	S.F.	10,440	100	\$61,770	30	2013	2043				\$61,770	
Sprinklers	\$5.92	S.F.	10,440	100	\$61,770	30	2013	2043				\$61,770	
Electrical	\$28.40	S.F.	10,440	100	\$297,814	30	2013	2028				\$296,465	
Electrical Service/Distribution	\$2.59	S.F.	10,440	105	\$28,344	30	2013	2043				\$26,995	
Lighting and Branch Wiring	\$22.19	S.F.	10,440	100	\$231,678	30	2013	2043				\$231,678	
Communications and Security	\$3.48	S.F.	10,440	100	\$36,363	30	2013	2043				\$36,363	
Other Electrical Systems	\$0.14	S.F.	10,440	100	\$1,429	15	2013	2028				\$1,429	
Equipment & Furnishings			0			0	0						
Equipment			0			0	0						
Food Service Equipment	\$199,699.77	SYSTEM	0	100		30	2013	2043					
Institutional	\$0.23	S.F.	0	100		15	2013	2028					
Building Sitework			0			0	0						
Site Improvements			0			0	0						
Parking Lots	\$13.54	S.F.	0	120		50	2013	2063					
Pedestrian Paving	\$19.86	S.F.	0	120		50	2013	2063					
Site Mechanical Utilities			0			0	0						
Fuel Distribution			0	0		0	0						
Fuel Tank			0			0	0						
Gas Service Piping	\$58,438.26	SYSTEM	0	100		30	2013	2043					

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Propane	\$6,911.42	SYSTE M	0	100		30	2013	2043					

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Doswell E. Brooks Elementary\2013 Addition (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Doswell E. Brooks Elementary\Modular Classrooms

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1989

Gross Area: 4,148 S.F.

Last Renovation:

Facility Description:

State funded modular building.

Current Repair Cost: \$9,669.34

Replacement Cost: \$699,553.90

FCI: 1.38%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Doswell E. Brooks Elementary\Modular Classrooms (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$168.65	S.F.	4,148	101	\$704,864	17	2009	2018			\$9,669	\$699,555	1
Shell	\$71.08	S.F.	4,148	100	\$294,825	20	2002	2027				\$294,825	
Superstructure	\$22.07	S.F.	4,148	100	\$91,545	20	1989					\$91,545	
Roof Construction	\$22.07	S.F.	4,148	100	\$91,545	20	1989					\$91,545	
Exterior Enclosure	\$19.47	S.F.	4,148	100	\$80,757	19	2005	2028				\$80,757	
Exterior Walls	\$11.50	S.F.	4,148	100	\$47,697	20	1989					\$47,697	
Exterior Windows	\$4.94	S.F.	4,148	100	\$20,505	15	2013	2028				\$20,505	
Exterior Doors	\$3.03	S.F.	4,148	100	\$12,555	20	2013	2033				\$12,555	
Roofing	\$29.54	S.F.	4,148	100	\$122,523	20	2007	2027				\$122,523	
Roof Coverings	\$29.54	S.F.	4,148	100	\$122,523	20	2007	2027				\$122,523	
Interiors	\$26.82	S.F.	4,148	100	\$111,230	9	2013	2018				\$111,230	
Interior Finishes	\$26.82	S.F.	4,148	100	\$111,230	9	2013	2018				\$111,230	
Wall Finishes	\$10.15	S.F.	4,148	100	\$42,082	5	2013	2018				\$42,082	
Floor Finishes	\$4.72	S.F.	4,148	100	\$19,558	10	2013	2023				\$19,558	
Ceiling Finishes	\$11.96	S.F.	4,148	100	\$49,590	13	2013	2026				\$49,590	
Services	\$70.76	S.F.	4,148	102	\$298,809	16	2013	2023				\$293,500	
HVAC	\$42.34	S.F.	4,148	100	\$175,646	15	2013	2028				\$175,646	
Terminal & Package Units	\$42.34	S.F.	4,148	100	\$175,646	15	2013	2028				\$175,646	
Electrical	\$28.41	S.F.	4,148	105	\$123,163	19	2013	2023				\$117,854	
Electrical Service/Distribution	\$2.84	S.F.	4,148	100	\$11,798	20	2013	2033				\$11,798	
Lighting and Branch Wiring	\$22.42	S.F.	4,148	100	\$92,996	20	2013	2033				\$92,996	
Communications and Security	\$3.15	S.F.	4,148	141	\$18,369	10	2013	2023				\$13,060	
Fire Alarm	\$1.86	S.F.	4,148	100	\$7,697	10	2013	2023				\$7,697	
DataSecurityPhone	\$1.29	S.F.	4,148	199	\$10,672	10	2013	2023				\$5,363	
Special Construction			0			0	0				\$9,669		
Special Construction			0			0	0				\$9,669		
ADA Compliance			0	0		0	0				\$9,669		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Doswell E. Brooks Elementary\Modular Classrooms (continued)

Renewal Schedule:[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Doswell E. Brooks Elementary\Modular Classrooms (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems F1040		ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	4,148	S.F.	\$6,357 \$6,357	\$3,312 \$3,312	\$9,669 \$9,669	Does Not Meet Current Code/Standards	ADA / Accessibility	

Facility Executive Summary

Facility: \Elementary Schools\Edgar Allan Poe Elementary**Address:** 2001 Shadyside Ave, Suitland, MD 20746**Attributes:**

School Area	HSC
Congressional	4
County Council	7
Historical Building	NA
Legislative	24
Original Building	Built in 1967, 32,888 S.F.
School Addition 1	Built in 2002, 12,513 S.F.
School Board District	7
School Grade	4th-8th

General Information:

Function:	Elementary School
Gross Area:	45,401 S.F.

Year Built:**Last Renovation:****Facility Description:**

Edgar Allen Poe Elementary School is a two-story, 45,401 square foot facility located on a 5.9-acre site close to MD Route 4 in Suitland, MD. The original building was constructed in 1967 and an addition was constructed in 2002, with no major renovation. The distribution system is scheduled to be updated in 2013 along with some minor projects that include asbestos abatement and lighting upgrades in the steam tunnels.

ACCESSIBILITY ISSUES

Efforts were made to make this two-story facility handicap assessable; a handicap parking spaces were placed near the main entrance, curb cuts and ramps to the main entrance door were installed, and an elevator and handicap accessible restrooms were installed in the 2002 addition. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, but does have a crawl space that is inaccessible.

B. SHELL

The superstructure is steel frame. Floor construction is metal pan with lightweight fill. Roof construction is panels and open web steel joist roof framing. The exterior enclosure is comprised of walls of brick veneer over CMU and painted aluminum storefront panels with glazing. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof and single ply membrane.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes steel risers and treads. Interior wall finishes are typically painted CMU, drywall, and ceramic tile. Floor finishes in common areas of the original building are typically vinyl asbestos tiles and ceramic tiles. Floor finishes in common areas of the 2002 addition are typically vinyl composition tiles and ceramic tiles. Floor finishes in assignable spaces of the original building is vinyl asbestos tiles and carpet. Floor finishes in assignable spaces of the 2002 addition is sheet vinyl. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 27,625 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable spaces are typically suspended acoustical panels and plaster. The kitchen area has plaster ceilings.

D. SERVICES**Conveying**

The building has one hydraulic elevator.

Plumbing

Most of the sinks, faucets, urinals, toilets and other plumbing fixtures were not updated in the original building. Most of the water fountains are original. One fountain was replaced in 2007. Domestic water distribution is copper. Sanitary waste system is cast iron in the original building and is plastic in the new addition. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater.

HVAC

Heating is provided by two gas/oil fired Boilers for the original building. Cooling is supplied by window units and one roof top unit in the original building, and by roof top units in the 2002 addition. The heating/cooling distribution system is ductwork and a 2-pipe system using air handlers, radiators, and unit ventilators. Fresh air is supplied by infiltration. Ceiling exhaust fans are in bathrooms. Controls and instrumentation are pneumatic in the original building and digital in the new addition and not centrally controlled by an energy management system. Distribution system is scheduled to be replaced in 2013.

Fire Protection

Facility Executive Summary

The building does not have fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting are not present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage equipment, audio-visual and medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt parking surface parking is available on-site where two out of 36 are handicap spaces with path to building entrances. Drainage is handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon underground fuel oil tank replaced in 2002.

Current Repair Cost: \$5,490,434.39**Replacement Cost:** \$12,735,560.07**FCI:** 43.11%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Edgar Allan Poe Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1967

Gross Area: 32,888 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,321,632.09

Replacement Cost: \$9,206,826.26

FCI: 57.80%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Edgar Allan Poe Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$277.66	S.F.	32,888	102	\$9,359,206	38	1971	1972	2009		\$5,321,633	\$9,131,795	58
Substructure	\$14.48	S.F.	32,888	100	\$476,216	100	1967					\$476,216	
Foundations	\$14.48	S.F.	32,888	100	\$476,216	100	1967					\$476,216	
Standard Foundations	\$4.81	S.F.	32,888	0	\$158,072	100	1967					\$158,072	
Slab on Grade	\$9.67	S.F.	32,888	0	\$318,144	100	1967					\$318,144	
Shell	\$47.78	S.F.	32,888	106	\$1,664,554	67	1967	1987			\$723,628	\$1,571,462	46
Superstructure	\$18.31	S.F.	32,888	100	\$602,273	100	1967					\$602,273	
Roof Construction	\$18.31	S.F.	32,888	0	\$602,273	100	1967					\$602,273	
Exterior Enclosure	\$16.99	S.F.	32,888	102	\$569,758	72	1967	1997			\$231,105	\$558,753	41
Exterior Walls	\$10.30	S.F.	32,888	0	\$338,653	100	1967					\$338,653	
Exterior Windows	\$3.88	S.F.	32,888	105	\$133,936	30	1967	1997			\$133,936	\$127,558	105
Exterior Doors	\$2.81	S.F.	32,888	105	\$97,169	30	1967	1997			\$97,169	\$92,542	105
Roofing	\$12.48	S.F.	32,888	120	\$492,523	20	1967	1987			\$492,523	\$410,436	120
Roof Coverings	\$24.96	S.F.	16,444	120	\$492,523	20	1967	1987			\$492,523	\$410,436	120
Interiors	\$48.67	S.F.	32,888	108	\$1,735,019	31	1967	1972			\$1,089,392	\$1,600,700	68
Interior Construction	\$16.34	S.F.	32,888	100	\$537,320	71	1967	1987			\$207,594	\$537,320	39
Partitions	\$10.03	S.F.	32,888	100	\$329,726	98	1967	2017				\$329,726	
Concrete Block Partitions - Regular Weight	\$10.15	S.F.	31,244	0	\$316,973	100	1967	2067				\$316,973	
Drywall Partitions/Metal Stud Framing	\$7.76	S.F.	1,644	100	\$12,753	50	1967	2017				\$12,753	
Interior Doors	\$2.13	S.F.	32,888	100	\$70,032	40	1967	2007			\$70,032	\$70,032	100
Fittings	\$4.18	S.F.	32,888	100	\$137,562	20	1967	1987			\$137,562	\$137,562	100
Stairs	\$1.02	S.F.	32,888	100	\$33,515	50	1967	2017				\$33,515	
Stair Construction	\$1.02	S.F.	32,888	100	\$33,515	50	1967	2017				\$33,515	
Stairs	\$1.02	S.F.	32,888	100	\$33,515	50	1967	2017				\$33,515	
Interior Finishes	\$31.31	S.F.	32,888	113	\$1,164,184	12	1967	1972			\$881,798	\$1,029,865	86
Wall Finishes	\$6.20	S.F.	32,888	100	\$203,885	9	1967	1972			\$203,885	\$203,885	100
Glazed Wainscot		S.F.	1,644	0		0	0						
Paint	\$6.08	S.F.	29,599	100	\$180,080	5	1967	1972			\$180,080	\$180,080	100
Tile	\$14.48	S.F.	1,644	100	\$23,805	35	1967	2002			\$23,805	\$23,805	100
Floor Finishes	\$14.93	S.F.	32,888	127	\$625,460	14	1967	1972			\$607,956	\$491,141	124
Carpet	\$7.27	S.F.	1,644	100	\$11,953	5	1967	1972			\$11,953	\$11,953	100
Ceramic Tile	\$10.65	S.F.	1,644	100	\$17,504	50	1967	2017				\$17,504	
VAT	\$16.02	S.F.	27,955	130	\$582,050	13	1967	1980			\$582,050	\$447,731	130
VCT	\$8.49	S.F.	1,644	100	\$13,953	12	1967	1979			\$13,953	\$13,953	100
Ceiling Finishes	\$10.18	S.F.	32,888	100	\$334,839	12	1967	1977			\$69,957	\$334,839	21
Plaster Ceilings	\$15.19	S.F.	4,604	100	\$69,957	10	1967	1977			\$69,957	\$69,957	100
Drywall Ceilings	\$15.19	S.F.	1,973	100	\$29,979	10	0					\$29,979	
Acoustical Ceilings	\$8.93	S.F.	26,310	100	\$234,903	13	0					\$234,903	
Services	\$119.63	S.F.	32,888	100	\$3,934,283	25	1975	1977	2009		\$3,153,429	\$3,934,283	80
Plumbing	\$14.74	S.F.	32,888	100	\$484,719	30	1967	1997			\$484,719	\$484,719	100
Plumbing Fixtures	\$11.73	S.F.	32,888	100	\$385,675	30	1967	1997			\$385,675	\$385,675	100
Domestic Water Distribution	\$0.84	S.F.	32,888	100	\$27,512	30	1967	1997			\$27,512	\$27,512	100
Sanitary Waste	\$1.28	S.F.	32,888	100	\$42,019	30	1967	1997			\$42,019	\$42,019	100
Rain Water Drainage	\$0.90	S.F.	32,888	100	\$29,513	30	1967	1997			\$29,513	\$29,513	100
HVAC	\$71.06	S.F.	32,888	100	\$2,337,060	21	1985	1977			\$1,556,206	\$2,337,060	67
Heat Generating Systems	\$8.37	S.F.	32,888	100	\$275,125	30	2002	2032				\$275,125	
Cooling Generating Systems	\$6.75	S.F.	32,888	100	\$222,101	30	1967	1997			\$222,101	\$222,101	100
Distribution Systems	\$15.38	S.F.	32,888	100	\$505,729	30	2013	2043				\$505,729	
Terminal & Package Units	\$38.06	S.F.	32,888	100	\$1,251,567	15	1995	2010			\$1,251,567	\$1,251,567	100
Controls & Instrumentation	\$1.38	S.F.	32,888	100	\$45,521	20	1967	1987			\$45,521	\$45,521	100
Systems Testing & Balancing	\$1.13	S.F.	32,888	100	\$37,017	10	1967	1977			\$37,017	\$37,017	100
Fire Protection	\$5.78	S.F.	32,888	100	\$190,086	0	0		2009		\$190,086	\$190,086	100
Sprinklers	\$5.78	S.F.	32,888	100	\$190,086	0	0		2009		\$190,086	\$190,086	100
Electrical	\$28.05	S.F.	32,888	100	\$922,418	30	1967	1982			\$922,418	\$922,418	100
Electrical Service/Distribution	\$2.59	S.F.	32,888	100	\$85,039	30	1967	1997			\$85,039	\$85,039	100
Lighting and Branch Wiring	\$21.35	S.F.	32,888	100	\$702,318	30	1967	1997			\$702,318	\$702,318	100
Communications and Security	\$4.02	S.F.	32,888	100	\$132,060	30	1967	1997			\$132,060	\$132,060	100
Other Electrical Systems	\$0.09	S.F.	32,888	100	\$3,001	15	1967	1982			\$3,001	\$3,001	100
Equipment & Furnishings	\$9.53	S.F.	32,888	100	\$313,377	26	1967	1982			\$313,377	\$313,377	100
Equipment	\$9.53	S.F.	32,888	100	\$313,377	26	1967	1982			\$313,377	\$313,377	100
Institutional Equipment	\$2.78	S.F.	32,888	100	\$91,541	15	1967	1982			\$91,541	\$91,541	100
Other Equipment	\$6.75	S.F.	32,888	100	\$221,836	30	1967	1997			\$221,836	\$221,836	100
Food Service Equipment, EACH	\$221,836.34	SYSTE M	1	100	\$221,836	30	1967	1997			\$221,836	\$221,836	100
Special Construction			0			0	0				\$31,394		
Special Construction			0			0	0				\$31,394		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
ADA Compliance			0	0		0	0				\$31,394		
Building Sitework	\$37.57	S.F.	32,888	100	\$1,235,757	30	1967	1997	2017		\$10,413	\$1,235,757	1
Site Improvements	\$37.26	S.F.	32,888	100	\$1,225,344	30	1967	1997	2017			\$1,225,344	
Parking Lots	\$2,300.76	Each	36	100	\$82,827	30	1967	1997	2017	5		\$82,827	
Pedestrian Paving	\$34.74	L.F.	32,888	100	\$1,142,517	30	1967	1997	2017	5		\$1,142,517	
Site Mechanical Utilities	\$0.32	S.F.	32,888	100	\$10,413	30	1967	1997			\$10,413	\$10,413	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	32,888	100	\$3,502	30	1967	1997			\$3,502	\$3,502	100
Gas Service Piping	\$0.11	S.F.	32,888	100	\$3,502	30	1967	1997			\$3,502	\$3,502	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1967	1997			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Edgar Allan Poe Elementary_Original Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Edgar Allan Poe Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$3,498,772 \$55,910	\$1,822,860 \$29,129	\$5,321,632 \$85,039	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need.
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$461,748	\$240,570	\$702,318	Necess ary- 2-5 Yrs	Deferred Maintena nce	The lighting system is partially updated but some classrooms and offices are in need of update.
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$86,824	\$45,235	\$132,060	Necess ary- 2-5 Yrs	Deferred Maintena nce	The communication system is original and security system was updated in the past 10 years. Wiring and communication equipment appear to be in inadequate condition. There are no dedicated communication equipment cabinets.
	D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,973	\$1,028	\$3,001	Necess ary- 2-5 Yrs	Deferred Maintena nce	Other electrical systems are not included in dedicated space and jammed with other materials.
	G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,302	\$1,199	\$3,502	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$88,058	\$45,878	\$133,936	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$63,885	\$33,284	\$97,169	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$323,815	\$168,708	\$492,523	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$46,043	\$23,989	\$70,032	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$90,442	\$47,120	\$137,562	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$118,396	\$61,684	\$180,080	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$15,651	\$8,154	\$23,805	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$9,174	\$4,779	\$13,953	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$7,858	\$4,094	\$11,953	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$382,676	\$199,374	\$582,050	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$253,566	\$132,108	\$385,675	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the water fountains are original and are out of order. Sinks, faucets, and other plumbing fixtures were not updated but some urinals and toilets were.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$18,088	\$9,424	\$27,512	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water lines and equipment are mostly original and had few line leaks and limited capacity.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$19,404	\$10,109	\$29,513	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$27,626	\$14,393	\$42,019	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$146,023	\$76,078	\$222,101	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$29,928	\$15,593	\$45,521	Necess ary- 2-5 Yrs	Deferred Maintena nce	There are window units that are not code compliant and hard to control. One of the roof top units is not in good condition and have control problem. There are some new roof top units in the new addition of 2001 and are in good condition.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$24,337	\$12,680	\$37,017	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$145,849	\$75,987	\$221,836	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$60,185	\$31,356	\$91,541	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	32,888	S.F.	\$20,641	\$10,754	\$31,394	Does Not Meet Current Code/St andards	ADA / Accessibility	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$45,994	\$23,963	\$69,957	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$822,858	\$428,709	\$1,251,567	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$124,974	\$65,112	\$190,086	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Edgar Allan Poe Elementary\2001 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2001

Gross Area: 12,513 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$168,802.30

Replacement Cost: \$3,528,733.81

FCI: 4.78%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Edgar Allan Poe Elementary\2001 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.01	S.F.	12,513	100	\$3,532,061	43	2001	2006			\$168,803	\$3,528,731	5
Substructure	\$15.01	S.F.	12,513	100	\$187,848	100	2001					\$187,848	
Foundations	\$15.01	S.F.	12,513	100	\$187,848	100	2001					\$187,848	
Standard Foundations	\$4.96	S.F.	12,513	0	\$62,045	100	2001					\$62,045	
Slab on Grade	\$10.05	S.F.	12,513	0	\$125,803	100	2001					\$125,803	
Shell	\$86.88	S.F.	12,513	100	\$1,087,123	69	2001	2021				\$1,087,123	
Superstructure			0	0		0	0						
Superstructure	\$40.99	S.F.	12,513	100	\$512,920	100	2001	2101				\$512,920	
Floor Construction	\$20.41	S.F.	12,513	0	\$255,413	100	2001	2101				\$255,413	
Roof Construction	\$20.58	S.F.	12,513	0	\$257,507	100	2001					\$257,507	
Exterior Enclosure	\$18.34	S.F.	12,513	100	\$229,529	71	2001	2031				\$229,529	
Exterior Walls	\$10.74	S.F.	12,513	0	\$134,368	100	2001					\$134,368	
Exterior Windows	\$4.62	S.F.	12,513	100	\$57,858	30	2001	2031				\$57,858	
Exterior Doors	\$2.98	S.F.	12,513	100	\$37,303	30	2001	2031				\$37,303	
Roofing	\$27.55	S.F.	12,513	100	\$344,674	20	2001	2021				\$344,674	
Roof Coverings	\$27.55	S.F.	12,513	100	\$344,674	20	2001	2021				\$344,674	
Interiors	\$44.65	S.F.	12,513	101	\$562,078	31	2001	2006			\$154,338	\$558,748	28
Interior Construction	\$17.07	S.F.	12,513	100	\$213,541	56	2001	2021				\$213,541	
Partitions	\$9.67	S.F.	12,513	100	\$121,044	77	2001	2051				\$121,044	
Concrete Block Partitions - Regular Weight	\$10.51	S.F.	6,256	0	\$65,751	100	2001	2101				\$65,751	
Drywall Partitions/Metal Stud Framing	\$8.84	S.F.	6,257	100	\$55,293	50	2001	2051				\$55,293	
Interior Doors	\$3.00	S.F.	12,513	100	\$37,494	40	2001	2041				\$37,494	
Fittings	\$4.40	S.F.	12,513	100	\$55,003	20	2001	2021				\$55,003	
Stairs	\$1.06	S.F.	12,513	125	\$16,653	50	2001	2051				\$13,323	
Stair Construction	\$1.06	S.F.	12,513	125	\$16,653	50	2001	2051				\$13,323	
Stairs	\$1.06	S.F.	12,513	125	\$16,653	50	2001	2051				\$13,323	
Interior Finishes	\$26.52	S.F.	12,513	100	\$331,884	14	2001	2006			\$154,338	\$331,884	47
Wall Finishes	\$6.34	S.F.	12,513	100	\$79,365	5	2001	2006			\$79,365	\$79,365	100
Paint	\$6.34	S.F.	12,513	100	\$79,365	5	2001	2006			\$79,365	\$79,365	100
Floor Finishes	\$10.12	S.F.	12,513	100	\$126,598	17	2001	2008			\$74,973	\$126,598	59
Ceramic Tile	\$22.18	S.F.	1,201	100	\$26,634	50	2001	2051				\$26,634	
Sheet Vinyl	\$8.84	S.F.	8,484	100	\$74,973	7	2001	2008			\$74,973	\$74,973	100
VCT	\$8.84	S.F.	2,828	100	\$24,991	12	2001	2013				\$24,991	
Ceiling Finishes	\$10.06	S.F.	12,513	100	\$125,921	16	2001	2014				\$125,921	
Drywall Ceilings	\$15.76	S.F.	1,542	100	\$24,298	30	2001	2031				\$24,298	
Acoustical Ceilings	\$9.26	S.F.	10,971	100	\$101,623	13	2001	2014				\$101,623	
Services	\$132.57	S.F.	12,513	100	\$1,658,851	25	2001	2011			\$14,465	\$1,658,851	1
Conveying	\$9.72	S.F.	12,513	100	\$121,616	30	2001	2031				\$121,616	
Elevators and Lifts	\$9.72	S.F.	12,513	100	\$121,616	30	2001	2031				\$121,616	
Plumbing	\$15.36	S.F.	12,513	100	\$192,225	30	2001	2031				\$192,225	
Plumbing Fixtures	\$12.21	S.F.	12,513	100	\$152,829	30	2001	2031				\$152,829	
Domestic Water Distribution	\$0.87	S.F.	12,513	100	\$10,848	30	2001	2031				\$10,848	
Sanitary Waste	\$1.34	S.F.	12,513	100	\$16,748	30	2001	2031				\$16,748	
Rain Water Drainage	\$0.94	S.F.	12,513	100	\$11,800	30	2001	2031				\$11,800	
HVAC	\$73.78	S.F.	12,513	100	\$923,256	21	2001	2011			\$14,465	\$923,256	2
Heat Generating Systems	\$8.64	S.F.	12,513	100	\$108,103	30	2001	2031				\$108,103	
Cooling Generating Systems	\$7.03	S.F.	12,513	100	\$87,929	30	2001	2031				\$87,929	
Distribution Systems	\$16.02	S.F.	12,513	100	\$200,410	30	2001	2031				\$200,410	
Terminal & Package Units	\$39.49	S.F.	12,513	100	\$494,078	15	2001	2016				\$494,078	
Controls & Instrumentation	\$1.46	S.F.	12,513	100	\$18,271	20	2001	2021				\$18,271	
Systems Testing & Balancing	\$1.16	S.F.	12,513	100	\$14,465	10	2001	2011			\$14,465	\$14,465	100
Fire Protection	\$5.99	S.F.	12,513	100	\$74,987	30	2001	2031				\$74,987	
Sprinklers	\$5.99	S.F.	12,513	100	\$74,987	30	2001	2031				\$74,987	
Electrical	\$27.71	S.F.	12,513	100	\$346,767	30	2001	2031				\$346,767	
Electrical Service/Distribution	\$2.65	S.F.	12,513	100	\$33,116	30	2001	2031				\$33,116	
Lighting and Branch Wiring	\$20.90	S.F.	12,513	100	\$261,503	30	2001	2031				\$261,503	
Communications and Security	\$4.17	S.F.	12,513	100	\$52,148	30	2001	2031				\$52,148	
Equipment & Furnishings	\$2.89	S.F.	12,513	100	\$36,161	15	2001	2016				\$36,161	
Equipment	\$2.89	S.F.	12,513	100	\$36,161	15	2001	2016				\$36,161	
Institutional	\$2.89	S.F.	12,513	100	\$36,161	15	2001	2016				\$36,161	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Edgar Allan Poe Elementary\2001 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Edgar Allan Poe Elementary\2001 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$110,981 \$52,179	\$57,821 \$27,185	\$168,802 \$79,365	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Sheet Vinyl	System		Beyond Useful Life	Renew System	1	Ea.	\$49,292	\$25,681	\$74,973	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$9,510	\$4,955	\$14,465	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Flintstone Elementary**Address:** 800 Comanche Drive, Oxon Hill, MD 20745**Attributes:**

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1956, 29,736 S.F.
School Addition 1	Built in 1968, 1,614 S.F.
School Addition 2	Built in 1979, 7,260 S.F.
School Addition 3	Built in 1990, 8,400 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	47,010 S.F.

Year Built:**Last Renovation:****Facility Description:**

Flintstone Elementary School is a two-story, 47,010 square foot facility located on an 8.2-acre site close to I-495 (Capital Beltway) in Oxon Hill, MD. The original building was constructed in 1956 and additions were constructed in 1968, 1979, and 1990 (eight modulars), with no major renovation performed. Unit ventilators and DDC controls are scheduled to be replaced in 2013.

ACCESSIBILITY ISSUES

The main entrance has a ramp and entrance doors wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap stalls are missing in the gang restrooms and toilet configurations and accessories are generally inadequate. Interior graphics and/or signage for ADA compliance are inadequate or missing in the building. The school has an elevator that provides handicap access to the second floor. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor, but does have a crawl space.

B. SHELL

The superstructure of the facility is steel/masonry (load bearing masonry walls) with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over concrete masonry unit (CMU), single pane metal windows with fixed and operable frames, and hollow metal steel doors. The exterior doors throughout the building are original. The roof was replaced in 2007. The 1990 addition has a single-ply membrane roof.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed wainscot in the corridors and few gypsum drywalls. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. Toilet accessories, such as metal toilet partitions, are original. The facility has two steel stairs (steel risers / treads with steel frame and rubber floor finish).

Interior wall finishes are typically painted CMU and drywall. Floor finishes throughout the building are typically vinyl composition tiles, vinyl asbestos tiles, carpet, and ceramic tiles. There is VCT floor finish in the corridors, some classrooms, cafeteria, kitchen, and multipurpose room. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 5,000 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES**Conveying**

The building has one hydraulic elevator.

Plumbing

Most fixtures are original, except for the low-flow toilets, which were installed in 2007. Domestic water distribution is copper. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided by two dual fired boilers. Cooling is supplied by an air cooled water chiller. The heating/cooling distribution system is a 2-pipe system using unit ventilators. Unit ventilators are scheduled to be replaced in 2013. Fresh air is supplied by infiltration. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system but is scheduled to be replaced in 2013.

Fire Protection

Facility Executive Summary

The building has a minimal fire sprinkler system and smoke detectors. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is typically serving recessed and surface-mounted fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system was replaced in 2008. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices, but no surveillance, and is centrally monitored.

Other Electrical Systems:

The building has an original emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has adequate shelves and furniture, such as tables and chairs. The nurse's room has two beds. The school has a stage with lights and curtains that are original. The lockers in the corridors are original. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are four reserved handicap spaces out of total 49 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. Underground fuel tank was replaced in 1999.

Current Repair Cost: \$5,944,337.85**Replacement Cost:** \$12,683,672.57**FCI:** 46.87%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Flintstone Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1956

Gross Area: 38,610 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,253,732.91

Replacement Cost: \$10,511,675.44

FCI: 49.98%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Flintstone Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.90	S.F.	38,610	100	\$10,420,664	40	1964	1961	2009		\$5,253,734	\$10,420,664	50
Substructure	\$15.27	S.F.	38,610	100	\$589,607	100	1956				\$15,471	\$589,607	3
Foundations	\$15.27	S.F.	38,610	100	\$589,607	100	1956				\$15,471	\$589,607	3
Standard Foundations	\$5.14	S.F.	38,610	0	\$198,493	100	1956				\$15,471	\$198,493	8
Slab on Grade	\$10.13	S.F.	38,610	0	\$391,114	100	1956					\$391,114	
Shell	\$67.00	S.F.	38,610	100	\$2,586,872	59	1966	1986			\$295,978	\$2,586,872	11
Superstructure	\$20.73	S.F.	38,610	100	\$800,433	100	1956					\$800,433	
Roof Construction	\$20.73	S.F.	38,610	0	\$800,433	100	1956					\$800,433	
Exterior Enclosure	\$18.50	S.F.	38,610	100	\$714,106	71	1956	1986			\$295,978	\$714,106	41
Exterior Walls	\$10.83	S.F.	38,610	0	\$418,128	100	1956					\$418,128	
Exterior Windows	\$4.67	S.F.	38,610	100	\$180,288	30	1956	1986			\$180,288	\$180,288	100
Exterior Doors	\$3.00	S.F.	38,610	100	\$115,690	30	1956	1986			\$115,690	\$115,690	100
Roofing	\$27.77	S.F.	38,610	100	\$1,072,333	20	2007	2027				\$1,072,333	
Roof Coverings	\$27.77	S.F.	38,610	100	\$1,072,333	20	2007	2027				\$1,072,333	
Interiors	\$47.86	S.F.	38,610	100	\$1,847,758	39	1956	1961	2009		\$1,439,026	\$1,847,758	78
Interior Construction	\$18.02	S.F.	38,610	100	\$695,901	70	1956	1976			\$287,169	\$695,901	41
Partitions	\$10.59	S.F.	38,610	100	\$408,732	100	1956	2056				\$408,732	
Concrete Block Partitions - Regular Weight	\$10.59	S.F.	38,610	0	\$408,732	100	1956	2056				\$408,732	
Interior Doors	\$3.03	S.F.	38,610	100	\$116,864	40	1956	1996			\$116,864	\$116,864	100
Fittings	\$4.41	S.F.	38,610	100	\$170,305	20	1956	1976			\$170,305	\$170,305	100
Stairs	\$1.75	S.F.	38,610	100	\$67,535	50	1956	2006	2009		\$67,535	\$67,535	100
Stair Construction	\$1.75	S.F.	38,610	100	\$67,535	50	1956	2006	2009		\$67,535	\$67,535	100
Stairs	\$1.75	S.F.	38,610	100	\$67,535	50	1956	2006	2009		\$67,535	\$67,535	100
Interior Finishes	\$28.08	S.F.	38,610	100	\$1,084,322	18	1956	1961	2010		\$1,084,322	\$1,084,322	100
Wall Finishes	\$6.42	S.F.	38,610	100	\$247,823	5	1956	1961			\$247,823	\$247,823	100
Paint	\$6.42	S.F.	38,610	100	\$247,823	5	1956	1961			\$247,823	\$247,823	100
Floor Finishes	\$9.70	S.F.	38,610	100	\$374,327	19	1956	1961	2010		\$374,327	\$374,327	100
Carpet	\$7.57	S.F.	8,320	100	\$63,021	5	1956	1961			\$63,021	\$63,021	100
Ceramic Tile	\$19.39	S.F.	4,020	100	\$77,959	50	1956	2006	2010		\$77,959	\$77,959	100
VCT	\$8.88	S.F.	26,270	100	\$233,347	12	1956	1968	2010		\$233,347	\$233,347	100
Ceiling Finishes	\$11.97	S.F.	38,610	100	\$462,172	25	1956	1981			\$462,172	\$462,172	100
Services	\$126.32	S.F.	38,610	100	\$4,877,179	25	1968	1966			\$2,894,008	\$4,877,179	59
Conveying	\$3.04	S.F.	38,610	100	\$117,452	30	1956	1986			\$117,452	\$117,452	100
Elevators and Lifts	\$3.04	S.F.	38,610	100	\$117,452	30	1956	1986			\$117,452	\$117,452	100
Plumbing	\$15.44	S.F.	38,610	100	\$596,067	30	1956	1986			\$596,067	\$596,067	100
Low Flow Toilets	\$1.55	S.F.	38,610	100	\$59,900	30	1956	1986			\$59,900	\$59,900	100
Plumbing Fixtures	\$10.72	S.F.	38,610	100	\$414,017	30	1956	1986			\$414,017	\$414,017	100
Domestic Water Distribution	\$0.88	S.F.	38,610	100	\$34,061	30	1956	1986			\$34,061	\$34,061	100
Sanitary Waste	\$1.35	S.F.	38,610	100	\$52,266	30	1956	1986			\$52,266	\$52,266	100
Rain Water Drainage	\$0.93	S.F.	38,610	100	\$35,823	30	1956	1986			\$35,823	\$35,823	100
HVAC	\$73.80	S.F.	38,610	100	\$2,849,377	21	1982	1966			\$920,821	\$2,849,377	32
Heat Generating Systems	\$8.72	S.F.	38,610	100	\$336,499	30	1999	2029			\$336,499	\$336,499	
Cooling Generating Systems	\$6.54	S.F.	38,610	100	\$252,521	30	1956	1986			\$252,521	\$252,521	100
Distribution Systems	\$16.14	S.F.	38,610	100	\$623,081	30	1956	1986			\$623,081	\$623,081	100
Terminal & Package Units	\$39.77	S.F.	38,610	100	\$1,535,680	15	2013	2028				\$1,535,680	
Controls & Instrumentation	\$1.46	S.F.	38,610	100	\$56,377	20	2013	2033				\$56,377	
Systems Testing & Balancing	\$1.17	S.F.	38,610	100	\$45,219	10	1956	1966			\$45,219	\$45,219	100
Fire Protection	\$6.05	S.F.	38,610	100	\$233,729	30	1956	1986			\$233,729	\$233,729	100
Sprinklers	\$6.05	S.F.	38,610	100	\$233,729	30	1956	1986			\$233,729	\$233,729	100
Electrical	\$27.99	S.F.	38,610	100	\$1,080,554	28	1966	1971			\$1,025,939	\$1,080,554	95
Electrical Service/Distribution	\$2.66	S.F.	38,610	100	\$102,770	30	1956	1986			\$102,770	\$102,770	100
Lighting and Branch Wiring	\$21.05	S.F.	38,610	100	\$812,765	30	1956	1986			\$812,765	\$812,765	100
Communications and Security	\$4.14	S.F.	38,610	100	\$159,734	17	1982	1976			\$105,119	\$159,734	66
DataSecurityPhone	\$2.72	S.F.	38,610	100	\$105,119	20	1956	1976			\$105,119	\$105,119	100
Fire Alarm	\$1.41	S.F.	38,610	100	\$54,615	10	2008	2018				\$54,615	
Other Electrical Systems	\$0.14	S.F.	38,610	100	\$5,285	15	1956	1971			\$5,285	\$5,285	100
Equipment & Furnishings	\$8.94	S.F.	38,610	100	\$345,348	25	1956	1971			\$345,348	\$345,348	100
Equipment	\$8.94	S.F.	38,610	100	\$345,348	25	1956	1971			\$345,348	\$345,348	100
Institutional Equipment	\$2.94	S.F.	38,610	100	\$113,341	15	1956	1971			\$113,341	\$113,341	100
Other Equipment	\$6.01	S.F.	38,610	100	\$232,007	30	1956	1986			\$232,007	\$232,007	100
Food Service Equipment EACH	\$232,007.50	SYSTEM	1	100	\$232,007	30	1956	1986			\$232,007	\$232,007	100
Special Construction			0			0	0				\$90,003		
Special Construction			0			0	0				\$90,003		
ADA Compliance			0	0		0	0				\$90,003		
Building Sitework	\$4.50	S.F.	38,610	100	\$173,900	30	1956	1986	2010		\$173,900	\$173,900	100
Site Improvements	\$4.23	S.F.	38,610	100	\$163,308	30	1956	1986	2010		\$163,308	\$163,308	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$2,406.24	Each	49	100	\$117,906	30	1956	1986			\$117,906	\$117,906	100
Pedestrian Paving	\$36.32	L.F.	1,250	100	\$45,402	30	1956	1986	2010		\$45,402	\$45,402	100
Site Mechanical Utilities	\$0.27	S.F.	38,610	100	\$10,592	30	1956	1986			\$10,592	\$10,592	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	38,610	100	\$4,111	30	1956	1986			\$4,111	\$4,111	100
Gas Service Piping	\$0.11	S.F.	38,610	100	\$4,111	30	1956	1986			\$4,111	\$4,111	100
Propane	\$6,481.29	SYSTEM	1	100	\$6,481	30	1956	1986			\$6,481	\$6,481	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Flintstone Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Flintstone Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,454,131 \$118,533	\$1,799,602 \$61,756	\$5,253,733 \$180,288	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal exterior windows throughout the building are beyond useful life and in fair to poor condition (difficult to operate and rusted frames). An exception is the modular classrooms, which have windows and exterior doors in fair to good condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$76,062	\$39,628	\$115,690	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors throughout the building are original, beyond useful life, and in fair condition (difficult to operate).
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$76,834	\$40,030	\$116,864	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in fair operating condition, with chipped corners and worn surface finishes. The door hardware is in fair condition. The interior doors in the modular classrooms (1990 addition) are in good condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$111,969	\$58,336	\$170,305	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are beyond useful life and in fair condition. Metal toilet partitions are original, rusted/stained, and in poor condition. Toilet accessories are beyond useful life and needs to be replaced. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$162,934	\$84,889	\$247,823	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint on some partition walls is peeling and needs to be repainted.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$41,434	\$21,587	\$63,021	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the classrooms in both original building and the 1990-addition is beyond useful life and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$303,861	\$158,311	\$462,172	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are beyond useful life and in poor condition (stained and warped).
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$272,201	\$141,816	\$414,017	Necess ary- 2-5 Yrs	Deferred Maintena nce	Original systems.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$22,394	\$11,667	\$34,061	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$34,363	\$17,903	\$52,266	Necess ary- 2-5 Yrs	Deferred Maintena nce	Systems are original to the building.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$409,652	\$213,429	\$623,081	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$29,730	\$15,489	\$45,219	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$153,668	\$80,061	\$233,729	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$67,568	\$35,203	\$102,770	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in poor condition, with several cracks, pot holes, and uneven surfaces. Professional services to investigate foundation wall and/or moisture barrier failure. Structural cracks were observed on the building walls in the multi-purpose room that indicate possible settlement or damage to the slab-on-grade.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,475	\$1,810	\$5,285	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$77,518	\$40,387	\$117,906	Necess ary- 2-5 Yrs	Deferred Maintena nce	
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$23,552	\$12,271	\$35,823	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$534,362	\$278,403	\$812,765	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$74,517	\$38,824	\$113,341	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$152,536	\$79,471	\$232,007	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,703	\$1,408	\$4,111	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,261	\$2,220	\$6,481	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Low Flow Toilets	System	Beyond Useful Life	Renew System	1	Ea.	\$39,382	\$20,518	\$59,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$166,023	\$86,498	\$252,521	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$77,220	\$40,232	\$117,452	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	38,610	S.F.	\$59,174	\$30,829	\$90,003	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

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D5030310	DataSecurityPhone	System	Beyond Useful Life	Renew System	1	Ea.	\$69,112	\$36,007	\$105,119	Necessary- 2-5 Yrs	Deferred Maintenance
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$44,402	\$23,133	\$67,535	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$51,255	\$26,704	\$77,959	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$153,417	\$79,930	\$233,347	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$29,850	\$15,552	\$45,402	Necessary- 2-5 Yrs	Deferred Maintenance

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Facility Executive Summary

Facility: \Elementary Schools\Flintstone Elementary\1990 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1990

Gross Area: 8,400 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$690,604.94

Replacement Cost: \$2,171,997.13

FCI: 31.80%

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Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Flintstone Elementary\1990 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	8,400	100	\$2,171,999	41	1991	1995			\$690,606	\$2,171,999	32
Substructure	\$17.46	S.F.	8,400	100	\$146,674	100	1990					\$146,674	
Foundations	\$17.46	S.F.	8,400	100	\$146,674	100	1990					\$146,674	
Standard Foundations	\$5.76	S.F.	8,400	0	\$48,423	100	1990					\$48,423	
Slab on Grade	\$11.70	S.F.	8,400	0	\$98,251	100	1990					\$98,251	
Shell	\$54.82	S.F.	8,400	100	\$460,461	75	1990	2010			\$80,364	\$460,461	17
Superstructure	\$23.93	S.F.	8,400	100	\$200,973	100	1990					\$200,973	
Roof Construction	\$23.93	S.F.	8,400	0	\$200,973	100	1990					\$200,973	
Exterior Enclosure	\$21.32	S.F.	8,400	100	\$179,124	71	1990	2020				\$179,124	
Exterior Walls	\$12.49	S.F.	8,400	0	\$104,894	100	1990					\$104,894	
Exterior Windows	\$5.38	S.F.	8,400	100	\$45,228	30	1990	2020				\$45,228	
Exterior Doors	\$3.45	S.F.	8,400	100	\$29,002	30	1990	2020				\$29,002	
Roofing	\$9.57	S.F.	8,400	100	\$80,364	20	1990	2010			\$80,364	\$80,364	100
Roof Coverings	\$9.57	S.F.	8,400	100	\$80,364	20	1990	2010			\$80,364	\$80,364	100
Interiors	\$58.64	S.F.	8,400	100	\$492,539	28	1990	1995			\$151,024	\$492,539	31
Interior Construction	\$20.53	S.F.	8,400	100	\$172,481	35	1990	2010			\$42,801	\$172,481	25
Partitions	\$11.92	S.F.	8,400	100	\$100,167	40	1990	2030				\$100,167	
Interior Doors	\$3.51	S.F.	8,400	100	\$29,513	40	1990	2030				\$29,513	
Fittings	\$5.10	S.F.	8,400	100	\$42,801	20	1990	2010			\$42,801	\$42,801	100
Interior Finishes	\$38.10	S.F.	8,400	100	\$320,058	24	1990	1995			\$108,223	\$320,058	34
Wall Finishes	\$16.32	S.F.	8,400	100	\$137,091	28	1990	1995			\$30,983	\$137,091	23
Paint	\$7.38	S.F.	4,200	100	\$30,983	5	1990	1995			\$30,983	\$30,983	100
Tile	\$25.26	S.F.	4,200	100	\$106,108	35	1990	2025				\$106,108	
Floor Finishes	\$11.00	S.F.	8,400	100	\$92,382	16	1990	1997			\$77,240	\$92,382	84
Carpet	\$9.07	S.F.	1,680	100	\$15,229	7	1990	1997			\$15,229	\$15,229	100
Ceramic Tile	\$22.27	S.F.	680	100	\$15,142	50	1990	2040				\$15,142	
VCT	\$10.27	S.F.	6,040	100	\$62,011	10	1990	2000			\$62,011	\$62,011	100
Ceiling Finishes	\$10.78	S.F.	8,400	100	\$90,585	25	1990	2015				\$90,585	
Services	\$124.16	S.F.	8,400	100	\$1,042,939	24	1991	2000			\$411,273	\$1,042,939	39
Plumbing	\$17.87	S.F.	8,400	100	\$150,123	30	1993	2020				\$150,123	
Low Flow Toilets	\$1.79	S.F.	8,400	100	\$15,076	30	2007	2037				\$15,076	
Plumbing Fixtures	\$12.43	S.F.	8,400	100	\$104,383	30	1990	2020				\$104,383	
Domestic Water Distribution	\$0.99	S.F.	8,400	100	\$8,305	30	1990	2020				\$8,305	
Sanitary Waste	\$1.57	S.F.	8,400	100	\$13,160	30	1990	2020				\$13,160	
Rain Water Drainage	\$1.10	S.F.	8,400	100	\$9,199	30	1990	2020				\$9,199	
HVAC	\$67.58	S.F.	8,400	100	\$567,656	19	1990	2000			\$411,273	\$567,656	72
Distribution Systems	\$18.62	S.F.	8,400	100	\$156,383	30	1990	2020				\$156,383	
Terminal & Package Units	\$45.90	S.F.	8,400	100	\$385,592	15	1990	2005			\$385,592	\$385,592	100
Controls & Instrumentation	\$1.70	S.F.	8,400	100	\$14,310	20	1990	2010			\$14,310	\$14,310	100
Systems Testing & Balancing	\$1.35	S.F.	8,400	100	\$11,371	10	1990	2000			\$11,371	\$11,371	100
Fire Protection	\$6.97	S.F.	8,400	100	\$58,516	30	1990	2020				\$58,516	
Sprinklers	\$6.97	S.F.	8,400	100	\$58,516	30	1990	2020				\$58,516	
Electrical	\$31.74	S.F.	8,400	100	\$266,644	30	1990	2020				\$266,644	
Electrical Service/Distribution	\$3.09	S.F.	8,400	100	\$25,936	30	1990	2020				\$25,936	
Lighting and Branch Wiring	\$24.31	S.F.	8,400	100	\$204,167	30	1990	2020				\$204,167	
Communications and Security	\$4.35	S.F.	8,400	100	\$36,541	30	1990	2020				\$36,541	
Equipment & Furnishings	\$3.38	S.F.	8,400	100	\$28,364	15	1990	2005			\$28,364	\$28,364	100
Equipment	\$3.38	S.F.	8,400	100	\$28,364	15	1990	2005			\$28,364	\$28,364	100
Institutional	\$3.38	S.F.	8,400	100	\$28,364	15	1990	2005			\$28,364	\$28,364	100
Special Construction			0			0	0				\$19,581		
Special Construction			0			0	0				\$19,581		
ADA Compliance			0	0		0	0				\$19,581		
Building Sitework	\$0.12	S.F.	8,400	100	\$1,022	30	1990	2020				\$1,022	
Site Mechanical Utilities	\$0.12	S.F.	8,400	100	\$1,022	30	1990	2020				\$1,022	
Fuel Distribution	\$0.12	S.F.	8,400	100	\$1,022	30	1990	2020				\$1,022	
Gas Service Piping	\$0.12	S.F.	8,400	100	\$1,022	30	1990	2020				\$1,022	

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Facility Executive Summary

Facility: \Elementary Schools\Flintstone Elementary\1990 Addition (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$690,605			\$98,984		\$35,918		\$18,730	\$876,405		\$140,258
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$80,364								\$94,033		
Superstructure											
Roof Construction											
Exterior Enclosure									\$94,033		
Exterior Walls											
Exterior Windows									\$57,294		
Exterior Doors									\$36,739		
Roofing	\$80,364										
Roof Coverings	\$80,364										
Interiors	\$151,024			\$98,984		\$35,918		\$18,730			\$124,976
Interior Construction	\$42,801										
Partitions											
Interior Doors											
Fittings	\$42,801										
Interior Finishes	\$108,223			\$98,984		\$35,918		\$18,730			\$124,976
Wall Finishes	\$30,983					\$35,918					\$41,638
Paint	\$30,983					\$35,918					\$41,638
Tile											
Floor Finishes	\$77,241							\$18,730			\$83,338
Carpet	\$15,229							\$18,730			
Ceramic Tile											
VCT	\$62,011										\$83,338
Ceiling Finishes				\$98,984							
Services	\$411,272								\$781,077		\$15,282
Plumbing									\$171,073		
Low Flow Toilets											
Plumbing Fixtures									\$132,229		
Domestic Water Distribution									\$10,520		
Sanitary Waste									\$16,670		
Rain Water Drainage									\$11,653		
HVAC	\$411,272								\$198,101		\$15,282
Distribution Systems									\$198,101		
Terminal & Package Units	\$385,592										
Controls & Instrumentation	\$14,310										
Systems Testing & Balancing	\$11,371										\$15,282
Fire Protection									\$74,126		
Sprinklers									\$74,126		
Electrical									\$337,776		
Electrical Service/Distribution									\$32,855		
Lighting and Branch Wiring									\$258,632		
Communications and Security									\$46,288		
Equipment & Furnishings	\$28,364										
Equipment	\$28,364										
Institutional	\$28,364										
Special Construction	\$19,581										
Special Construction	\$19,581										
ADA Compliance	\$19,581										
Building Sitework									\$1,295		
Site Mechanical Utilities									\$1,295		
Fuel Distribution									\$1,295		
Gas Service Piping									\$1,295		

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Flintstone Elementary\1990 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$454,047 \$20,370	\$236,558 \$10,613	\$690,605 \$30,983	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$40,770	\$21,241	\$62,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$10,013	\$5,217	\$15,229	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$253,512	\$132,080	\$385,592	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$7,476	\$3,895	\$11,371	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$18,648	\$9,716	\$28,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	8,400	S.F.	\$12,874	\$6,707	\$19,581	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$52,836	\$27,528	\$80,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$28,140	\$14,661	\$42,801	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$9,408	\$4,902	\$14,310	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Forest Heights Elementary**Address:** 200 Talbert Drive, Oxon Hill, MD 20745**Attributes:**

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1953, 28,690 S.F.
School Addition 1	Built in 1955, 5,681 S.F.
School Addition 2	Built in 1968, 1,600 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function: Elementary School

Gross Area: 35,971 S.F.

Year Built:**Last Renovation:****Facility Description:**

Forest Heights Elementary School is a two-story, 35,971 square foot facility located on a 13.2-acre site close to I-495 (Capital Beltway) and MD Route 295 (Baltimore-Washington Parkway) in Oxon Hill, MD. The original building was constructed in 1953, with additions constructed in 1955 and 1968 and no major renovations performed. In 2010 there were some minor projects completed that included re-caulk of exterior windows and glass replacement as needed, and replacement of some ceiling tiles. In 2011 the boilers and domestic water piping system were replaced.

ACCESSIBILITY ISSUES

The school has no elevator and programs on the second floor are not handicap accessible. The main entrance has a ramp and wide enough doors for wheel chair access, but lacks push button wall switches and automatic door openers. Toilet configurations and accessories are inadequate and do not comply with all ADA accessibility guidelines. Interior graphics and/or signage for ADA compliance are inadequate or missing. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls that. The facility has a basement which contains boilers, other mechanical equipment, and electrical panel-board.

B. SHELL

The superstructure of the building is load bearing masonry walls with concrete floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow core metal steel doors. Roof construction is low-slope built-up roof. Roof covering was replaced in 1994.

C. INTERIORS

Interior partition walls typically include painted concrete masonry unit (CMU) with glazed block wainscot in the corridors and drywall. The interior doors are generally solid core wood doors with hollow metal frames, and are original from 1954. Interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The classrooms have original chalk boards. Toilet accessories such as the metal toilet partitions are original. The facility has original stair construction with concrete treads and risers and steel frame with rubber floor finish.

Interior wall finishes are typically painted CMU and painted gypsum drywalls. Floor finishes are typically vinyl asbestos tiles, vinyl composition tiles in the classrooms, cafeteria, and hallways, ceramic tiles in bathrooms, and carpet in the library and classrooms. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 24,300 square feet of vinyl asbestos tiles. The ceramic tiles are original. The VCT in the main office were replaced in 2007. The overall ceiling finishes are typically ACT and suspended acoustical tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 1,650 square feet of asbestos containing needlepoint ceiling tiles.

D. SERVICES**Conveying**

The building does not have an elevator for access to the second floor.

Plumbing

Fixtures, both toilets and sinks, are from June 2007. Domestic water piping was replaced in 2011. Sanitary waste line is cast iron. Storm drain water is directed from the building by way of internal and external drainage system. The sprinkler system only supplies the dry storage area and is inadequate for the building.

HVAC

Heating is provided from boilers that were replaced in 2011. HVAC upgrades were done in 2008. Individual rooms are conditioned by unit ventilators and temporary window units. The corridor has no ventilation. Controls throughout the building are pneumatic.

Facility Executive Summary

Electrical

A pole mounted transformer provides service to main switchgear. Power is copper. Most of the system is original. Lighting was updated in October 2007. Overall, lighting is provided by recessed fluorescent. The building does not have emergency power, emergency lighting, or an emergency generator. Exit signs are located at exterior doors and stairs and are illuminated.

Communication and Security

The system consists of audible annunciators and manual pull stations, but no smoke detectors. During the 2008 Assessment it was noted that telephone and data are combined at the jacks, but are not in their dedicated closets, and they do not have independent cooling systems as is required (the computer lab gets very hot, stresses the computer systems, and is in need of adequate cooling). The security system consists of motion sensors. Some fire extinguishers are not mounted properly.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has shelves, but lacks computers. The building also includes fixed casework/cabinetry in the classrooms, window treatment and multiple seating furnishings (folding chairs and tables).

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on site where there are two handicap spaces out of total 53 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$5,508,531.23**Replacement Cost:** \$9,982,968.57**FCI:** 55.18%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Forest Heights Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1953

Gross Area: 35,971 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,508,531.23

Replacement Cost: \$9,982,968.57

FCI: 55.18%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Forest Heights Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$277.53	S.F.	35,971	101	\$10,089,000	41	1964	1958	2008		\$5,508,530	\$9,982,966	55
Substructure	\$16.69	S.F.	35,971	100	\$600,212	100	1953				\$15,471	\$600,212	3
Foundations	\$14.83	S.F.	35,971	100	\$533,441	100	1953				\$15,471	\$533,441	3
Standard Foundations	\$4.97	S.F.	35,971	0	\$178,908	100	1953				\$15,471	\$178,908	9
Slab on Grade	\$9.86	S.F.	35,971	0	\$354,533	100	1953					\$354,533	
Basement Construction	\$1.86	S.F.	35,971	100	\$66,771	100	1953					\$66,771	
Basement Excavation	\$0.37	S.F.	10,000	0	\$3,650	100	1953					\$3,650	
Basement Walls	\$6.31	S.F.	10,000	0	\$63,121	100	1953					\$63,121	
Shell	\$75.02	S.F.	35,971	100	\$2,698,654	64	1960	1983			\$268,088	\$2,698,654	10
Superstructure	\$30.08	S.F.	35,971	100	\$1,081,918	100	1953					\$1,081,918	
Floor Construction	\$19.85	S.F.	17,985	0	\$356,985	100	1953					\$356,985	
Roof Construction	\$20.15	S.F.	35,971	0	\$724,933	100	1953					\$724,933	
Exterior Enclosure	\$17.98	S.F.	35,971	100	\$646,694	71	1953	1983			\$268,088	\$646,694	41
Exterior Walls	\$10.53	S.F.	35,971	0	\$378,606	100	1953					\$378,606	
Exterior Windows	\$4.53	S.F.	35,971	100	\$163,041	30	1953	1983			\$163,041	\$163,041	100
Exterior Doors	\$2.92	S.F.	35,971	100	\$105,047	30	1953	1983			\$105,047	\$105,047	100
Roofing	\$26.97	S.F.	35,971	100	\$970,042	20	1994	2014				\$970,042	
Roof Coverings	\$26.97	S.F.	35,971	100	\$970,042	20	1994	2014				\$970,042	
Interiors	\$48.58	S.F.	35,971	106	\$1,853,353	31	1953	1958	2012		\$1,546,043	\$1,747,319	88
Interior Construction	\$17.07	S.F.	35,971	100	\$614,077	61	1953	1973	2012		\$360,932	\$614,077	59
Partitions	\$9.63	S.F.	35,971	100	\$346,536	87	1953	2003	2012		\$93,391	\$346,536	27
Concrete Block Partitions - Regular Weight	\$10.05	S.F.	25,179	0	\$253,145	100	1953					\$253,145	
Drywall Partitions/Metal Stud Framing	\$8.65	S.F.	10,791	100	\$93,391	50	1953	2003	2012		\$93,391	\$93,391	100
Interior Doors	\$3.13	S.F.	35,971	100	\$112,706	40	1953	1993			\$112,706	\$112,706	100
Fittings	\$4.30	S.F.	35,971	100	\$154,835	20	1953	1973			\$154,835	\$154,835	100
Stairs	\$1.51	S.F.	35,971	100	\$54,165	50	1953	2003	2015			\$54,165	
Stair Construction	\$1.51	S.F.	35,971	100	\$54,165	50	1953	2003	2015	3		\$54,165	
Interior Finishes	\$30.00	S.F.	35,971	110	\$1,185,111	14	1953	1958			\$1,185,111	\$1,079,077	110
Wall Finishes	\$7.49	S.F.	35,971	100	\$269,446	12	1953	1958			\$269,446	\$269,446	100
Paint	\$6.24	S.F.	32,971	100	\$205,610	5	1953	1958			\$205,610	\$205,610	100
Tile	\$21.28	S.F.	3,000	100	\$63,836	35	1953	1988			\$63,836	\$63,836	100
Floor Finishes	\$15.20	S.F.	35,971	119	\$652,967	15	1953	1958			\$652,967	\$546,933	119
Carpet	\$7.38	S.F.	8,000	100	\$59,015	5	1953	1958			\$59,015	\$59,015	100
Ceramic Tile	\$18.86	S.F.	3,000	100	\$56,581	50	1953	2003			\$56,581	\$56,581	100
VAT (Resilient Flooring)	\$22.13	S.F.	15,971	130	\$459,481	13	1953	1966			\$459,481	\$353,447	130
VCT	\$8.65	S.F.	9,000	100	\$77,890	12	1953	1965			\$77,890	\$77,890	100
Ceiling Finishes	\$7.30	S.F.	35,971	100	\$262,698	13	1953	1966			\$262,698	\$262,698	100
Acoustical Ceilings	\$9.16	S.F.	28,690	100	\$262,698	13	1953	1966			\$262,698	\$262,698	100
Services	\$120.66	S.F.	35,971	100	\$4,340,293	24	1974	1963			\$2,894,258	\$4,340,293	67
Plumbing	\$15.03	S.F.	35,971	100	\$540,553	30	1975	1983			\$455,202	\$540,553	84
Low Flow Toilets	\$1.51	S.F.	35,971	100	\$54,165	30	2007	2037				\$54,165	
Plumbing Fixtures	\$10.42	S.F.	35,971	100	\$374,776	30	1953	1983			\$374,776	\$374,776	100
Domestic Water Distribution	\$0.87	S.F.	35,971	100	\$31,186	30	2011	2041				\$31,186	
Sanitary Waste	\$1.32	S.F.	35,971	100	\$47,599	30	1953	1983			\$47,599	\$47,599	100
Rain Water Drainage	\$0.91	S.F.	35,971	100	\$32,827	30	1953	1983			\$32,827	\$32,827	100
HVAC	\$71.82	S.F.	35,971	100	\$2,583,495	21	1981	1963			\$1,482,692	\$2,583,495	57
Heat Generating Systems	\$8.61	S.F.	35,971	100	\$309,669	30	2011	2041				\$309,669	
Boilers	\$8.61	S.F.	35,971	100	\$309,669	30	2011	2041				\$309,669	
Cooling Generating Systems	\$6.31	S.F.	35,971	100	\$227,054	30	2008	2038				\$227,054	
Chilled Water, Air Cooled	\$6.31	S.F.	35,971	100	\$227,054	30	2008	2038				\$227,054	
Condenser Systems													
Distribution Systems	\$15.68	S.F.	35,971	100	\$564,080	30	2008	2038				\$564,080	
Terminal & Package Units	\$38.66	S.F.	35,971	100	\$1,390,776	15	1953	1968			\$1,390,776	\$1,390,776	100
Controls & Instrumentation	\$1.41	S.F.	35,971	100	\$50,882	20	1953	1973			\$50,882	\$50,882	100
Systems Testing & Balancing	\$1.14	S.F.	35,971	100	\$41,034	10	1953	1963			\$41,034	\$41,034	100
Fire Protection	\$5.89	S.F.	35,971	100	\$211,735	30	1953	1983			\$211,735	\$211,735	100
Sprinklers	\$5.89	S.F.	35,971	100	\$211,735	30	1953	1983			\$211,735	\$211,735	100
Electrical	\$27.93	S.F.	35,971	100	\$1,004,510	27	1966	1983			\$744,629	\$1,004,510	74
Electrical Service/Distribution	\$2.62	S.F.	35,971	100	\$94,104	30	1953	1983			\$94,104	\$94,104	100
Electrical Service	\$2.62	S.F.	35,971	100	\$94,104	30	1953	1983			\$94,104	\$94,104	100
Branch Wiring	\$13.26	S.F.	35,971	100	\$477,088	30	1953	1983			\$477,088	\$477,088	100
Lighting	\$7.22	S.F.	35,971	100	\$259,881	20	2007	2027				\$259,881	
Communications and Security	\$4.82	S.F.	35,971	100	\$173,437	30	1953	1983			\$173,437	\$173,437	100
Equipment & Furnishings	\$9.08	S.F.	35,971	100	\$326,719	25	1953	1968			\$326,719	\$326,719	100
Equipment	\$9.08	S.F.	35,971	100	\$326,719	25	1953	1968			\$326,719	\$326,719	100
Institutional Equipment	\$2.81	S.F.	35,971	100	\$101,217	15	1953	1968			\$101,217	\$101,217	100

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$6.27	S.F.	35,971	100	\$225,502	30	1953	1983			\$225,502	\$225,502	100
Food Service Equipment	\$225,502.38	SYSTEM	1	100	\$225,502	30	1953	1983			\$225,502	\$225,502	100
Special Construction			0			0	0		2008		\$188,182		
Special Construction			0			0	0		2008		\$188,182		
ADA Compliance			0	100		0	0		2008		\$188,182		
Building Sitework	\$7.50	S.F.	35,971	100	\$269,769	30	1953	1983	2012		\$269,769	\$269,769	100
Site Improvements	\$4.62	S.F.	35,971	100	\$166,318	30	1953	1983	2012		\$166,318	\$166,318	100
Parking Lots	\$2,338.77	Each	53	100	\$123,955	30	1953	1983	2012		\$123,955	\$123,955	100
Pedestrian Paving	\$35.30	L.F.	1,200	100	\$42,363	30	1953	1983	2012		\$42,363	\$42,363	100
Site Mechanical Utilities	\$2.88	S.F.	35,971	100	\$103,451	30	1953	1983			\$103,451	\$103,451	100
Fuel Distribution	\$2.88	S.F.	35,971	100	\$103,451	30	1953	1983			\$103,451	\$103,451	100
NG Supply	\$0.11	SYSTEM	35,971	100	\$3,830	30	1953	1983			\$3,830	\$3,830	100
Underground Tank	\$99,621.30	SYSTEM	1	100	\$99,621	30	1953	1983			\$99,621	\$99,621	100

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Facility: \Elementary Schools\Forest Heights Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,508,531		\$1,029,117	\$59,187		\$306,773					\$410,780
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$268,088		\$1,029,117								
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$268,088										
Exterior Walls											
Exterior Windows	\$163,041										
Exterior Doors	\$105,047										
Roofing			\$1,029,117								
Roof Coverings			\$1,029,117								
Interiors	\$1,546,044			\$59,187		\$306,773					\$355,634
Interior Construction	\$360,932										
Partitions	\$93,391										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud	\$93,391										
Framing											
Interior Doors	\$112,706										
Fittings	\$154,835										
Stairs				\$59,187							
Stair Construction				\$59,187							
Interior Finishes	\$1,185,112					\$306,773					\$355,634
Wall Finishes	\$269,447					\$238,359					\$276,323
Paint	\$205,610					\$238,359					\$276,323
Tile	\$63,836										
Floor Finishes	\$652,968					\$68,414					\$79,311
Carpet	\$59,015					\$68,414					\$79,311
Ceramic Tile	\$56,581										
VAT (Resilient Flooring)	\$459,481										
VCT	\$77,890										
Ceiling Finishes	\$262,698										
Acoustical Ceilings	\$262,698										
Services	\$2,894,259										\$55,146
Plumbing	\$455,203										
Low Flow Toilets											
Plumbing Fixtures	\$374,776										
Domestic Water Distribution											
Sanitary Waste	\$47,599										
Rain Water Drainage	\$32,827										
HVAC	\$1,482,692										\$55,146
Heat Generating Systems											
Boilers											
Cooling Generating Systems											
Chilled Water, Air Cooled											
Condenser Systems											
Distribution Systems											
Terminal & Package Units	\$1,390,776										
Controls & Instrumentation	\$50,882										
Systems Testing & Balancing	\$41,034										\$55,146
Fire Protection	\$211,735										
Sprinklers	\$211,735										
Electrical	\$744,629										
Electrical Service/Distribution	\$94,104										
Electrical Service	\$94,104										

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Facility: \Elementary Schools\Forest Heights Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,621,651 \$107,194	\$1,886,880 \$55,848	\$5,508,531 \$163,041	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original, difficult to open, and in fair to poor condition. The windows are not energy efficient and some window panes are broken. The flashing and caulking around the windows are damaged.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$69,064	\$35,983	\$105,047	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior metal doors are original, beyond useful life, and in fair condition. The door hardware is also in fair condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$74,100	\$38,606	\$112,706	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are generally solid core wood doors with rusted hollow metal frames that are in fair to poor condition. Interior doors are original from 1954. The door hardware is in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$101,798	\$53,037	\$154,835	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The classrooms have original chalk boards which are lower in height and small in size for present use and should be replaced. The metal toilet partitions are old, beyond useful life, and are in poor condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$135,181	\$70,429	\$205,610	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior wall finishes are typically painted CMU and drywall. The facility has not been painted in last five years and the paint is in fair condition.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$41,970	\$21,866	\$63,836	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$51,210	\$26,680	\$77,890	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 12x12 vinyl composition tile floor finishes in the classrooms, cafeteria, and hallways are old, beyond useful life, and in poor condition.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$38,800	\$20,215	\$59,015	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the library and classrooms is old, beyond useful life, and in poor condition.
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$37,200	\$19,381	\$56,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tiles are original, old, stained and in fair to poor condition.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$302,091	\$157,390	\$459,481	Necess ary- 2-5 Yrs	Deferred Maintena nce	Floor finishes are typically 9x9 vinyl asbestos tiles in the classrooms, cafeteria, and hallways, and are old, beyond useful life, and in poor condition.

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C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$172,714	\$89,984	\$262,698	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in fair to poor condition with stains due to pipe condensation. Individual rooms are conditioned by temporary window units that are inadequate, in poor condition, and need to be updated.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$914,383	\$476,393	\$1,390,776	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$33,453	\$17,429	\$50,882	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$26,978	\$14,056	\$41,034	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$139,208	\$72,527	\$211,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$114,028	\$59,409	\$173,437	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$21,583	\$11,245	\$32,827	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$31,295	\$16,305	\$47,599	Necess ary- 2-5 Yrs	Deferred Maintena nce	Professional services to investigate foundation wall and/or moisture barrier failure.
D5010240	Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$61,870	\$32,234	\$94,104	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$66,546	\$34,671	\$101,217	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$65,497	\$34,124	\$99,621	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,518	\$1,312	\$3,830	Necess ary- 2-5 Yrs	Deferred Maintena nce	
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services-Inspect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical-12 months	Building Integrity	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$148,259	\$77,243	\$225,502	Necess ary- 2-5 Yrs	Deferred Maintena nce	The food service equipment is recommended for replacement due to its age.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$246,401	\$128,375	\$374,776	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$313,667	\$163,421	\$477,088	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	35,971	S.F.	\$123,722	\$64,459	\$188,182	Does Not Meet Current Code/St andards	ADA / Accessibility	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$61,401	\$31,990	\$93,391	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$81,495	\$42,459	\$123,955	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1 Ea.	\$27,852	\$14,511	\$42,363	Necess ary- 2-5 Yrs	Deferred Maintena nce
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Facility Executive Summary**Facility:** \Elementary Schools\Fort Foote Elementary**Address:** 8300 Oxon Hill Rad, Fort Washington, MD 20744**Attributes:**

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1960, 20,249 S.F.
School Addition 1	Built in 1961, 11,665 S.F.
School Addition 2	Built in 1968, 14,645 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	46,559 S.F.

Year Built:**Last Renovation:****Facility Description:**

Fort Foote Elementary School is a one-story, 46,559 square foot facility located on a 12.2-acre site close to I-95 (Capital Beltway) and MD Route 210 (Indian Head Highway) in Fort Washington, MD. The original building was constructed in 1960 and additions were constructed in 1961 and 1968, with no major renovation. In 2011 some minor projects were performed that includes ceiling tiles and security system. Tech Fab Panels in the classrooms were replaced in 2011 and the distribution system is scheduled to be updated in 2013 with some minor projects that include asbestos abatement and lighting upgrade in the steam tunnels.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. There are no curb cuts for wheelchair access from the parking lot to the main entrance. The main entrance is original in design and is a barrier to the handicapped. Inside, the school is on equal grade and accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and Tech Fab Panels (replaced in 2011). Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving and toilet partitions. Interior wall finishes are typically painted CMU and tile. Floor finishes in common areas is typically ceramic tile and vinyl composition tile. Floor finishes in assignable spaces is typically vinyl tile. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 35,000 square feet of vinyl asbestos tiles. Ceiling finishes in common and assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original; with exception of the toilets. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is external with roof scuppers.

HVAC

Heating is provided by two #2 oil and natural gas-fired steam boilers that were installed in 2005 and supply low pressure steam to a steam/water heat exchanger that provides heating through a 2-pipe system with fin-tube radiators, fan-coil units and unit ventilators as terminal equipment. There is an air handler for the MPR that is heating and ventilating only. Cooling is supplied by individual room window package units that are approximately from 2004. There is a small split system serving the teacher prep room. Fresh air is supplied by infiltration and make-up air handling units. Roof mounted exhaust fans are installed in restrooms Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system. Distribution system is scheduled to be replaced in 2013.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to an 800 amp main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted and pendent-mounted fluorescent. Emergency power (battery) and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system was replaced in 2008. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where there is one out of 60 is a handicap space with paths to building entrances. Parking asphalt surface was re-done in 2006. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 6,000 gallon fuel oil tank of dual wall construction with level and leak detection systems installed in 2000.

Current Repair Cost: \$7,146,297.94**Replacement Cost:** \$13,130,230.41**FCI:** 54.43%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Fort Foote Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1960

Gross Area: 46,559 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,146,297.94

Replacement Cost: \$13,130,230.41

FCI: 54.43%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Fort Foote Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.01	S.F.	46,559	102	\$13,414,596	40	1969	1965			\$7,146,296	\$13,130,230	54
Substructure	\$15.89	S.F.	46,559	100	\$740,030	100	1960					\$740,030	
Foundations	\$15.89	S.F.	46,559	100	\$740,030	100	1960					\$740,030	
Standard Foundations	\$5.34	S.F.	46,559	0	\$248,565	100	1960					\$248,565	
Slab on Grade	\$10.56	S.F.	46,559	0	\$491,465	100	1960					\$491,465	
Shell	\$59.96	S.F.	46,559	100	\$2,791,576	70	1979	1990			\$372,493	\$2,791,576	13
Superstructure	\$25.36	S.F.	46,559	100	\$1,180,507	100	1960					\$1,180,507	
Roof Construction	\$25.36	S.F.	46,559	0	\$1,180,507	100	1960					\$1,180,507	
Exterior Enclosure	\$19.27	S.F.	46,559	100	\$897,241	71	1977	1990			\$372,493	\$897,241	42
Exterior Walls	\$11.27	S.F.	46,559	0	\$524,748	100	2011					\$524,748	
Exterior Windows	\$4.87	S.F.	46,559	100	\$226,612	30	1960	1990			\$226,612	\$226,612	100
Exterior Doors	\$3.13	S.F.	46,559	100	\$145,881	30	1960	1990			\$145,881	\$145,881	100
Roofing	\$15.33	S.F.	46,559	100	\$713,828	20	2003	2023				\$713,828	
Roof Coverings	\$15.33	S.F.	46,559	100	\$713,828	20	2003	2023				\$713,828	
Interiors	\$61.53	S.F.	46,559	110	\$3,148,923	32	1960	1965			\$2,647,544	\$2,864,557	92
Interior Construction	\$18.56	S.F.	46,559	100	\$863,958	70	1960	1980			\$362,579	\$863,958	42
Partitions	\$10.77	S.F.	46,559	100	\$501,379	100	1960					\$501,379	
Concrete Block Partitions - Regular Weight	\$10.77	S.F.	46,559	0	\$501,379	100	1960					\$501,379	
Interior Doors	\$3.18	S.F.	46,559	100	\$148,006	40	1960	2000			\$148,006	\$148,006	100
Fittings	\$4.61	S.F.	46,559	100	\$214,573	20	1960	1980			\$214,573	\$214,573	100
Interior Finishes	\$42.97	S.F.	46,559	114	\$2,284,965	17	1960	1965			\$2,284,965	\$2,000,599	114
Wall Finishes	\$10.58	S.F.	46,559	100	\$492,490	24	1960	1965			\$492,490	\$492,490	100
Paint	\$6.68	S.F.	26,559	100	\$177,339	5	1960	1965			\$177,339	\$177,339	100
Tile	\$15.76	S.F.	20,000	100	\$315,151	35	1960	1995			\$315,151	\$315,151	100
Floor Finishes	\$22.66	S.F.	46,559	127	\$1,339,251	16	1960	1970			\$1,339,251	\$1,054,885	127
Ceramic Tile	\$20.21	S.F.	5,000	100	\$101,070	50	1960	2010			\$101,070	\$101,070	100
Concrete	\$3.80	S.F.	1,559	100	\$5,928	10	1960	1970			\$5,928	\$5,928	100
VAT (Resilient Flooring)	\$23.70	S.F.	40,000	130	\$1,232,253	13	1960	1973			\$1,232,253	\$947,887	130
Ceiling Finishes	\$9.73	S.F.	46,559	100	\$453,224	13	1960	1973			\$453,224	\$453,224	100
Acoustical Ceilings	\$9.73	S.F.	46,559	100	\$453,224	13	1960	1973			\$453,224	\$453,224	100
Services	\$129.18	S.F.	46,559	100	\$6,014,424	25	1972	1970			\$3,564,182	\$6,014,424	59
Plumbing	\$16.14	S.F.	46,559	100	\$751,361	30	1960	1990			\$751,361	\$751,361	100
Plumbing Fixtures	\$12.82	S.F.	46,559	100	\$596,981	30	1960	1990			\$596,981	\$596,981	100
Domestic Water Distribution	\$0.91	S.F.	46,559	100	\$42,490	30	1960	1990			\$42,490	\$42,490	100
Sanitary Waste	\$1.41	S.F.	46,559	100	\$65,859	30	1960	1990			\$65,859	\$65,859	100
Rain Water Drainage	\$0.99	S.F.	46,559	100	\$46,031	30	1960	1990			\$46,031	\$46,031	100
HVAC	\$77.57	S.F.	46,559	100	\$3,611,628	21	1976	1970			\$2,259,038	\$3,611,628	63
Heat Generating Systems	\$13.38	S.F.	46,559	100	\$623,183	30	1982	1990			\$201,118	\$623,183	32
Boilers	\$9.07	S.F.	46,559	100	\$422,065	30	2005	2035				\$422,065	
Piping and Misc Equipment	\$4.32	S.F.	46,559	100	\$201,118	30	1960	1990			\$201,118	\$201,118	100
Heat													
Distribution Systems	\$19.99	S.F.	46,559	100	\$930,525	30	2013	2043				\$930,525	
Terminal & Package Units	\$41.45	S.F.	46,559	100	\$1,929,743	15	1960	1975			\$1,929,743	\$1,929,743	100
Controls & Instrumentation	\$1.54	S.F.	46,559	100	\$71,524	20	1960	1980			\$71,524	\$71,524	100
Systems Testing & Balancing	\$1.22	S.F.	46,559	100	\$56,653	10	1960	1970			\$56,653	\$56,653	100
Fire Protection	\$6.30	S.F.	46,559	100	\$293,179	30	1960	1990			\$293,179	\$293,179	100
Sprinklers	\$6.30	S.F.	46,559	100	\$293,179	30	1960	1990			\$293,179	\$293,179	100
Electrical	\$29.17	S.F.	46,559	100	\$1,358,256	29	1982	1990			\$260,604	\$1,358,256	19
Electrical Service/Distribution	\$2.78	S.F.	46,559	100	\$129,594	30	1960	1990			\$129,594	\$129,594	100
Electrical Service	\$2.78	S.F.	46,559	100	\$129,594	30	1960	1990			\$129,594	\$129,594	100
Lighting and Branch Wiring	\$21.93	S.F.	46,559	100	\$1,021,170	30	1999	2029				\$1,021,170	
Communications and Security	\$4.46	S.F.	46,559	100	\$207,492	26	1984	1990			\$131,010	\$207,492	63
DataSecurityPhone	\$2.81	S.F.	46,559	100	\$131,010	30	1960	1990			\$131,010	\$131,010	100
Fire Alarm	\$1.64	S.F.	46,559	100	\$76,482	20	2008	2028				\$76,482	
Equipment & Furnishings	\$8.23	S.F.	46,559	100	\$383,314	24	1960	1975			\$383,314	\$383,314	100
Equipment	\$8.23	S.F.	46,559	100	\$383,314	24	1960	1975			\$383,314	\$383,314	100
Institutional Equipment	\$3.04	S.F.	46,559	100	\$141,632	15	1960	1975			\$141,632	\$141,632	100
Other Equipment	\$5.19	S.F.	46,559	100	\$241,682	30	1960	1990			\$241,682	\$241,682	100
Food Service Equipment EACH	\$241,682.22	SYSTE M	1	100	\$241,682	30	1960	1990			\$241,682	\$241,682	100
Special Construction			0			0	0				\$108,533		
Special Construction			0			0	0				\$108,533		
ADA Compliance			0	0		0	0				\$108,533		
Building Sitework	\$7.22	S.F.	46,559	100	\$336,329	30	1960	1990			\$70,230	\$336,329	21
Site Improvements	\$4.57	S.F.	46,559	100	\$212,835	30	1962	1990			\$62,440	\$212,835	29
Parking Lots	\$2,506.58	Each	60	100	\$150,395	30	2006	2036				\$150,395	
Pedestrian Paving	\$37.84	L.F.	1,650	100	\$62,440	30	1960	1990			\$62,440	\$62,440	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$2.65	S.F.	46,559	100	\$123,494	30	1960	1990			\$7,790	\$123,494	6
Fuel Distribution	\$2.65	S.F.	46,559	100	\$123,494	30	1960	1990			\$7,790	\$123,494	6
Natural Gas	\$0.17	S.F.	46,559	100	\$7,790	30	1960	1990			\$7,790	\$7,790	100
Underground Tank	\$115,703.69	SYSTEM	1	100	\$115,704	30	2000	2030				\$115,704	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Fort Foote Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Fort Foote Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,698,421 \$148,989	\$2,447,877 \$77,623	\$7,146,298 \$226,612	Necess ary- 2-5 Yrs	Capital Renewal	In most cases, exterior window systems are a single pane aluminum frame application that is from the original construction of the building. Some of the windows were replaced with a plexi-glass after they were damaged. It is recommended that the exterior window system be upgraded with a new weather tight application suitable to mimic the existing application.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$95,912	\$49,970	\$145,881	Necess ary- 2-5 Yrs	Capital Renewal	In most cases, exterior doors are from the original construction of the building. There are a few doors that have been replaced over the life of the school; however, no records were present during the time of the inspection to indicate the installation dates. In each case, the doors appear aged and abused. Removal and replacement of the exterior doors is recommended.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$97,308	\$50,698	\$148,006	Necess ary- 2-5 Yrs	Capital Renewal	Interior doors are in fair condition considering the age of the applications. The doors are beyond their expected life cycle for this application and upgrades are recommended. ADA considerations for the upgrades should be included as part of this effort.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$141,074	\$73,499	\$214,573	Necess ary- 2-5 Yrs	Capital Renewal	There appears to have been a minor renovation to several of the classrooms to upgrade chalkboards and a section of lockers. The school's fittings are beyond their expected life cycle an are recommended for removal and upgrade.

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

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Facility Executive Summary

C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$116,594	\$60,745	\$177,339	Recommended -3-10 Yrs	Appearance	Most of the interior space of this school is painted on an as needed basis. There are sections that have been upgraded as recently as last year. Considering the overall appearance of the school's interior painted finish, a universal upgrade is recommended. This project provides a budgetary consideration to renew the surfaces throughout the school during one application within the next ten years.
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$207,200	\$107,951	\$315,151	Necessary- 2-5 Yrs	Capital Renewal	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$810,160	\$422,093	\$1,232,253	Necessary- 2-5 Yrs	Environmental	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$297,978	\$155,246	\$453,224	Necessary- 2-5 Yrs	Capital Renewal	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$392,492	\$204,489	\$596,981	Necessary- 2-5 Yrs	Capital Renewal	There is a mixture of 12x12 and 2x2 acoustical ceiling tile applications in this building. The applications are beyond their expected life cycle and universal upgrades are recommended.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$27,935	\$14,554	\$42,490	Necessary- 2-5 Yrs	Capital Renewal	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$30,263	\$15,767	\$46,031	Necessary- 2-5 Yrs	Building Integrity	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$43,300	\$22,559	\$65,859	Necessary- 2-5 Yrs	Environmental	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,268,733	\$661,010	\$1,929,743	Necessary- 2-5 Yrs	Capital Renewal	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$47,025	\$24,500	\$71,524	Necessary- 2-5 Yrs	Environmental	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$37,247	\$19,406	\$56,653	Necessary- 2-5 Yrs	Environmental	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$192,754	\$100,425	\$293,179	Necessary- 2-5 Yrs	Building Integrity	
D5010120	Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$85,203	\$44,391	\$129,594	Necessary- 2-5 Yrs	Capital Renewal	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$41,052	\$21,388	\$62,440	Necessary- 2-5 Yrs	Capital Renewal	
G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$5,121	\$2,668	\$7,790	Necessary- 2-5 Yrs	Building Integrity	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$3,898	\$2,031	\$5,928	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

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Report Date: 08 Sep 2012

Facility Executive Summary

D3020315	Piping and Misc Equipment Heat	System	Beyond Useful Life	Renew System	1	Ea.	\$132,228	\$68,891	\$201,118	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$93,118	\$48,514	\$141,632	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$158,897	\$82,785	\$241,682	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	46,559	S.F.	\$71,356	\$37,177	\$108,533	Does Not Meet Current Code/St andards	ADA / Accessibil ity
D5030310	DataSecurityPho ne	System	Beyond Useful Life	Renew System	1	Ea.	\$86,134	\$44,876	\$131,010	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$66,450	\$34,620	\$101,070	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Elementary Schools\Fort Washington Forest Elementary**Address:** 1300 Fillmore Road, Fort Washington , MD 20744**Attributes:**

School Area	2
Congressional	4
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1961, 22,560 S.F.
School Addition 1	Built in 1961, 5,348 S.F.
School Addition 2	Built in 1963, 5,549 S.F.
School Addition 3	Built in 1969, 12,191 S.F.
School Board District	9
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	45,648 S.F.

Year Built:**Last Renovation:****Facility Description:**

Fort Washington Elementary School is a single-story, 45,648 square foot facility located on an 8.1-acre site close to MD Route 210 (Indian Head Highway) in Fort Washington, MD. The original building was constructed in 1961 and additions were constructed in 1961, 1963, and 1969, with no major renovation since.

ACCESSIBILITY ISSUES

The building has some ADA compliant features including curb cuts and a ramp. Interior door hardware, restrooms, and fire detection systems are not ADA compliant. Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or a sub-floor construction.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is steel joist framing, with wood panels and lightweight fill. The roof was replaced in 2006. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are aluminum with aluminum frames. Roofing was replaced in 2006 and is typically low-slope, except at the cafeteria and kitchen area, where it is pitched with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU with glazed block wainscot in corridors. Interior doors are generally solid core with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. In the boiler room there are a few steps of painted concrete construction. The interior wall finishes are typically paint on CMU and glazed block. VAT flooring was replaced in 2008. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels in most areas and plaster in boiler room and restrooms. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 13,000 square feet of asbestos containing suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow water closets which were installed in 2007. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is a combination of with roof drains, gutters, and downspouts. The building has sprinklers in the janitors closets only.

HVAC

Heating is provided by two steam dual fired boilers that supply fan coils, fin tube radiators, air handlers and terminal units throughout the building. Cooling is provided by individual window units. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. Lighting in the corridors and classrooms is fluorescent lamps. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets and do not have independent cooling systems. The security system consists of motion sensors. A CCTV system is present but is not operational.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where two out of 46 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer and electrical. The school has an 8,000 gallon underground fuel tank replaced in 1995.

Current Repair Cost: \$8,690,542.32**Replacement Cost:** \$12,710,642.49**FCI:** 68.37%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Fort Washington Forest Elementary_ **Building**

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1961

Gross Area: 45,648 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,690,542.32

Replacement Cost: \$12,710,642.49

FCI: 68.37%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Fort Washington Forest Elementary_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$278.45	S.F.	45,648	100	\$12,715,230	39	1964	1966			\$8,690,545	\$12,710,645	68
Substructure	\$15.79	S.F.	45,648	100	\$720,690	100	1961					\$720,690	
Foundations	\$15.79	S.F.	45,648	100	\$720,690	100	1961					\$720,690	
Standard Foundations	\$5.29	S.F.	45,648	0	\$241,619	100	1961					\$241,619	
Slab on Grade	\$10.49	S.F.	45,648	0	\$479,071	100	1961					\$479,071	
Shell	\$69.24	S.F.	45,648	100	\$3,160,481	59	1970	1991			\$360,345	\$3,160,481	11
Superstructure	\$21.46	S.F.	45,648	100	\$979,666	100	1961					\$979,666	
Roof Construction	\$21.46	S.F.	45,648	0	\$979,666	100	1961					\$979,666	
Exterior Enclosure	\$19.09	S.F.	45,648	100	\$871,354	71	1961	1991			\$360,345	\$871,354	41
Exterior Walls	\$11.19	S.F.	45,648	0	\$511,009	100	1961					\$511,009	
Exterior Windows	\$4.82	S.F.	45,648	100	\$220,095	30	1961	1991			\$220,095	\$220,095	100
Exterior Doors	\$3.07	S.F.	45,648	100	\$140,250	30	1961	1991			\$140,250	\$140,250	100
Roofing	\$28.69	S.F.	45,648	100	\$1,309,461	20	2006	2026				\$1,309,461	
Roof Coverings	\$28.69	S.F.	45,648	100	\$1,309,461	20	2006	2026				\$1,309,461	
Interiors	\$57.25	S.F.	45,648	100	\$2,618,006	32	1961	1966			\$2,129,909	\$2,613,421	81
Interior Construction	\$18.42	S.F.	45,648	100	\$840,804	70	1961	1981			\$352,707	\$840,804	42
Partitions	\$10.69	S.F.	45,648	100	\$488,097	100	1961					\$488,097	
Concrete Block Partitions - Regular Weight	\$10.69	S.F.	45,648	0	\$488,097	100	1961					\$488,097	
Interior Doors	\$3.15	S.F.	45,648	100	\$143,721	40	1961	2001			\$143,721	\$143,721	100
Fittings	\$4.58	S.F.	45,648	100	\$208,986	20	1961	1981			\$208,986	\$208,986	100
Interior Finishes	\$38.83	S.F.	45,648	100	\$1,777,202	14	1961	1966			\$1,777,202	\$1,772,617	100
Wall Finishes	\$7.52	S.F.	45,648	100	\$343,198	11	1961	1966			\$343,198	\$343,198	100
Paint	\$6.62	S.F.	41,083	100	\$271,820	5	1961	1966			\$271,820	\$271,820	100
Tile	\$15.64	S.F.	4,565	100	\$71,378	35	1961	1996			\$71,378	\$71,378	100
Floor Finishes	\$21.24	S.F.	45,648	100	\$974,341	15	1961	1966			\$974,341	\$969,756	100
Carpet	\$7.85	S.F.	2,739	100	\$21,497	5	1961	1966			\$21,497	\$21,497	100
Ceramic Tile	\$20.09	S.F.	2,282	110	\$50,436	50	1961	2011			\$50,436	\$45,851	110
Concrete	\$3.77	S.F.	2,739	100	\$10,332	10	1961	1971			\$10,332	\$10,332	100
VAT (Resilient Flooring)	\$23.55	S.F.	37,888	100	\$892,076	13	1961	1974			\$892,076	\$892,076	100
Ceiling Finishes	\$10.07	S.F.	45,648	100	\$459,663	16	1961	1974			\$459,663	\$459,663	100
Plaster Ceilings	\$17.60	S.F.	2,282	100	\$40,159	50	1961	2011			\$40,159	\$40,159	100
Acoustical Ceilings	\$9.67	S.F.	43,366	100	\$419,504	13	1961	1974			\$419,504	\$419,504	100
Services	\$121.36	S.F.	45,648	100	\$5,539,869	24	1964	1971			\$5,527,328	\$5,539,869	100
Plumbing	\$15.96	S.F.	45,648	100	\$728,327	30	1961	1991			\$728,327	\$728,327	100
Plumbing Fixtures	\$12.69	S.F.	45,648	100	\$579,051	30	1961	1991			\$579,051	\$579,051	100
Domestic Water Distribution	\$0.90	S.F.	45,648	100	\$40,964	30	1961	1991			\$40,964	\$40,964	100
Sanitary Waste	\$1.38	S.F.	45,648	100	\$63,182	30	1961	1991			\$63,182	\$63,182	100
Rain Water Drainage	\$0.99	S.F.	45,648	100	\$45,130	30	1961	1991			\$45,130	\$45,130	100
HVAC	\$69.60	S.F.	45,648	100	\$3,177,145	21	1961	1971			\$3,188,210	\$3,177,145	100
Heat Generating Systems	\$9.00	S.F.	45,648	100	\$411,029	30	1961	1991			\$411,029	\$411,029	100
Distribution Systems	\$16.69	S.F.	45,648	100	\$761,654	30	1961	1991			\$761,654	\$761,654	100
Terminal & Package Units	\$41.17	S.F.	45,648	100	\$1,879,487	15	1961	1976			\$1,890,552	\$1,879,487	101
Controls & Instrumentation	\$1.52	S.F.	45,648	100	\$69,431	20	1961	1981			\$69,431	\$69,431	100
Systems Testing & Balancing	\$1.22	S.F.	45,648	100	\$55,544	10	1961	1971			\$55,544	\$55,544	100
Fire Protection	\$6.25	S.F.	45,648	100	\$285,360	30	1961	1991			\$285,360	\$285,360	100
Sprinklers	\$6.25	S.F.	45,648	100	\$285,360	30	1961	1991			\$285,360	\$285,360	100
Electrical	\$29.55	S.F.	45,648	100	\$1,349,037	28	1970	1976			\$1,325,431	\$1,349,037	98
Distribution	\$2.77	S.F.	45,648	100	\$126,364	30	1961	1991			\$126,364	\$126,364	100
New Electrical Service	\$0.52	S.F.	45,648	100	\$23,606	30	2006	2036				\$23,606	
Lighting and Branch Wiring	\$21.80	S.F.	45,648	100	\$994,941	30	1961	1991			\$994,941	\$994,941	100
Communications and Security	\$4.33	S.F.	45,648	100	\$197,877	20	1961	1981			\$197,877	\$197,877	100
Other Electrical Systems	\$0.14	S.F.	45,648	100	\$6,249	15	1961	1976			\$6,249	\$6,249	100
Equipment & Furnishings	\$8.29	S.F.	45,648	100	\$378,323	25	1961	1976			\$378,323	\$378,323	100
Equipment	\$8.29	S.F.	45,648	100	\$378,323	25	1961	1976			\$378,323	\$378,323	100
Institutional Equipment	\$3.03	S.F.	45,648	100	\$138,167	15	1961	1976			\$138,167	\$138,167	100
Other Equipment	\$5.26	S.F.	45,648	100	\$240,156	30	1961	1991			\$240,156	\$240,156	100
Food Service Equipment, EACH	\$240,155.85	SYSTEM	1	100	\$240,156	30	1961	1991			\$240,156	\$240,156	100
Special Construction			0			0	0				\$106,409		
Special Construction			0			0	0				\$106,409		
ADA Compliance			0	0		0	0				\$106,409		
Building Sitework	\$6.53	S.F.	45,648	100	\$297,861	30	1961	1991			\$188,231	\$297,861	63
Site Improvements	\$4.02	S.F.	45,648	100	\$183,371	30	1961	1991			\$183,371	\$183,371	100
Parking Lots	\$2,490.74	Each	46	100	\$114,574	30	1961	1991			\$114,574	\$114,574	100
Pedestrian Paving	\$37.61	L.F.	1,829	100	\$68,797	30	1961	1991			\$68,797	\$68,797	100
Site Mechanical Utilities	\$2.51	S.F.	45,648	100	\$114,490	30	1961	1991			\$4,860	\$114,490	4
Fuel Tank System	\$109,630.17	SYSTEM	1	100	\$109,630	30	1995	2025				\$109,630	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
NG Supply	\$0.11	S.F.	45,648	100	\$4,860	30	1961	1991			\$4,860	\$4,860	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Fort Washington Forest Elementary_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,690,542					\$340,034					\$482,725
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$360,345										
Superstructure											
Roof Construction											
Exterior Enclosure	\$360,345										
Exterior Walls											
Exterior Windows	\$220,095										
Exterior Doors	\$140,250										
Roofing											
Roof Coverings											
Interiors	\$2,129,907					\$340,034					\$408,077
Interior Construction	\$352,707										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$143,721										
Fittings	\$208,986										
Interior Finishes	\$1,777,200					\$340,034					\$408,077
Wall Finishes	\$343,197					\$315,113					\$365,303
Paint	\$271,820					\$315,113					\$365,303
Tile	\$71,378										
Floor Finishes	\$974,340					\$24,921					\$42,775
Carpet	\$21,497					\$24,921					\$28,890
Ceramic Tile	\$50,436										
Concrete	\$10,332										\$13,885
VAT (Resilient Flooring)	\$892,076										
Ceiling Finishes	\$459,662										
Plaster Ceilings	\$40,159										
Acoustical Ceilings	\$419,504										
Services	\$5,527,327										\$74,647
Plumbing	\$728,327										
Plumbing Fixtures	\$579,051										
Domestic Water Distribution	\$40,964										
Sanitary Waste	\$63,182										
Rain Water Drainage	\$45,130										
HVAC	\$3,188,210										\$74,647
Heat Generating Systems	\$411,029										
Distribution Systems	\$761,654										
Terminal & Package Units	\$1,890,552										
Controls & Instrumentation	\$69,431										
Systems Testing & Balancing	\$55,544										\$74,647
Fire Protection	\$285,360										
Sprinklers	\$285,360										
Electrical	\$1,325,430										
Distribution	\$126,364										
New Electrical Service											
Lighting and Branch Wiring	\$994,941										
Communications and Security	\$197,877										
Other Electrical Systems	\$6,249										
Equipment & Furnishings	\$378,323										
Equipment	\$378,323										
Institutional Equipment	\$138,167										
Other Equipment	\$240,156										
Food Service Equipment, EACH	\$240,156										
Special Construction	\$106,409										
Special Construction	\$106,409										
ADA Compliance	\$106,409										
Building Sitework	\$188,231										

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Fort Washington Forest Elementary_ Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$5,713,703 \$45,648	\$2,976,839 \$23,783	\$8,690,542 \$69,431	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$36,518	\$19,026	\$55,544	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$187,613	\$97,747	\$285,360	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010		Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$83,079	\$43,284	\$126,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$654,136	\$340,805	\$994,941	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$130,097	\$67,780	\$197,877	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,108	\$2,140	\$6,249	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$144,704	\$75,391	\$220,095	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior aluminum windows are original and in poor condition due to wear and tear.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$92,209	\$48,041	\$140,250	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are original and damaged due to wear and tear and do not seal properly when closed.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$94,491	\$49,230	\$143,721	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$137,400	\$71,586	\$208,986	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$178,711	\$93,108	\$271,820	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$46,928	\$24,450	\$71,378	Necess ary- 2-5 Yrs	Deferred Maintena nce	The tiles seem to be in fair condition.
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$14,133	\$7,363	\$21,497	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is in poor condition due to wear and tear and needs to be replaced.
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$6,793	\$3,539	\$10,332	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$275,808	\$143,696	\$419,504	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parts of the acoustical ceilings are damaged due to roof leaks and pipe leaks.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$380,704	\$198,347	\$579,051	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$26,932	\$14,032	\$40,964	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$29,671	\$15,459	\$45,130	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$41,540	\$21,642	\$63,182	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,235,691	\$643,795	\$1,879,487	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$270,236	\$140,793	\$411,029	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$500,759	\$260,895	\$761,654	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	A/C Units Computer Room	Missing	Install CRCU	3	Each	\$7,275	\$3,790	\$11,065	Necess ary- 2-5 Yrs	Functiona l	Server closets lack independant cooling.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$75,328	\$39,246	\$114,574	Necess ary- 2-5 Yrs	Adequacy Deferred Maintena nce	
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$3,195	\$1,665	\$4,860	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$90,840	\$47,327	\$138,167	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,893	\$82,262	\$240,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$45,231	\$23,565	\$68,797	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	45,648	S.F.	\$69,960	\$36,449	\$106,409	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$33,160	\$17,276	\$50,436	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$26,403	\$13,756	\$40,159	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$586,506	\$305,570	\$892,076	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\Francis T. Evans Elementary
Address: 6720 Old Alexandria Ferry Road, Clinton, MD 20735

Attributes:

School Area	1
Congressional	4
County Council	9
Historical Building	No
Legislative	25
Original Building	Built in 1970, 57,742 S.F.
School Board District	9
School Grade	PreK-5th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	57,742 S.F.	Last Renovation:

Facility Description:

Francis T. Evans Elementary School is a one-story, 57,742 square foot facility located on a 10-acre site close to MD Route 5 (Branch Avenue) in Clinton, MD, near Andrews Air Force Base. The building was constructed in 1970 and has had no additions constructed or major renovations performed. In 2010 the roof covering was replaced, and in 2011 the parking lot was improved to include a total of 100 parking spaces.

ACCESSIBILITY ISSUES

The main entrance doors are wide enough for wheel chair access. Toilet configurations and accessories are generally inadequate and do not comply with all the ADA accessibility guidelines. Interior graphics and/or signage for ADA compliance are inadequate and missing in the building. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade . The building does not have a basement or crawl space.

B. SHELL

The superstructure is masonry bearing walls, steel interior columns, and open web steel joist roof framing. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope, built-up roof (replaced in 2010) with standing seam metal parapet.

C. INTERIORS

Interior partition wall types typically include exposed brick, painted CMU, and drywall. Interior doors are generally hollow core wood or composite core fire doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, handrails, and toilet partitions. Interior wall finishes are typically painted CMU and drywall. Floor finishes in common areas are typically carpet, vinyl composition tile, and ceramic tile. Floor finishes in assignable spaces are typically vinyl tile, carpet, and wood. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains approximately 18,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Sinks, faucets, urinals, toilets, and other plumbing fixtures were not updated and are mostly original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by an original gas hot water heater.

HVAC

Heating is provided by two original gas fired boilers. Cooling is supplied by a water cold chiller and roof top units. The chiller is located in the boiler room. The heating/cooling distribution system is ductwork and a 2-pipe system using air handlers and unit ventilators. Fresh air is supplied by infiltration and air handling units. Most of the air handling units are original. Ceiling exhaust fans are in restrooms. Controls and instrumentation are pneumatic not centrally controlled by an energy management system.

Fire Protection

The building has 5% fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting are not present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces, was installed in 1998. The system is activated by pull stations and is centrally monitored. The telephone and data systems are combined and include dedicated closets or cabinets. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, detention, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where was updated to 100 parking spaces in 2011. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school does not have a fuel oil tank; it uses natural gas.

Current Repair Cost: \$10,043,195.36**Replacement Cost:** \$15,677,200.31**FCI:** 64.06%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Francis T. Evans Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1970

Gross Area: 57,742 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$10,043,195.36

Replacement Cost: \$15,677,200.31

FCI: 64.06%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Francis T. Evans Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.63	S.F.	57,742	101	\$15,694,049	39	1973	1975	2015		\$9,935,158	\$15,569,164	64
Substructure	\$15.59	S.F.	57,742	100	\$900,212	100	1970					\$900,212	
Foundations	\$15.59	S.F.	57,742	100	\$900,212	100	1970					\$900,212	
Standard Foundations	\$5.25	S.F.	57,742	0	\$302,998	100	1970					\$302,998	
Slab on Grade	\$10.34	S.F.	57,742	0	\$597,214	100	1970					\$597,214	
Shell	\$67.53	S.F.	57,742	100	\$3,899,456	58	1978	2000			\$450,545	\$3,899,456	12
Superstructure	\$21.26	S.F.	57,742	100	\$1,227,802	100	1970					\$1,227,802	
Roof Construction	\$21.26	S.F.	57,742	0	\$1,227,802	100	1970					\$1,227,802	
Exterior Enclosure	\$17.90	S.F.	57,742	100	\$1,033,707	69	1970	2000			\$450,545	\$1,033,707	44
Exterior Walls	\$10.10	S.F.	57,742	0	\$583,162	100	1970					\$583,162	
Exterior Windows	\$4.76	S.F.	57,742	100	\$274,894	30	1970	2000			\$274,894	\$274,894	100
Exterior Doors	\$3.04	S.F.	57,742	100	\$175,651	30	1970	2000			\$175,651	\$175,651	100
Roofing	\$28.37	S.F.	57,742	100	\$1,637,947	20	2010	2030				\$1,637,947	
Roof Coverings	\$28.37	S.F.	57,742	100	\$1,637,947	20	2010	2030				\$1,637,947	
Interiors	\$49.15	S.F.	57,742	104	\$2,962,796	33	1976	1975			\$1,608,805	\$2,837,911	57
Interior Construction	\$17.87	S.F.	57,742	100	\$1,031,951	64	1970	1990			\$438,250	\$1,031,951	42
Partitions	\$10.28	S.F.	57,742	100	\$593,701	91	1970	2020				\$593,701	
Concrete Block Partitions - Regular Weight	\$10.57	S.F.	46,194	0	\$488,314	100	1970	2070				\$488,314	
Drywall Partitions/Metal Stud Framing	\$9.13	S.F.	11,548	100	\$105,387	50	1970	2020				\$105,387	
Interior Doors	\$3.07	S.F.	57,742	100	\$177,408	40	1970	2010			\$177,408	\$177,408	100
Fittings	\$4.52	S.F.	57,742	100	\$260,842	20	1970	1990			\$260,842	\$260,842	100
Interior Finishes	\$31.28	S.F.	57,742	107	\$1,930,845	16	1984	1975			\$1,170,555	\$1,805,960	65
Wall Finishes	\$7.86	S.F.	57,742	100	\$454,100	18	1998	2008			\$320,258	\$454,100	71
Glazed Wainscot	\$15.45	S.F.	8,661	100	\$133,842	50	1970	2020				\$133,842	
Paint	\$6.53	S.F.	49,081	100	\$320,258	5	2003	2008			\$320,258	\$320,258	100
Floor Finishes	\$13.16	S.F.	57,742	116	\$884,649	12	1970	1975			\$850,297	\$759,764	112
Carpet	\$7.76	S.F.	31,758	100	\$246,350	5	1970	1975			\$246,350	\$246,350	100
Ceramic Tile	\$19.83	S.F.	1,732	100	\$34,352	50	1970	2020				\$34,352	
VAT	\$23.26	S.F.	17,900	130	\$541,169	13	1970	1983			\$541,169	\$416,284	130
VCT	\$9.13	S.F.	5,774	100	\$52,694	12	1970	1982			\$52,694	\$52,694	100
Wood	\$17.48	S.F.	577	100	\$10,084	30	1970	2000			\$10,084	\$10,084	100
Ceiling Finishes	\$10.25	S.F.	57,742	100	\$592,096	19	0					\$592,096	
Plaster Ceilings	\$17.35	S.F.	5,197	100	\$90,192	50	0					\$90,192	
Acoustical Ceilings	\$9.55	S.F.	52,545	100	\$501,904	13	0					\$501,904	
Services	\$127.08	S.F.	57,742	100	\$7,337,825	25	1972	1980			\$7,317,962	\$7,337,825	100
Plumbing	\$15.80	S.F.	57,742	100	\$912,507	30	1970	2000			\$912,507	\$912,507	100
Plumbing Fixtures	\$12.56	S.F.	57,742	100	\$725,439	30	1970	2000			\$725,439	\$725,439	100
Domestic Water Distribution	\$0.90	S.F.	57,742	100	\$51,817	30	1970	2000			\$51,817	\$51,817	100
Sanitary Waste	\$1.37	S.F.	57,742	100	\$79,043	30	1970	2000			\$79,043	\$79,043	100
Rain Water Drainage	\$0.97	S.F.	57,742	100	\$56,208	30	1970	2000			\$56,208	\$56,208	100
HVAC	\$76.40	S.F.	57,742	100	\$4,411,478	21	1970	1980			\$4,640,161	\$4,411,478	105
Heat Generating Systems	\$9.03	S.F.	57,742	100	\$521,684	30	1970	2000			\$750,367	\$521,684	144
Cooling Generating Systems	\$7.44	S.F.	57,742	100	\$429,467	30	1970	2000			\$429,467	\$429,467	100
Distribution Systems	\$16.53	S.F.	57,742	100	\$954,664	30	1970	2000			\$954,664	\$954,664	100
Terminal & Package Units	\$40.67	S.F.	57,742	100	\$2,348,456	15	1970	1985			\$2,348,456	\$2,348,456	100
Controls & Instrumentation	\$1.51	S.F.	57,742	100	\$86,947	20	1970	1990			\$86,947	\$86,947	100
Systems Testing & Balancing	\$1.22	S.F.	57,742	100	\$70,260	10	1970	1980			\$70,260	\$70,260	100
Fire Protection	\$6.18	S.F.	57,742	100	\$356,572	30	1970	2000			\$356,572	\$356,572	100
Sprinklers	\$6.18	S.F.	57,742	100	\$356,572	30	1970	2000			\$356,572	\$356,572	100
Electrical	\$28.70	S.F.	57,742	100	\$1,657,268	30	1977	1985			\$1,408,722	\$1,657,268	85
Electrical Service/Distribution	\$2.74	S.F.	57,742	100	\$158,086	30	1970	2000			\$158,086	\$158,086	100
Lighting and Branch Wiring	\$21.52	S.F.	57,742	100	\$1,242,732	30	1970	2000			\$1,242,732	\$1,242,732	100
Fire Alarm and Communications and Security	\$4.30	S.F.	57,742	100	\$248,546	30	1998	2028				\$248,546	
Other Electrical Systems	\$0.14	S.F.	57,742	100	\$7,904	15	1970	1985			\$7,904	\$7,904	100
Equipment & Furnishings	\$7.10	S.F.	57,742	100	\$410,186	24	1970	1985			\$410,186	\$410,186	100
Equipment	\$7.10	S.F.	57,742	100	\$410,186	24	1970	1985			\$410,186	\$410,186	100
Institutional Equipment	\$3.00	S.F.	57,742	100	\$173,016	15	1970	1985			\$173,016	\$173,016	100
Other Equipment	\$4.11	S.F.	57,742	100	\$237,170	30	1970	2000			\$237,170	\$237,170	100
Food Service Equipment, EACH	\$237,169.58	SYSTEM	1	100	\$237,170	30	1970	2000			\$237,170	\$237,170	100
Special Construction			0			0	0				\$134,601		
Special Construction			0			0	0				\$134,601		
ADA Compliance			0	0		0	0				\$134,601		
Building Sitework	\$3.18	S.F.	57,742	100	\$183,574	30	1970	2000	2015		\$13,059	\$183,574	7
Site Improvements	\$2.95	S.F.	57,742	100	\$170,515	30	1971	2000	2015			\$170,515	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Parking Lots	\$2,459.78	Each	48	100	\$118,069	30	2011	2041				\$118,069	
Pedestrian Paving	\$37.14	L.F.	1,412	100	\$52,446	30	1970	2000	2015	3		\$52,446	
Site Mechanical Utilities	\$0.23	S.F.	57,742	100	\$13,059	30	1970	2000			\$13,059	\$13,059	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	57,742	100	\$6,148	30	1970	2000			\$6,148	\$6,148	100
Gas Service Piping	\$0.11	S.F.	57,742	100	\$6,148	30	1970	2000			\$6,148	\$6,148	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1970	2000			\$6,911	\$6,911	100

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Facility Executive Summary

Facility: \Elementary Schools\Francis T. Evans Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$10,043,195			\$57,309		\$656,854			\$346,564		\$855,898
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$450,545										
Superstructure											
Roof Construction											
Exterior Enclosure	\$450,545										
Exterior Walls											
Exterior Windows	\$274,894										
Exterior Doors	\$175,651										
Roofing											
Roof Coverings											
Interiors	\$1,608,804					\$656,854			\$346,564		\$761,474
Interior Construction	\$438,250								\$133,501		
Partitions									\$133,501		
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing									\$133,501		
Interior Doors	\$177,408										
Fittings	\$260,842										
Interior Finishes	\$1,170,554					\$656,854			\$213,063		\$761,474
Wall Finishes	\$320,258					\$371,267			\$169,546		\$430,400
Glazed Wainscot									\$169,546		
Paint	\$320,258					\$371,267					\$430,400
Floor Finishes	\$850,297					\$285,587			\$43,516		\$331,074
Carpet	\$246,350					\$285,587					\$331,074
Ceramic Tile									\$43,516		
VAT	\$541,169										
VCT	\$52,694										
Wood	\$10,084										
Ceiling Finishes											
Plaster Ceilings											
Acoustical Ceilings											
Services	\$7,317,964										\$94,424
Plumbing	\$912,508										
Plumbing Fixtures	\$725,439										
Domestic Water Distribution	\$51,817										
Sanitary Waste	\$79,043										
Rain Water Drainage	\$56,208										
HVAC	\$4,640,162										\$94,424
Heat Generating Systems	\$750,367										
Cooling Generating Systems	\$429,467										
Distribution Systems	\$954,664										
Terminal & Package Units	\$2,348,456										
Controls & Instrumentation	\$86,947										
Systems Testing & Balancing	\$70,260										\$94,424
Fire Protection	\$356,572										
Sprinklers	\$356,572										
Electrical	\$1,408,722										
Electrical Service/Distribution	\$158,086										
Lighting and Branch Wiring	\$1,242,732										
Fire Alarm and Communications and Security											
Other Electrical Systems	\$7,904										
Equipment & Furnishings	\$410,186										
Equipment	\$410,186										
Institutional Equipment	\$173,016										
Other Equipment	\$237,170										
Food Service Equipment, EACH	\$237,170										
Special Construction	\$134,601			</							

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Report Date: 08 Sep 2012

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Francis T. Evans Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$6,603,021 \$234,433	\$3,440,174 \$122,139	\$10,043,195 \$356,572	Necess ary- 2-5 Yrs	Capital Renewal	The sprinkler system is missing from the school.
	D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$103,936	\$54,150	\$158,086	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$817,049	\$425,683	\$1,242,732	Necess ary- 2-5 Yrs	Deferred Maintena nce	The lighting system is partially updated but some classrooms and offices are in need of update.
	D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,197	\$2,708	\$7,904	Necess ary- 2-5 Yrs	Deferred Maintena nce	The emergency generator, electrical panels, transformers and other related electrical equipment are mostly original. Although this equipment may function properly most of the time, they are beyond useful life and ready for update.
	G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,042	\$2,106	\$6,148	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	The propane tank is located outside of the school under the trees. The tank is rusting out and in need of update or replacement.
	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$180,732	\$94,162	\$274,894	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$115,484	\$60,167	\$175,651	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$171,494	\$89,348	\$260,842	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$34,644	\$18,050	\$52,694	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$161,966	\$84,384	\$246,350	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$355,798	\$185,371	\$541,169	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$476,949	\$248,490	\$725,439	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original need update. Some of the fixtures are out of order and are covered with plastic to prevent students from using them.

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D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$34,068	\$17,749	\$51,817	Necessary- 2-5 Yrs	Deferred Maintenance	Piping for both the hot and cold water is mostly original. The distribution system was not updated and needs update. Some of the faucets had low pressure that could indicate line blockage.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$36,955	\$19,253	\$56,208	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$51,968	\$27,075	\$79,043	Necessary- 2-5 Yrs	Deferred Maintenance	Drainage is slow in some of the sink drains and when flushing toilets. This indicates that the sanitary waste system needs update and repairs.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,544,021	\$804,435	\$2,348,456	Necessary- 2-5 Yrs	Deferred Maintenance	Most of the terminal units are original and show signs of damage. Some of the roof top units break down often and have control problems.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$342,987	\$178,696	\$521,684	Necessary- 2-5 Yrs	Deferred Maintenance	The boilers are original and show signs of wear. The school engineer stated work was performed on the boilers but more work is needed.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$282,358	\$147,109	\$429,467	Necessary- 2-5 Yrs	Deferred Maintenance	The chiller is original, but is still functioning. According to the life cycle of this chiller, the system needs replacement.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$627,656	\$327,009	\$954,664	Necessary- 2-5 Yrs	Deferred Maintenance	The heating and cooling distribution system, piping, pumps, ductwork, and fittings, appear to be in poor condition with some of leaks and damage
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$57,165	\$29,783	\$86,947	Necessary- 2-5 Yrs	Deferred Maintenance	HVAC control system is original and has functional problems. Some classrooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$46,194	\$24,067	\$70,260	Necessary- 2-5 Yrs	Deferred Maintenance	Since most of the HVAC system is original, some system balance and testing is needed. Ventilation balance is poor in some classrooms and in some hallways.
C3020410	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$6,630	\$3,454	\$10,084	Necessary- 2-5 Yrs	Deferred Maintenance	
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades-Refrigerant Equip in Blr Room	1	SYSTEM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/Standards	Compliance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$113,752	\$59,265	\$173,016	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$155,930	\$81,240	\$237,170	Necessary- 2-5 Yrs	Deferred Maintenance	

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Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	57,742	S.F.	\$88,495	\$46,106	\$134,601	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$116,639	\$60,769	\$177,408	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$210,557	\$109,700	\$320,258	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Elementary Schools\Gaywood Elementary
Address: 6701 97th Avenue, Seabrook, MD 20706**Attributes:**

School Area	2
Congressional	5
County Council	3
Historical Building	No
Legislative	23A
Original Building	Built in 1958, 14,972 S.F.
School Addition 1	Built in 1961, 10,981 S.F.
School Addition 2	Built in 1966, 16,463 S.F.
School Board District	4
School Grade	K-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	42,416 S.F.	Last Renovation:

Facility Description:

Gaywood Elementary School is a one-story, 42,416 square foot facility located on a 8.3-acre site close to MD Route 564 and I-95 (Capital Beltway) in Seabrook, MD. The original building was constructed in 1958 and additions were constructed in 1961 and 1966, with no major renovation since. The HVAC distribution system is schedule to be replaced in 2013.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The ramp to the main entrance needs to be upgraded and exterior and interior doors are not handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is load bearing stud walls. Floor construction is slab on grade. Roof construction consists of concrete beams with steel joists and Tectum roof deck panels with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU and glass blocks. Exterior windows are aluminum sash with operable single-pane glazing. Roofing is typically low-slope with built-up roof, which was replaced approximately in 1998.

C. INTERIORS

Interior partition walls are typically painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, shelving, handrails and toilet partitions. Interior wall finishes are typically paint, tile, and glazed block. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, carpet, and vinyl asbestos tile. Floor finishes in assignable spaces are typically concrete, carpet, vinyl composition tile, and vinyl asbestos tile. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 33,100 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels and exposed deck. Ceiling finishes in assignable areas are typically roof deck. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 1,760 square feet of suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow toilets, which were installed around 2007. Domestic water distribution is original and consists of copper and galvanized piping. Hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers that supply fan coil units, fin tube radiators and terminal units throughout the building. Cooling is provided by individual window units for each classroom. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units, and pneumatic. The system is not centrally monitored or controlled. Distribution system is scheduled to be replaced in 2013.

Electrical

A pole mounted transformer provides service to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and is inadequate.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where four out of 57 are handicap spaces with path to building entrance. Asphalt re-surface was done in 2007. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, electrical and an underground fuel tank.

Current Repair Cost: \$7,193,952.97**Replacement Cost:** \$11,960,469.68**FCI:** 60.15%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Gaywood Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1958

Gross Area: 42,416 S.F.

Last Renovation: 1966

Facility Description:

Current Repair Cost: \$7,193,952.97

Replacement Cost: \$11,960,469.68

FCI: 60.15%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Gaywood Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.43	S.F.	42,416	102	\$12,052,780	39	1966	1963	2007		\$7,193,951	\$11,852,431	61
Substructure	\$15.76	S.F.	42,416	100	\$668,372	100	1958					\$668,372	
Foundations	\$15.76	S.F.	42,416	100	\$668,372	100	1958					\$668,372	
Standard Foundations	\$5.29	S.F.	42,416	0	\$224,511	100	1958					\$224,511	
Slab on Grade	\$10.46	S.F.	42,416	0	\$443,861	100	1958					\$443,861	
Shell	\$68.23	S.F.	42,416	100	\$2,894,131	59	1966	1988			\$334,832	\$2,894,131	12
Superstructure	\$21.42	S.F.	42,416	100	\$908,367	100	1958					\$908,367	
Roof Construction	\$21.42	S.F.	42,416	0	\$908,367	100	1958					\$908,367	
Exterior Enclosure	\$18.62	S.F.	42,416	100	\$789,661	70	1958	1988			\$334,832	\$789,661	42
Exterior Walls	\$10.72	S.F.	42,416	0	\$454,829	100	1958					\$454,829	
Exterior Windows	\$4.82	S.F.	42,416	100	\$204,512	30	1958	1988			\$204,512	\$204,512	100
Exterior Doors	\$3.07	S.F.	42,416	100	\$130,320	30	1958	1988			\$130,320	\$130,320	100
Roofing	\$28.20	S.F.	42,416	100	\$1,196,103	20	1997	2017				\$1,196,103	
Roof Coverings	\$28.20	S.F.	42,416	100	\$1,196,103	20	1997	2017				\$1,196,103	
Interiors	\$60.86	S.F.	42,416	108	\$2,781,790	33	1958	1963			\$2,328,897	\$2,581,441	90
Interior Construction	\$22.94	S.F.	42,416	100	\$972,881	62	1958	1978			\$519,988	\$972,881	53
Partitions	\$10.68	S.F.	42,416	100	\$452,893	100	1958	2058				\$452,893	
Concrete Block Partitions - Regular Weight	\$10.68	S.F.	42,416	100	\$452,893	100	1958	2058				\$452,893	
Interior Doors	\$3.13	S.F.	42,416	100	\$132,900	40	1958	1998			\$132,900	\$132,900	100
Fittings	\$4.56	S.F.	42,416	100	\$193,544	20	1958	1978			\$193,544	\$193,544	100
Fittings	\$4.56	S.F.	42,416	100	\$193,544	30	1958	1988			\$193,544	\$193,544	100
Interior Finishes	\$37.92	S.F.	42,416	112	\$1,808,909	18	1958	1963			\$1,808,909	\$1,608,560	112
Wall Finishes	\$8.86	S.F.	42,416	100	\$375,959	18	1958	1963			\$375,959	\$375,959	100
Paint	\$6.62	S.F.	31,812	100	\$210,479	5	1958	1963			\$210,479	\$210,479	100
Tile	\$15.61	S.F.	10,604	100	\$165,480	35	1958	1993			\$165,480	\$165,480	100
Floor Finishes	\$19.02	S.F.	42,416	125	\$1,007,153	14	1958	1963			\$1,007,153	\$806,804	125
Carpet	\$7.83	S.F.	4,242	100	\$33,228	5	1958	1963			\$33,228	\$33,228	100
Ceramic Tile	\$20.05	S.F.	2,121	100	\$42,519	50	1958	2008			\$42,519	\$42,519	100
Concrete	\$3.76	S.F.	1,272	100	\$4,779	10	1958	1968			\$4,779	\$4,779	100
VAT (Resilient Flooring)	\$23.50	S.F.	28,419	130	\$668,180	13	1958	1971			\$668,180	\$667,831	130
VCT	\$9.19	S.F.	6,362	100	\$58,447	12	1958	1970			\$58,447	\$58,447	100
Ceiling Finishes	\$10.04	S.F.	42,416	100	\$425,797	25	1958	1983			\$425,797	\$425,797	100
Services	\$120.37	S.F.	42,416	100	\$5,105,696	24	1971	1968	2007		\$3,970,237	\$5,105,696	78
Plumbing	\$15.99	S.F.	42,416	100	\$678,050	30	1958	1988			\$678,050	\$678,050	100
Low Flow Toilets	\$2.40	S.F.	42,416	100	\$101,933	30	1958	1988			\$101,933	\$101,933	100
Plumbing Fixtures	\$10.31	S.F.	42,416	100	\$437,410	30	1958	1988			\$437,410	\$437,410	100
Domestic Water Distribution	\$0.90	S.F.	42,416	100	\$38,064	30	1958	1988			\$38,064	\$38,064	100
Sanitary Waste	\$1.40	S.F.	42,416	100	\$59,354	30	1958	1988			\$59,354	\$59,354	100
Rain Water Drainage	\$0.97	S.F.	42,416	100	\$41,289	30	1958	1988			\$41,289	\$41,289	100
HVAC	\$69.49	S.F.	42,416	100	\$2,947,678	20	1992	1968	2007		\$1,859,315	\$2,947,678	63
Heat Generating Systems	\$9.00	S.F.	42,416	100	\$381,927	30	1997	2027				\$381,927	
Distribution Systems	\$16.65	S.F.	42,416	100	\$706,436	30	2013	2043				\$706,436	
Terminal & Package Units	\$41.10	S.F.	42,416	100	\$1,743,188	15	1997	2012	2007		\$1,743,188	\$1,743,188	100
Controls & Instrumentation	\$1.52	S.F.	42,416	100	\$64,515	10	1997	2007			\$64,515	\$64,515	100
Systems Testing & Balancing	\$1.22	S.F.	42,416	100	\$51,612	10	1958	1968			\$51,612	\$51,612	100
Fire Protection	\$6.24	S.F.	42,416	100	\$264,510	30	1958	1988			\$264,510	\$264,510	100
Sprinklers	\$6.24	S.F.	42,416	100	\$264,510	30	1958	1988			\$264,510	\$264,510	100
Electrical	\$28.66	S.F.	42,416	100	\$1,215,458	30	1966	1973			\$1,168,362	\$1,215,458	96
Distribution Panels	\$1.64	S.F.	42,416	100	\$69,676	30	1958	1988			\$69,676	\$69,676	100
Main Service Panel	\$1.11	S.F.	42,416	100	\$47,096	30	1997	2027				\$47,096	
Lighting and Branch Wiring	\$21.45	S.F.	42,416	100	\$909,658	30	1958	1988			\$909,658	\$909,658	100
Communications and Security	\$4.33	S.F.	42,416	100	\$183,867	30	1958	1988			\$183,867	\$183,867	100
Other Electrical Systems	\$0.12	S.F.	42,416	100	\$5,161	15	1958	1973			\$5,161	\$5,161	100
Equipment & Furnishings	\$8.66	S.F.	42,416	100	\$367,402	25	1958	1973			\$367,402	\$367,402	100
Equipment	\$8.66	S.F.	42,416	100	\$367,402	25	1958	1973			\$367,402	\$367,402	100
Institutional Equipment	\$3.01	S.F.	42,416	100	\$127,739	15	1958	1973			\$127,739	\$127,739	100
Other Equipment	\$5.65	S.F.	42,416	100	\$239,663	30	1958	1988			\$239,663	\$239,663	100
Food Service Equipment, EACH	\$239,663.16	SYSTE M	1	100	\$239,663	30	1958	1988			\$239,663	\$239,663	100
Special Construction			0			0	0				\$98,875		
Special Construction			0			0	0				\$98,875		
ADA Compliance			0	0		0	0				\$98,875		
Building Sitework	\$5.55	S.F.	42,416	100	\$235,389	30	1958	1988			\$93,708	\$235,389	40
Site Improvements	\$5.44	S.F.	42,416	100	\$230,873	30	1959	1988			\$89,192	\$230,873	39
Parking Lots	\$2,485.63	Each	57	100	\$141,681	30	2007	2037				\$141,681	
Pedestrian Paving	\$37.52	L.F.	2,377	100	\$89,192	30	1958	1988			\$89,192	\$89,192	100
Site Mechanical Utilities	\$0.11	S.F.	42,416	100	\$4,516	30	1958	1988			\$4,516	\$4,516	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	42,416	100	\$4,516	30	1958	1988			\$4,516	\$4,516	100
Gas Service Piping	\$0.11	S.F.	42,416	100	\$4,516	30	1958	1988			\$4,516	\$4,516	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Gaywood Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,193,953					\$1,669,135					\$490,009
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$334,831					\$1,386,611					
Superstructure											
Roof Construction											
Exterior Enclosure	\$334,831										
Exterior Walls											
Exterior Windows	\$204,512										
Exterior Doors	\$130,320										
Roofing						\$1,386,611					
Roof Coverings						\$1,386,611					
Interiors	\$2,328,899					\$282,524					\$333,945
Interior Construction	\$519,989										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$132,900										
Fittings	\$193,544										
Fittings	\$193,544										
Interior Finishes	\$1,808,910					\$282,524					\$333,945
Wall Finishes	\$375,960					\$244,003					\$282,867
Paint	\$210,479					\$244,003					\$282,867
Tile	\$165,480										
Floor Finishes	\$1,007,153					\$38,521					\$51,078
Carpet	\$33,228					\$38,521					\$44,656
Ceramic Tile	\$42,519										
Concrete	\$4,779										\$6,422
VAT (Resilient Flooring)	\$868,180										
VCT	\$58,447										
Ceiling Finishes	\$425,797										
Services	\$3,970,237										\$156,064
Plumbing	\$678,050										
Low Flow Toilets	\$101,933										
Plumbing Fixtures	\$437,410										
Domestic Water Distribution	\$38,064										
Sanitary Waste	\$59,354										
Rain Water Drainage	\$41,289										
HVAC	\$1,859,315										\$156,064
Heat Generating Systems											
Distribution Systems											
Terminal & Package Units	\$1,743,188										
Controls & Instrumentation	\$64,515										\$86,702
Systems Testing & Balancing	\$51,612										\$69,362
Fire Protection	\$264,510										
Sprinklers	\$264,510										
Electrical	\$1,168,362										
Distribution Panels	\$69,676										
Main Service Panel											
Lighting and Branch Wiring	\$909,658										
Communications and Security	\$183,867										
Other Electrical Systems	\$5,161										
Equipment & Furnishings	\$367,402										
Equipment	\$367,402										
Institutional Equipment	\$127,739										
Other Equipment	\$239,663										
Food Service Equipment, EACH	\$239,663										
Special Construction	\$98,875										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Gaywood Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$4,729,752 \$134,459	\$2,464,201 \$70,053	\$7,193,953 \$204,512	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$85,680	\$44,639	\$130,320	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are worn out with paint peeling off and some do not seal properly when closed.
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$87,377	\$45,523	\$132,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are old and worn, and need hardware upgrade.
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$127,248	\$66,296	\$193,544	Necess ary- 2-5 Yrs	Deferred Maintena nce	Generally, all fittings need an upgrade.
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$138,382	\$72,097	\$210,479	Necess ary- 2-5 Yrs	Deferred Maintena nce	Peeling paint has been observed throughout the building. Re-painting is necessary.
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$108,797	\$56,683	\$165,480	Necess ary- 2-5 Yrs	Deferred Maintena nce	Wall tiles seem to be in fair condition.
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$38,426	\$20,020	\$58,447	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$21,846	\$11,382	\$33,228	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is generally old and worn out.
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$3,142	\$1,637	\$4,779	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$27,955	\$14,564	\$42,519	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System		1	Ea.	\$279,946	\$145,852	\$425,797	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$287,580	\$149,829	\$437,410	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$25,025	\$13,038	\$38,064	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$27,146	\$14,143	\$41,289	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$39,023	\$20,331	\$59,354	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,146,080	\$597,108	\$1,743,188	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$42,416	\$22,099	\$64,515	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$33,933	\$17,679	\$51,612	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$173,906	\$90,605	\$264,510	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Distribution Panels	System	Beyond Useful Life	Renew System	1	Ea.	\$45,809	\$23,867	\$69,676	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$598,066	\$311,592	\$909,658	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$120,886	\$62,981	\$183,867	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,393	\$1,768	\$5,161	Necessary- 2-5 Yrs	Deferred Maintenance	
D2010	Low Flow Toilets	System	Beyond Useful Life	Renew System	1	Ea.	\$67,017	\$34,916	\$101,933	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$570,796	\$297,385	\$868,180	Necessary- 2-5 Yrs	Deferred Maintenance	Damage to vinyl asbestos tiles is extensive throughout the building.
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$127,248	\$66,296	\$193,544	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$58,641	\$30,552	\$89,192	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,969	\$1,547	\$4,516	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$83,984	\$43,755	\$127,739	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,569	\$82,094	\$239,663	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	42,416	S.F.	\$65,007	\$33,869	\$98,875	Does Not Meet Current Code/Standards	ADA / Accessibility	

Facility Executive Summary**Facility:** \Elementary Schools\Gladys Noon Spellman Elementary**Address:** 3324 64th Avenue, Cheverly, MD 20785**Attributes:**

School Area	2
Congressional	4
County Council	5
Historical Building	No
Legislative	47
Original Building	Built in 1955, 16,955 S.F.
School Addition 1	Built in 1970, 5,987 S.F.
School Addition 2	Built in 1990, 36,558 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	59,500 S.F.	Last Renovation:

Facility Description:

Gladys Noon Spellman Elementary School is a two-story, 59,500 square foot facility located on a 5.9-acre site close to MD Route 295 (Baltimore-Washington Parkway) and US Route 50 in Cheverly, MD. The original building was constructed in 1955 and additions were constructed in 1970 and 1990, with major renovation performed in 1990. In 2012 the chillers and a kitchen grease trap were replaced.

ACCESSIBILITY ISSUES

Access to this building is provided by ramp from the parking area. Parking is limited and is at an elevation that requires additional effort to reach the sidewalk. Access to the main entrance is limited as well as the interior signage, restrooms, drinking fountains and door hardware. The facility is generally not in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor construction.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are aluminum sash with fixed single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically pitched with standing seam metal.

C. INTERIORS

Interior construction partition wall types typically include painted CMU. Interior doors are generally solid core with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories and shelving. Interior wall finishes are typically painted CMU and generally. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl tile. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building includes hydraulic elevator.

Plumbing

Fixtures are original except for the low flow water closets, which were installed in 2007. Domestic water distribution is primarily copper. Sanitary waste system is cast iron. Rain water system is external with roof gutters and downspouts.

HVAC

Heating is provided by two dual fuel steam boilers to fan coils, air handlers and terminal units. Cooling is supplied by two air cooled chillers (replaced in 2012) to air handlers, fan coil units, and terminal units. Fresh air is supplied by a make-up air unit and through ducts to the fan coil units. Ceiling-mounted exhaust fans are installed in bathrooms. Controls and instrumentation are a combination of manual, electric, and pneumatic, and were upgraded in 2008.

Fire Protection

The building has a fire sprinkler system.

Electrical

The electrical service is fed a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting was upgraded in 2007 to T-8 lamps. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined but do not include dedicated closets or cabinets. The building includes an internal security system that consists of motion detectors and is centrally monitored.

Other Electrical Systems

The building has an emergency generator that, as of the 2008 Assessment, was inoperative.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The building also includes fixed casework, window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where four out of 50 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon underground fuel oil tank replaced in 1991.

Current Repair Cost: \$5,450,364.02**Replacement Cost:** \$15,966,516.84**FCI:** 34.14%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Gladys Noon Spellman Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1955

Gross Area: 22,942 S.F.

Last Renovation: 2007

Facility Description:

Current Repair Cost: \$2,125,389.52

Replacement Cost: \$6,469,742.42

FCI: 32.85%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Gladys Noon Spellman Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.00	S.F.	22,942	100	\$6,469,743	39	1981	1970	2007		\$2,125,391	\$6,469,743	33
Substructure	\$13.96	S.F.	22,942	100	\$320,334	100	1955					\$320,334	
Foundations	\$13.96	S.F.	22,942	100	\$320,334	100	1955					\$320,334	
Standard Foundations	\$4.61	S.F.	22,942	0	\$105,731	100	1955					\$105,731	
Slab on Grade	\$9.35	S.F.	22,942	0	\$214,603	100	1955					\$214,603	
Shell	\$61.77	S.F.	22,942	100	\$1,417,077	63	1979	2020				\$1,417,077	
Superstructure	\$19.12	S.F.	22,942	100	\$438,627	100	1955					\$438,627	
Roof Construction	\$19.12	S.F.	22,942	0	\$438,627	100	1955					\$438,627	
Exterior Enclosure	\$17.07	S.F.	22,942	100	\$391,520	71	1978	2020				\$391,520	
Exterior Walls	\$9.99	S.F.	22,942	0	\$229,259	100	1955					\$229,259	
Exterior Windows	\$4.30	S.F.	22,942	100	\$98,752	30	1990	2020				\$98,752	
Exterior Doors	\$2.77	S.F.	22,942	100	\$63,509	30	1990	2020				\$63,509	
Roofing	\$25.58	S.F.	22,942	100	\$586,930	30	2007	2037				\$586,930	
Roof Coverings	\$25.58	S.F.	22,942	100	\$586,930	30	2007	2037				\$586,930	
Interiors	\$60.11	S.F.	22,942	100	\$1,379,054	36	1994	1995			\$428,172	\$1,379,054	31
Interior Construction	\$16.72	S.F.	22,942	100	\$383,493	70	1984	2010			\$93,518	\$383,493	24
Partitions	\$9.83	S.F.	22,942	100	\$225,420	100	1955					\$225,420	
Concrete Block Partitions - Regular Weight	\$9.83	S.F.	22,942	0	\$225,420	100	1955					\$225,420	
Interior Doors	\$2.81	S.F.	22,942	100	\$64,555	40	2006	2046				\$64,555	
Fittings	\$4.08	S.F.	22,942	100	\$93,518	20	1990	2010			\$93,518	\$93,518	100
Interior Finishes	\$43.39	S.F.	22,942	100	\$995,561	23	2002	1995			\$334,654	\$995,561	34
Wall Finishes	\$26.10	S.F.	22,942	100	\$598,795	28	2006	2011			\$135,392	\$598,795	23
Paint	\$5.90	S.F.	22,942	100	\$135,392	5	2006	2011			\$135,392	\$135,392	100
Tile	\$20.20	S.F.	22,942	100	\$463,403	35	2006	2041				\$463,403	
Floor Finishes	\$8.69	S.F.	22,942	100	\$199,262	16	1988	1995			\$199,262	\$199,262	100
Carpet	\$7.26	S.F.	2,000	100	\$14,510	5	1990	1995			\$14,510	\$14,510	100
Ceramic Tile	\$21.26	S.F.	1,000	100	\$21,264	50	1955	2005			\$21,264	\$21,264	100
VCT	\$8.20	S.F.	19,942	100	\$163,488	12	1990	2002			\$163,488	\$163,488	100
Ceiling Finishes	\$8.61	S.F.	22,942	100	\$197,504	13	2006	2019				\$197,504	
Acoustical Ceilings	\$8.61	S.F.	22,942	100	\$197,504	13	2006	2019				\$197,504	
Services	\$123.70	S.F.	22,942	100	\$2,837,993	23	1980	1970	2007		\$1,207,360	\$2,837,993	43
Conveying	\$5.92	S.F.	22,942	100	\$135,741	30	1994	2024				\$135,741	
Elevators and Lifts	\$5.92	S.F.	22,942	100	\$135,741	30	1994	2024				\$135,741	
Plumbing	\$14.25	S.F.	22,942	100	\$326,964	30	1972	1985			\$273,924	\$326,964	84
Low Flow Toilets	\$1.43	S.F.	22,942	100	\$32,801	30	2007	2037				\$32,801	
Plumbing Fixtures	\$9.89	S.F.	22,942	100	\$226,816	30	1955	1985			\$226,816	\$226,816	100
Domestic Water Distribution	\$0.81	S.F.	22,942	100	\$18,494	30	1955	1985			\$18,494	\$18,494	100
Sanitary Waste	\$1.25	S.F.	22,942	100	\$28,614	30	1955	1985			\$28,614	\$28,614	100
Rain Water Drainage	\$0.88	S.F.	22,942	100	\$20,239	30	1990	2020				\$20,239	
HVAC	\$71.96	S.F.	22,942	100	\$1,650,871	21	1994	1985			\$366,046	\$1,650,871	22
Heat Generating Systems	\$9.55	S.F.	22,942	100	\$219,139	30	1990	2020				\$219,139	
Boilers	\$9.55	S.F.	22,942	100	\$219,139	30	1990	2020				\$219,139	
Cooling Generating Systems	\$8.41	S.F.	22,942	100	\$192,968	20	2012	2032				\$192,968	
Chilled Water Air Cooled	\$8.41	S.F.	22,942	100	\$192,968	20	2012	2032				\$192,968	
Condenser Systems													
Distribution Systems	\$14.88	S.F.	22,942	100	\$341,271	30	1955	1985			\$341,271	\$341,271	100
Terminal & Package Units	\$36.69	S.F.	22,942	100	\$841,662	15	1998	2013				\$841,662	
Controls & Instrumentation	\$1.35	S.F.	22,942	100	\$31,056	10	2008	2018				\$31,056	
Systems Testing & Balancing	\$1.08	S.F.	22,942	100	\$24,775	10	1998	2008			\$24,775	\$24,775	100
Fire Protection	\$5.57	S.F.	22,942	100	\$127,715	30	1955	1985			\$127,715	\$127,715	100
Sprinklers	\$5.57	S.F.	22,942	100	\$127,715	30	1955	1985			\$127,715	\$127,715	100
Electrical	\$26.01	S.F.	22,942	100	\$596,702	24	1973	1970	2007		\$439,675	\$596,702	74
Electrical Service/Distribution	\$2.46	S.F.	22,942	100	\$56,530	30	1955	1985			\$56,530	\$56,530	100
Electrical Service	\$2.46	S.F.	22,942	100	\$56,530	30	1955	1985			\$56,530	\$56,530	100
Branch Wiring	\$12.64	S.F.	22,942	100	\$289,976	30	1955	1985			\$289,976	\$289,976	100
Lighting	\$6.84	S.F.	22,942	100	\$157,027	20	2007	2027				\$157,027	
Communications and Security	\$3.48	S.F.	22,942	100	\$79,909	10	1994	2004			\$79,909	\$79,909	100
Other Electrical Systems	\$0.58	S.F.	22,942	100	\$13,260	15	1955	1970	2007		\$13,260	\$13,260	100
Equipment & Furnishings	\$12.02	S.F.	22,942	100	\$275,670	27	2007	1985			\$213,906	\$275,670	78
Equipment			0	0		0	0						
Equipment	\$12.02	S.F.	22,942	100	\$275,670	27	2007	1985			\$213,906	\$275,670	78
Institutional Equipment	\$2.69	S.F.	22,942	100	\$61,764	15	2007	2022				\$61,764	
Food Service	\$213,906.40	Each	1	100	\$213,906	30	1955	1985			\$213,906	\$213,906	100
Special Construction			0			0	0				\$120,021		
Special Construction			0			0	0				\$120,021		
ADA Compliance			0	0		0	0				\$120,021		
Building Sitework	\$10.44	S.F.	22,942	100	\$239,615	30	1955	1985			\$155,932	\$239,615	65

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$6.66	S.F.	22,942	100	\$152,791	30	1955	1985			\$152,791	\$152,791	100
Parking Lots	\$2,218.50	Each	50	100	\$110,925	30	1955	1985			\$110,925	\$110,925	100
Pedestrian Paving	\$33.49	L.F.	1,250	100	\$41,866	30	1955	1985			\$41,866	\$41,866	100
Site Mechanical Utilities	\$3.78	S.F.	22,942	100	\$86,824	30	1955	1985			\$3,141	\$86,824	4
Fuel Distribution	\$3.78	S.F.	22,942	100	\$86,824	30	1955	1985			\$3,141	\$86,824	4
Natural Gas	\$0.14	S.F.	22,942	100	\$3,141	30	1955	1985			\$3,141	\$3,141	100
Underground Tank	\$83,682.58	SYSTEM	1	100	\$83,683	30	1991	2021				\$83,683	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Gladys Noon Spellman Elementary\ **Original Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,125,390	\$866,912				\$173,778	\$37,083	\$242,906	\$508,784	\$109,187	\$425,148
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell									\$205,547		
Superstructure											
Roof Construction											
Exterior Enclosure									\$205,547		
Exterior Walls											
Exterior Windows									\$125,096		
Exterior Doors									\$80,451		
Roofing											
Roof Coverings											
Interiors	\$428,172					\$173,778		\$242,906			\$201,456
Interior Construction	\$93,518										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors											
Fittings	\$93,518										
Interior Finishes	\$334,654					\$173,778		\$242,906			\$201,456
Wall Finishes	\$135,392					\$156,956					\$181,955
Paint	\$135,392					\$156,956					\$181,955
Tile											
Floor Finishes	\$199,262					\$16,821					\$19,501
Carpet	\$14,510					\$16,821					\$19,501
Ceramic Tile	\$21,264										
VCT	\$163,488										
Ceiling Finishes								\$242,906			
Acoustical Ceilings								\$242,906			
Services	\$1,207,359	\$866,912					\$37,083		\$303,237		\$140,687
Conveying											
Elevators and Lifts											
Plumbing	\$273,924								\$25,638		
Low Flow Toilets											
Plumbing Fixtures	\$226,816										
Domestic Water Distribution	\$18,494										
Sanitary Waste	\$28,614										
Rain Water Drainage									\$25,638		
HVAC	\$366,046	\$866,912					\$37,083		\$277,599		\$33,296
Heat Generating Systems									\$277,599		
Boilers									\$277,599		
Cooling Generating Systems											
Chilled Water Air Cooled Condenser Systems											
Distribution Systems	\$341,271										
Terminal & Package Units		\$866,912									
Controls & Instrumentation							\$37,083				
Systems Testing & Balancing	\$24,775										\$33,296
Fire Protection	\$127,715										
Sprinklers	\$127,715										
Electrical	\$439,674										\$107,391
Electrical Service/Distribution	\$56,530										
Electrical Service	\$56,530										
Branch Wiring	\$289,976										
Lighting											
Communications and Security	\$79,909										\$107,391
Other Electrical Systems	\$13,260										
Equipment & Furnishings	\$213,906										\$83,005
Equipment											
Equipment	\$213,906										

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Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 10 Sep 2012

[illegible]

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Elementary Schools\Gladys Noon Spellman Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$1,397,363 \$9,540	\$728,026 \$4,970	\$2,125,390 \$14,510	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is damaged and requires replacement. Universal upgrade is recommended with in the next two to five years.
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$16,289	\$8,486	\$24,775	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System		Beyond Useful Life	Renew System	1	Ea.	\$52,537	\$27,372	\$79,909	Necess ary- 2-5 Yrs	Deferred Maintena nce	The fire alarm system needs to be upgraded to comply with current code requirements.
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$8,718	\$4,542	\$13,260	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System		Beyond Useful Life	Renew System	1	Ea.	\$72,929	\$37,996	\$110,925	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System		Beyond Useful Life	Renew System	1	Ea.	\$27,525	\$14,341	\$41,866	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$224,373	\$116,898	\$341,271	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$83,968	\$43,747	\$127,715	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120	Electrical Service	System		Beyond Useful Life	Renew System	1	Ea.	\$37,166	\$19,364	\$56,530	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Natural Gas	System		Beyond Useful Life	Renew System	1	Ea.	\$2,065	\$1,076	\$3,141	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$107,487	\$56,001	\$163,488	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$13,980	\$7,284	\$21,264	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$149,123	\$77,693	\$226,816	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$12,159	\$6,335	\$18,494	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$18,812	\$9,801	\$28,614	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Branch Wiring	System		Beyond Useful Life	Renew System	1	Ea.	\$190,648	\$99,328	\$289,976	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090	Food Service	System		Beyond Useful Life	Renew System	1	Ea.	\$140,635	\$73,271	\$213,906	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	22,942	S.F.	\$78,909	\$41,112	\$120,021	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$61,485	\$32,033	\$93,518	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$89,015	\$46,377	\$135,392	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Gladys Noon Spellman Elementary\1990 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1990

Gross Area: 36,558 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$3,324,974.50

Replacement Cost: \$9,496,774.41

FCI: 35.01%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Gladys Noon Spellman Elementary\1990 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.77	S.F.	36,558	101	\$9,561,998	44	1992	2000	2009		\$3,324,974	\$9,496,773	35
Substructure	\$14.98	S.F.	36,558	100	\$547,707	100	1990					\$547,707	
Foundations	\$14.98	S.F.	36,558	100	\$547,707	100	1990					\$547,707	
Standard Foundations	\$5.03	S.F.	36,558	0	\$184,052	100	1990					\$184,052	
Slab on Grade	\$9.95	S.F.	36,558	0	\$363,655	100	1990					\$363,655	
Shell	\$85.69	S.F.	36,558	100	\$3,132,769	68	1990	2010			\$994,768	\$3,132,769	32
Superstructure			0	0		0	0						
Superstructure	\$40.37	S.F.	36,558	100	\$1,475,749	100	1990	2090				\$1,475,749	
Floor Construction	\$20.03	S.F.	36,558	0	\$732,314	100	1990	2090				\$732,314	
Roof Construction	\$20.34	S.F.	36,558	0	\$743,435	100	1990					\$743,435	
Exterior Enclosure	\$18.12	S.F.	36,558	100	\$662,252	71	1990	2020				\$662,252	
Exterior Walls	\$10.62	S.F.	36,558	0	\$388,121	100	1990					\$388,121	
Exterior Windows	\$4.56	S.F.	36,558	100	\$166,814	30	1990	2020				\$166,814	
Exterior Doors	\$2.94	S.F.	36,558	100	\$107,317	30	1990	2020				\$107,317	
Roofing	\$27.21	S.F.	36,558	100	\$994,768	20	1990	2010			\$994,768	\$994,768	100
Roof Coverings	\$27.21	S.F.	36,558	100	\$994,768	20	1990	2010			\$994,768	\$994,768	100
Interiors	\$47.37	S.F.	36,558	100	\$1,731,574	27	1992	2000	2009		\$613,126	\$1,731,574	35
Interior Construction	\$17.48	S.F.	36,558	100	\$638,897	35	1990	2010			\$158,473	\$638,897	25
Partitions	\$10.15	S.F.	36,558	0	\$370,883	40	1990	2030				\$370,883	
Interior Doors	\$3.00	S.F.	36,558	100	\$109,541	40	1990	2030				\$109,541	
Fittings	\$4.33	S.F.	36,558	100	\$158,473	20	1990	2010			\$158,473	\$158,473	100
Stairs	\$1.06	S.F.	36,558	100	\$38,923	50	1990	2040	2009		\$38,923	\$38,923	100
Stair Construction	\$1.06	S.F.	36,558	100	\$38,923	50	1990	2040	2009		\$38,923	\$38,923	100
Stairs	\$1.06	S.F.	36,558	100	\$38,923	50	1990	2040	2009		\$38,923	\$38,923	100
Interior Finishes	\$28.82	S.F.	36,558	100	\$1,053,754	22	1995	2000			\$415,730	\$1,053,754	39
Wall Finishes	\$10.54	S.F.	36,558	100	\$385,341	26	2006	2011			\$114,546	\$385,341	30
Paint	\$6.27	S.F.	18,279	100	\$114,546	5	2006	2011			\$114,546	\$114,546	100
Tile	\$14.81	S.F.	18,279	100	\$270,795	35	2006	2041				\$270,795	
Floor Finishes	\$9.13	S.F.	36,558	100	\$333,673	14	1990	2000			\$301,184	\$333,673	90
Ceramic Tile	\$16.24	S.F.	2,000	100	\$32,489	50	1990	2040				\$32,489	
VCT	\$8.72	S.F.	34,558	100	\$301,184	10	1990	2000			\$301,184	\$301,184	100
Ceiling Finishes	\$9.16	S.F.	36,558	100	\$334,740	25	1990	2015				\$334,740	
Services	\$108.78	S.F.	36,558	102	\$4,042,075	25	1992	2000			\$1,527,879	\$3,976,850	38
Conveying	\$3.76	S.F.	36,558	100	\$137,344	30	1990	2020				\$137,344	
Elevators and Lifts	\$3.76	S.F.	36,558	100	\$137,344	30	1990	2020				\$137,344	
Plumbing	\$15.10	S.F.	36,558	100	\$552,156	30	1993	2020				\$552,156	
Low Flow Toilets	\$1.51	S.F.	36,558	100	\$55,049	30	2007	2037				\$55,049	
Plumbing Fixtures	\$10.53	S.F.	36,558	100	\$384,785	30	1990	2020				\$384,785	
Domestic Water Distribution	\$0.84	S.F.	36,558	100	\$30,583	30	1990	2020				\$30,583	
Sanitary Waste	\$1.32	S.F.	36,558	100	\$48,376	30	1990	2020				\$48,376	
Rain Water Drainage	\$0.91	S.F.	36,558	100	\$33,363	30	1990	2020				\$33,363	
HVAC	\$57.42	S.F.	36,558	103	\$2,159,493	23	1990	2000			\$1,523,987	\$2,099,078	73
Distribution Systems	\$15.80	S.F.	36,558	110	\$635,506	30	1990	2020				\$577,733	
Terminal & Package Units	\$39.01	S.F.	36,558	100	\$1,426,261	20	1990	2010			\$1,426,261	\$1,426,261	100
Controls & Instrumentation	\$1.44	S.F.	36,558	105	\$55,466	20	1990	2010			\$55,466	\$52,824	105
Systems Testing & Balancing	\$1.16	S.F.	36,558	100	\$42,260	10	1990	2000			\$42,260	\$42,260	100
Fire Protection	\$5.92	S.F.	36,558	100	\$216,302	30	1990	2020				\$216,302	
Sprinklers	\$5.92	S.F.	36,558	100	\$216,302	30	1990	2020				\$216,302	
Electrical	\$26.59	S.F.	36,558	100	\$976,780	27	1993	2005			\$3,892	\$971,970	
Electrical Service/Distribution	\$2.63	S.F.	36,558	105	\$101,006	30	1990	2020				\$96,196	
Branch Wiring	\$14.31	S.F.	36,558	100	\$523,240	30	1990	2020				\$523,240	
Lighting	\$7.29	S.F.	36,558	100	\$266,347	20	2007	2027				\$266,347	
Communications and Security	\$2.25	S.F.	36,558	100	\$82,295	30	1990	2020				\$82,295	
Other Electrical Systems	\$0.11	S.F.	36,558	100	\$3,892	15	1990	2005			\$3,892	\$3,892	100
Equipment & Furnishings	\$2.84	S.F.	36,558	100	\$103,981	15	1990	2005			\$103,981	\$103,981	100
Equipment	\$2.84	S.F.	36,558	100	\$103,981	15	1990	2005			\$103,981	\$103,981	100
Institutional	\$2.84	S.F.	36,558	100	\$103,981	15	1990	2005			\$103,981	\$103,981	100
Special Construction			0			0	0				\$85,220		
Special Construction			0			0	0				\$85,220		
ADA Compliance			0	100		0	0				\$85,220		
Building Sitework	\$0.11	S.F.	36,558	100	\$3,892	30	1990	2020				\$3,892	
Site Mechanical Utilities	\$0.11	S.F.	36,558	100	\$3,892	30	1990	2020				\$3,892	
Fuel Distribution	\$0.11	S.F.	36,558	100	\$3,892	30	1990	2020				\$3,892	
Gas Service Piping	\$0.11	S.F.	36,558	100	\$3,892	30	1990	2020				\$3,892	

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Facility Executive Summary

Facility: \Elementary Schools\Gladys Noon Spellman Elementary\1990 Addition (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$3,324,974			\$365,780		\$132,790			\$3,129,965		\$615,500
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$994,768								\$347,261		
Superstructure											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure									\$347,261		
Exterior Walls											
Exterior Windows									\$211,315		
Exterior Doors									\$135,946		
Roofing	\$994,768										
Roof Coverings	\$994,768										
Interiors	\$613,127			\$365,780		\$132,790					\$558,706
Interior Construction	\$158,473										
Partitions											
Interior Doors											
Fittings	\$158,473										
Stairs	\$38,923										
Stair Construction	\$38,923										
Stairs	\$38,923										
Interior Finishes	\$415,730			\$365,780		\$132,790					\$558,706
Wall Finishes	\$114,546					\$132,790					\$153,940
Paint	\$114,546					\$132,790					\$153,940
Tile											
Floor Finishes	\$301,184										\$404,767
Ceramic Tile											
VCT	\$301,184										\$404,767
Ceiling Finishes				\$365,780							
Services	\$1,527,879								\$2,777,773		\$56,793
Conveying									\$173,983		
Elevators and Lifts									\$173,983		
Plumbing									\$629,719		
Low Flow Toilets											
Plumbing Fixtures									\$487,434		
Domestic Water Distribution									\$38,741		
Sanitary Waste									\$61,281		
Rain Water Drainage									\$42,263		
HVAC	\$1,523,986								\$805,040		\$56,793
Distribution Systems									\$805,040		
Terminal & Package Units	\$1,426,261										
Controls & Instrumentation	\$55,466										
Systems Testing & Balancing	\$42,260										\$56,793
Fire Protection									\$274,005		
Sprinklers									\$274,005		
Electrical	\$3,892								\$895,025		
Electrical Service/Distribution									\$127,951		
Branch Wiring									\$662,825		
Lighting											
Communications and Security									\$104,249		
Other Electrical Systems	\$3,892										
Equipment & Furnishings	\$103,981										
Equipment	\$103,981										
Institutional	\$103,981										
Special Construction	\$85,220										
Special Construction	\$85,220										
ADA Compliance	\$85,220										
Building Sitework									\$4,931		
Site Mechanical Utilities											

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Elementary Schools\Gladys Noon Spellman Elementary\1990 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$2,186,045 \$198,017	\$1,138,929 \$103,167	\$3,324,975 \$301,184	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$27,784	\$14,476	\$42,260	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$2,559	\$1,333	\$3,892	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$68,363	\$35,617	\$103,981	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	36,558	S.F.	\$56,029	\$29,191	\$85,220	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$654,023	\$340,746	\$994,768	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$104,190	\$54,283	\$158,473	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C2010110	Stairs	System		Beyond Useful Life	Renew System	1	Ea.	\$25,591	\$13,333	\$38,923	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$75,309	\$39,236	\$114,546	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$937,713	\$488,548	\$1,426,261	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$36,467	\$18,999	\$55,466	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Glassmanor Elementary**Address:** 1011 Marcy Avenue, Oxon Hill, MD 20745**Attributes:**

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1960, 18,870 S.F.
School Addition 1	Built in 1965, 10,337 S.F.
School Addition 2	Built in 1969, 2,929 S.F.
School Addition 3	Built in 1994, 3,792 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	35,928 S.F.

Year Built:**Last Renovation:****Facility Description:**

Glassmanor Elementary School is a one-story, 35,928 square foot facility located on a 3.7-acre site close to Route 210 (Indian Head Highway) in Oxon Hill, MD. The original building was constructed in 1960 and multiple additions were constructed in 1965, 1969, and 1994, with no major renovation. In 2012 some minor projects were performed that included security updates, and in 2013 the roof is scheduled for replacement.

ACCESSIBILITY ISSUES

The main entrance has a ramp and wide enough doors for wheel chair access, but lacks push button wall switches and automatic door openers and ADA compliant graphics and/or signage. Handicap accessible toilet stalls are present in the gang restrooms. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade that. The building does not have a basement, cellar, or sub-floor, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with fixed and operable frames, solid core wood doors, and hollow metal steel doors. The single pane metal cased windows throughout the original building, 1965 addition, and 1969 addition are original. The seven classrooms added in the 1965 and 1969 additions have fire exit windows. Most of the classrooms do not have exterior doors, with exception of two kindergarten classrooms added in 1969 (K-6 and K-7 classrooms). The hollow metal steel exterior doors in the cafeteria, hallways, and main entrance are original. Roof construction is low-slope, built-up roof with gravel ballast and flashing. The roof was completely replaced in 1994 and is scheduled for replacement in 2013.

C. INTERIORS

Interior partition wall types typically include painted CMU with glazed block wainscot in the corridors. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original chalkboards. The metal toilet partitions were replaced in 2002.

Interior wall finishes are typically painted CMU walls. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT), ceramic tiles, VAT, and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 26,750 square feet of vinyl asbestos tiles. The VAT in classrooms 17 and 18 of the original building were replaced with VCT tiles in 2007. The overall ceiling finishes in the original building are typically perforated acoustical tiles that were spray painted. The ceiling finishes in the rest of the school are suspended perforated acoustical tiles (drop ceiling).

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are mostly original. Domestic water distribution is mostly copper. Sanitary waste system is cast iron. Rain water system is internal and external (at canopies).

HVAC

Heating is provided by two gas-fired boilers, which were installed in 1994. Cooling is supplied by rooftop package units, which were installed 2006, along with window units. The heating/cooling distribution system is a ductwork system using fan coil units and radiators in classrooms. Fresh air is supplied by infiltration and air handling units in the cafeteria. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and digital for the new model, and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors, and in the 2008 Assessment were deemed in poor condition.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is typically serving recessed and surface-mounted fluorescent and incandescent lights (10%). Emergency power is missing, but emergency lighting is present in corridors and at exit signs, exits doors, and near stairways, and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe. The audible system in the existing building is in the interior corridors. The strobe annunciators are in the new model building. The system is activated by pull stations and is centrally monitored. The telephone and data systems are combined per classrooms and include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library and theater, stage equipment, food service equipment and a kitchen grease trap. The library has shelves, tables and chairs. The school does not have a nurse's room. The stage in the multi-purpose room has lights and curtains that are original. The school has no science labs. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in the cafeteria.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are two reserved handicap spaces out of a total of 37 parking spaces. Drainage is generally adequate and is handled by surface discharge. The site includes concrete sidewalks adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school facility has outside storage space. Underground fuel tank was replaced in 1993.

Current Repair Cost: \$6,106,108.04**Replacement Cost:** \$9,893,283.40**FCI:** 61.72%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glassmanor Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1960

Gross Area: 32,136 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,857,594.62

Replacement Cost: \$8,912,796.55

FCI: 65.72%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Glassmanor Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$273.98	S.F.	32,136	102	\$9,010,641	39	1963	1965	2007		\$5,857,594	\$8,804,760	67
Substructure	\$16.94	S.F.	32,136	100	\$544,510	100	1960					\$544,510	
Foundations	\$16.94	S.F.	32,136	100	\$544,510	100	1960					\$544,510	
Standard Foundations	\$6.24	S.F.	32,136	0	\$200,403	100	1960					\$200,403	
Slab on Grade	\$10.71	S.F.	32,136	0	\$344,107	100	1960					\$344,107	
Shell	\$64.73	S.F.	32,136	100	\$2,080,283	60	1971	1990			\$254,658	\$2,080,283	12
Superstructure	\$19.94	S.F.	32,136	100	\$640,802	100	1960					\$640,802	
Roof Construction	\$19.94	S.F.	32,136	0	\$640,802	100	1960					\$640,802	
Exterior Enclosure	\$19.12	S.F.	32,136	100	\$614,406	71	1960	1990			\$254,658	\$614,406	41
Exterior Walls	\$11.19	S.F.	32,136	0	\$359,748	100	1960					\$359,748	
Exterior Windows	\$4.93	S.F.	32,136	100	\$158,367	30	1960	1990			\$158,367	\$158,367	100
Exterior Doors	\$3.00	S.F.	32,136	100	\$96,291	30	1960	1990			\$96,291	\$96,291	100
Roofing	\$25.67	S.F.	32,136	100	\$825,075	20	2013	2033				\$825,075	
Roof Coverings	\$25.67	S.F.	32,136	100	\$825,075	20	2013	2033				\$825,075	
Interiors	\$58.34	S.F.	32,136	111	\$2,080,582	31	1960	1965			\$1,744,295	\$1,874,701	93
Interior Construction	\$16.73	S.F.	32,136	100	\$537,668	74	1960	1980			\$201,381	\$537,668	37
Partitions	\$10.46	S.F.	32,136	100	\$336,287	100	1960					\$336,287	
Concrete Block Partitions - Regular Weight	\$10.46	S.F.	32,136	0	\$336,287	100	1960					\$336,287	
Interior Doors	\$3.00	S.F.	32,136	100	\$96,291	40	1960	2000			\$96,291	\$96,291	100
Fittings	\$3.27	S.F.	32,136	100	\$105,090	20	1960	1980			\$105,090	\$105,090	100
Interior Finishes	\$41.61	S.F.	32,136	115	\$1,542,914	16	1960	1965			\$1,542,914	\$1,337,033	115
Wall Finishes	\$6.86	S.F.	32,136	100	\$220,444	5	1960	1965			\$220,444	\$220,444	100
Paint	\$6.86	S.F.	32,136	100	\$220,444	5	1960	1965			\$220,444	\$220,444	100
Floor Finishes	\$25.19	S.F.	32,136	125	\$1,015,511	16	1960	1965			\$1,015,511	\$809,630	125
Carpet	\$9.17	S.F.	3,208	100	\$29,423	5	1960	1965			\$29,423	\$29,423	100
Ceramic Tile	\$23.48	S.F.	4,000	100	\$93,937	50	1960	2010			\$93,937	\$93,937	100
VAT (Resilient Flooring)	\$27.53	S.F.	24,928	130	\$892,151	13	1960	1973			\$892,151	\$686,270	130
Ceiling Finishes	\$9.55	S.F.	32,136	100	\$306,959	25	1960	1985			\$306,959	\$306,959	100
Services	\$116.86	S.F.	32,136	100	\$3,755,362	25	1963	1970	2007		\$3,233,825	\$3,755,362	86
Plumbing	\$14.01	S.F.	32,136	100	\$450,175	30	1960	1990			\$450,175	\$450,175	100
Plumbing Fixtures	\$10.68	S.F.	32,136	100	\$343,130	30	1960	1990			\$343,130	\$343,130	100
Domestic Water Distribution	\$0.94	S.F.	32,136	100	\$30,305	30	1960	1990			\$30,305	\$30,305	100
Sanitary Waste	\$1.35	S.F.	32,136	100	\$43,502	30	1960	1990			\$43,502	\$43,502	100
Rain Water Drainage	\$1.03	S.F.	32,136	100	\$33,238	30	1960	1990			\$33,238	\$33,238	100
HVAC	\$67.68	S.F.	32,136	100	\$2,175,108	21	1967	1970			\$1,887,212	\$2,175,108	87
Heat Generating Systems	\$8.96	S.F.	32,136	100	\$287,896	30	1994	2024				\$287,896	
Distribution Systems	\$16.38	S.F.	32,136	100	\$526,425	30	1960	1990			\$526,425	\$526,425	100
Terminal & Package Units	\$39.59	S.F.	32,136	100	\$1,272,317	15	1960	1975			\$1,272,317	\$1,272,317	100
Controls & Instrumentation	\$1.49	S.F.	32,136	100	\$47,901	20	1960	1980			\$47,901	\$47,901	100
Systems Testing & Balancing	\$1.26	S.F.	32,136	100	\$40,569	10	1960	1970			\$40,569	\$40,569	100
Fire Protection	\$5.16	S.F.	32,136	100	\$165,699	30	1960	1990	2007		\$165,699	\$165,699	100
Sprinklers	\$5.16	S.F.	32,136	100	\$165,699	30	1960	1990	2007		\$165,699	\$165,699	100
Electrical	\$30.01	S.F.	32,136	100	\$964,380	30	1960	1990	2020		\$730,739	\$964,380	76
Electrical Service/Distribution	\$2.87	S.F.	32,136	100	\$92,381	30	1960	1990	2020	8		\$92,381	
Lighting and Branch Wiring	\$22.74	S.F.	32,136	100	\$730,739	30	1960	1990			\$730,739	\$730,739	100
Communications and Security	\$4.40	S.F.	32,136	100	\$141,260	30	1960	1990	2020	8		\$141,260	
Equipment & Furnishings	\$12.72	S.F.	32,136	100	\$408,868	26	1960	1975			\$408,868	\$408,868	100
Equipment	\$12.72	S.F.	32,136	100	\$408,868	26	1960	1975			\$408,868	\$408,868	100
Institutional Equipment	\$3.29	S.F.	32,136	100	\$105,578	15	1960	1975			\$105,578	\$105,578	100
Other Equipment	\$9.44	S.F.	32,136	100	\$303,290	30	1960	1990			\$303,290	\$303,290	100
Food Service Equipment, EACH	\$303,290.08	SYSTEM	1	100	\$303,290	30	1960	1990			\$303,290	\$303,290	100
Special Construction			0			0	0				\$74,912		
Special Construction			0			0	0				\$74,912		
ADA Compliance			0	0		0	0				\$74,912		
Building Sitework	\$4.39	S.F.	32,136	100	\$141,036	30	1960	1990			\$141,036	\$141,036	100
Site Improvements	\$4.25	S.F.	32,136	100	\$136,637	30	1960	1990			\$136,637	\$136,637	100
Parking Lots	\$2,348.14	Each	37	100	\$86,881	30	1960	1990			\$86,881	\$86,881	100
Pedestrian Paving	\$39.80	L.F.	1,250	100	\$49,756	30	1960	1990			\$49,756	\$49,756	100
Site Mechanical Utilities	\$0.14	S.F.	32,136	100	\$4,399	30	1960	1990			\$4,399	\$4,399	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.14	S.F.	32,136	100	\$4,399	30	1960	1990			\$4,399	\$4,399	100
Gas Service Piping	\$0.14	S.F.	32,136	100	\$4,399	30	1960	1990			\$4,399	\$4,399	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Glassmanor Elementary_Building (continued)

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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Glassmanor Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,851,147 \$104,121	\$2,006,448 \$54,247	\$5,857,595 \$158,367	Necess ary- 2-5 Yrs	Deferred Maintena nce	The single pane metal windows throughout the original building, 1965 addition, and 1969 addition are beyond useful life and in fair condition. The double pane sliding windows in the 1994 addition are in good condition. Water leaks were reported through windows in the original building and 1965 addition. The flashing and caulking around the windows are in fair condition, but are beyond useful life.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$63,308	\$32,983	\$96,291	Necess ary- 2-5 Yrs	Deferred Maintena nce	The hollow metal steel exterior doors in the cafeteria, hallways, and in the main entrance are beyond useful life and in fair condition. Some metal doors do not close properly. The solid core wood doors with metal frames in kitchen and boiler room are in very poor condition and do not close properly. The door hardware is beyond its useful life and in fair condition. The exception to the above is the exterior doors in the 1994 modular classroom addition, which are in fair to good condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$63,308	\$32,983	\$96,291	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are generally solid core wood doors with hollow metal frames that are in fair condition. The doors (including fire doors) are beyond useful life and need refinishing. The door hardware is in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$69,092	\$35,997	\$105,090	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original chalkboards which are beyond useful life and in fair condition. Metal toilet partitions were replaced in 2002 and are in fair condition. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$144,933	\$75,510	\$220,444	Necess ary- 2-5 Yrs	Deferred Maintena nce	The partition walls need to be repainted. The school has not been painted in last ten years and the paint is peeling off the walls.

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$19,344	\$10,078	\$29,423	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in some classrooms in the original building and in the 1965 and 1969 additions is beyond useful life and in poor condition (stained and worn).
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$201,814	\$105,145	\$306,959	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes throughout the facility are beyond useful life and in fair condition. The drop ceilings in the 1994 addition are warped.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$57,121	\$29,760	\$86,881	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair condition with cracks and pot holes.
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$586,556	\$305,596	\$892,151	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VAT floor finish in cafeteria, hallways, and classrooms of the original building, 1965 addition, and 1969 addition are beyond useful life and in fair to poor condition, with worn finishes and cracks.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$225,595	\$117,535	\$343,130	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original and need update. Some toilets and urinals flush valves were updated while most sinks, faucets, drinking fountains, and other plumbing fixtures were not updated. Some were covered with plastic bags to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$19,924	\$10,381	\$30,305	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is copper and is in poor condition due to aging. Some pipes are rusted.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$28,601	\$14,901	\$43,502	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary piping is beyond useful life, outdated and in some areas is clogged and others leaking.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$346,105	\$180,321	\$526,425	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating/cooling distribution system is a ductwork and 2-pipe system using fan coil units (in classrooms) and radiators in hallways, which are in fair to poor condition.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$31,493	\$16,408	\$47,901	Necess ary- 2-5 Yrs	Deferred Maintena nce	The controls and instrumentation are pneumatic in the original building and the 1969 addition. The controls are digital in the 1994 addition.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$26,673	\$13,897	\$40,569	Necess ary- 2-5 Yrs	Deferred Maintena nce	The building does not have balancing system. Window units are directly controlled and the roof-top units are individually controlled by digital units.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$108,941	\$56,758	\$165,699	Necess ary- 2-5 Yrs	Complian ce	The building does not have a fire sprinkler system.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$32,713	\$17,043	\$49,756	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,892	\$1,507	\$4,399	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$836,500	\$435,817	\$1,272,317	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$69,414	\$36,165	\$105,578	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$199,402	\$103,888	\$303,290	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$21,852	\$11,385	\$33,238	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$480,433	\$250,306	\$730,739	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	32,136	S.F.	\$49,252	\$25,660	\$74,912	Does Not Meet Current Code/Standards	ADA / Accessibility
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$61,760	\$32,177	\$93,937	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glassmanor Elementary\1994 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1994

Gross Area: 3,792 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$248,513.42

Replacement Cost: \$980,486.85

FCI: 25.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Glassmanor Elementary\1994 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	3,792	100	\$980,488	39	1994	1999			\$248,513	\$980,488	25
Substructure	\$16.67	S.F.	3,792	100	\$63,213	100	1994					\$63,213	
Foundations	\$16.67	S.F.	3,792	100	\$63,213	100	1994					\$63,213	
Standard Foundations	\$5.60	S.F.	3,792	0	\$21,225	100	1994					\$21,225	
Slab on Grade	\$11.07	S.F.	3,792	0	\$41,988	100	1994					\$41,988	
Shell	\$73.10	S.F.	3,792	100	\$277,193	59	1994	2014				\$277,193	
Superstructure	\$22.63	S.F.	3,792	100	\$85,822	100	1994					\$85,822	
Roof Construction	\$22.63	S.F.	3,792	0	\$85,822	100	1994					\$85,822	
Exterior Enclosure	\$20.18	S.F.	3,792	100	\$76,537	71	1994	2024				\$76,537	
Exterior Walls	\$11.80	S.F.	3,792	0	\$44,757	100	1994					\$44,757	
Exterior Windows	\$5.10	S.F.	3,792	100	\$19,322	30	1994	2024				\$19,322	
Exterior Doors	\$3.29	S.F.	3,792	100	\$12,458	30	1994	2024				\$12,458	
Roofing	\$30.28	S.F.	3,792	100	\$114,834	20	1994	2014				\$114,834	
Roof Coverings	\$30.28	S.F.	3,792	100	\$114,834	20	1994	2014				\$114,834	
Interiors	\$48.08	S.F.	3,792	100	\$182,304	24	1994	1999			\$63,328	\$182,304	35
Interior Construction	\$19.45	S.F.	3,792	100	\$73,768	35	1994	2014				\$73,768	
Partitions	\$11.29	S.F.	3,792	0	\$42,796	40	1994	2034				\$42,796	
Interior Doors	\$3.33	S.F.	3,792	100	\$12,631	40	1994	2034				\$12,631	
Fittings	\$4.84	S.F.	3,792	100	\$18,341	20	1994	2014				\$18,341	
Interior Finishes	\$28.62	S.F.	3,792	100	\$108,536	17	1994	1999			\$63,328	\$108,536	58
Wall Finishes	\$7.00	S.F.	3,792	100	\$26,531	5	1994	1999			\$26,531	\$26,531	100
Paint	\$7.00	S.F.	3,792	100	\$26,531	5	1994	1999			\$26,531	\$26,531	100
Floor Finishes	\$11.42	S.F.	3,792	100	\$43,304	16	1994	2004			\$36,797	\$43,304	85
Ceramic Tile	\$21.69	S.F.	300	100	\$6,507	50	1994	2044				\$6,507	
VCT	\$9.70	S.F.	3,792	100	\$36,797	10	1994	2004			\$36,797	\$36,797	100
Ceiling Finishes	\$10.21	S.F.	3,792	100	\$38,701	25	1994	2019				\$38,701	
Services	\$117.44	S.F.	3,792	100	\$445,320	24	1994	2004			\$169,511	\$445,320	38
Plumbing	\$16.88	S.F.	3,792	100	\$64,021	30	1994	2024				\$64,021	
Plumbing Fixtures	\$13.45	S.F.	3,792	100	\$50,986	30	1994	2024				\$50,986	
Domestic Water Distribution	\$0.93	S.F.	3,792	100	\$3,518	30	1994	2024				\$3,518	
Sanitary Waste	\$1.48	S.F.	3,792	100	\$5,595	30	1994	2024				\$5,595	
Rain Water Drainage	\$1.03	S.F.	3,792	100	\$3,922	30	1994	2024				\$3,922	
HVAC	\$63.93	S.F.	3,792	100	\$242,414	19	1994	2004			\$169,511	\$242,414	70
Distribution Systems	\$17.61	S.F.	3,792	100	\$66,789	30	1994	2024				\$66,789	
Terminal & Package Units	\$43.42	S.F.	3,792	100	\$164,666	15	1994	2009			\$164,666	\$164,666	100
Controls & Instrumentation	\$1.61	S.F.	3,792	100	\$6,114	20	1994	2014				\$6,114	
Systems Testing & Balancing	\$1.28	S.F.	3,792	100	\$4,845	10	1994	2004			\$4,845	\$4,845	100
Fire Protection	\$6.59	S.F.	3,792	100	\$24,974	30	1994	2024				\$24,974	
Sprinklers	\$6.59	S.F.	3,792	100	\$24,974	30	1994	2024				\$24,974	
Electrical	\$30.04	S.F.	3,792	100	\$113,911	30	1994	2024				\$113,911	
Electrical Service/Distribution	\$2.92	S.F.	3,792	100	\$11,074	30	1994	2024				\$11,074	
Lighting and Branch Wiring	\$23.00	S.F.	3,792	100	\$87,207	30	1994	2024				\$87,207	
Communications and Security	\$4.12	S.F.	3,792	100	\$15,630	30	1994	2024				\$15,630	
Equipment & Furnishings	\$3.18	S.F.	3,792	100	\$12,054	15	1994	2009			\$12,054	\$12,054	100
Equipment	\$3.18	S.F.	3,792	100	\$12,054	15	1994	2009			\$12,054	\$12,054	100
Institutional	\$3.18	S.F.	3,792	100	\$12,054	15	1994	2009			\$12,054	\$12,054	100
Special Construction			0			0	0				\$3,620		
Special Construction			0			0	0				\$3,620		
ADA Compliance			0	0		0	0				\$3,620		
Building Sitework	\$0.11	S.F.	3,792	100	\$404	30	1994	2024				\$404	
Site Mechanical Utilities	\$0.11	S.F.	3,792	100	\$404	30	1994	2024				\$404	
Fuel Distribution	\$0.11	S.F.	3,792	100	\$404	30	1994	2024				\$404	
Gas Service Piping	\$0.11	S.F.	3,792	100	\$404	30	1994	2024				\$404	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Glassmanor Elementary\1994 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Glassmanor Elementary\1994 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$163,388 \$17,443	\$85,125 \$9,088	\$248,513 \$26,531	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$24,193	\$12,605	\$36,797	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,185	\$1,660	\$4,845	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	3,792	S.F.	\$2,380	\$1,240	\$3,620	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$108,262	\$56,404	\$164,666	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$7,925	\$4,129	\$12,054	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Glenarden Woods Elementary**Address:** 7801 Glenarden Parkway, Glenarden, MD 20706**Attributes:**

School Area	2
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1960, 20,435 S.F.
School Addition 1	Built in 1964, 14,583 S.F.
School Addition 2	Built in 1968, 17,043 S.F.
School Board District	4
School Grade	PreK-5th

General Information:

Function: Elementary School

Gross Area: 52,061 S.F.

Year Built:**Last Renovation:****Facility Description:**

Glenarden Woods Elementary School is a one-story, 52,061 square foot facility located on a 12.6-acre site close to I-95 (Capital Beltway) and MD Route 704 in Glenarden, MD. The original building was constructed in 1960 and additions were constructed in 1964 and 1968, with no major renovations since. In 2008 the underground fuel tank was replaced, in 2009 the boiler and roof covering was replaced, and in 2012 the kitchen grease trap was replaced. A major renovation and addition project is currently in design for this school with construction from 2015 to 2017.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The ramp to the main entrance appears to lack adequate width and slope and exterior doors and restrooms appear to not be handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are predominantly steel sash with operable single-pane glazing. Exterior doors are aluminum. Roofing is typically low-slope with built-up roof. The entire roof was replaced in 2009.

C. INTERIORS

Interior partition wall types typically include painted CMU and a few movable wall partitions. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, shelving, handrails, and toilet partitions. Interior wall finishes are typically paint, moveable wall, and tile. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, carpet and vinyl asbestos tiles. Floor finishes in assignable spaces is typically vinyl tile, carpet, vinyl composition tile, and vinyl asbestos tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 21,900 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical tiles that. Ceiling finishes in assignable areas are typically plaster and suspended acoustical tiles.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers (replaced in 2009) that supply fan coil units, fin tube radiators, and terminal units throughout the building. Cooling is provided by thirty one cooling-only roof mounted package units. Fresh air is supplied by the roof top units. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pole mounted transformer provides service to a main disconnect. Minor circuit additions have been installed to address the air conditioner power, but most of the system is original. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The building also includes fixed casework furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where two out of 49 are handicap spaces with paths to building entrances. Asphalt re-surfaces was done in 2007. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, electrical and underground fuel tank replaced in 2008.

Current Repair Cost: \$9,625,478.88**Replacement Cost:** \$14,680,566.17**FCI:** 65.57%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glenarden Woods Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1960

Gross Area: 52,061 S.F.

Last Renovation: 1968

Facility Description:

Current Repair Cost: \$9,625,478.88

Replacement Cost: \$14,680,566.17

FCI: 65.57%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Glenarden Woods Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.91	S.F.	52,061	102	\$14,820,983	40	1967	1965	2007		\$9,625,481	\$14,572,531	66
Substructure	\$15.94	S.F.	52,061	100	\$829,856	100	1960					\$829,856	
Foundations	\$15.94	S.F.	52,061	100	\$829,856	100	1960					\$829,856	
Standard Foundations	\$5.35	S.F.	52,061	0	\$278,730	100	1960					\$278,730	
Slab on Grade	\$10.59	S.F.	52,061	0	\$551,126	100	1960					\$551,126	
Shell	\$69.43	S.F.	52,061	100	\$3,614,784	59	1970	1990			\$414,928	\$3,614,784	11
Superstructure	\$21.64	S.F.	52,061	100	\$1,126,799	100	1960					\$1,126,799	
Roof Construction	\$21.64	S.F.	52,061	0	\$1,126,799	100	1960					\$1,126,799	
Exterior Enclosure	\$18.81	S.F.	52,061	100	\$979,515	70	1960	1990			\$414,928	\$979,515	42
Exterior Walls	\$10.84	S.F.	52,061	0	\$564,587	100	1960					\$564,587	
Exterior Windows	\$4.87	S.F.	52,061	100	\$253,391	30	1960	1990			\$253,391	\$253,391	100
Exterior Doors	\$3.10	S.F.	52,061	100	\$161,537	30	1960	1990			\$161,537	\$161,537	100
Roofing	\$28.98	S.F.	52,061	100	\$1,508,470	20	2009	2029				\$1,508,470	
Roof Coverings	\$28.98	S.F.	52,061	100	\$1,508,470	20	2009	2029				\$1,508,470	
Interiors	\$61.38	S.F.	52,061	108	\$3,443,850	38	1960	1965			\$2,909,748	\$3,195,398	91
Interior Construction	\$16.79	S.F.	52,061	100	\$874,239	72	1960	1980			\$340,137	\$874,239	39
Partitions	\$10.72	S.F.	52,061	100	\$558,292	98	1960	2010			\$24,190	\$558,292	4
Concrete Block Partitions - Regular Weight	\$10.80	S.F.	49,458	0	\$534,102	100	1960	2060				\$534,102	
Drywall Partitions/Metal Stud Framing	\$9.29	S.F.	2,603	100	\$24,190	50	1960	2010			\$24,190	\$24,190	100
Interior Doors	\$2.08	S.F.	52,061	100	\$108,483	40	1960	2000			\$108,483	\$108,483	100
Fittings	\$3.99	S.F.	52,061	100	\$207,464	20	1960	1980			\$207,464	\$207,464	100
Interior Finishes	\$44.59	S.F.	52,061	111	\$2,569,611	26	1960	1965			\$2,569,611	\$2,321,159	111
Wall Finishes	\$8.50	S.F.	52,061	100	\$442,324	16	1960	1965			\$442,324	\$442,324	100
Paint	\$6.68	S.F.	41,649	100	\$278,098	5	1960	1965			\$278,098	\$278,098	100
Tile	\$15.77	S.F.	10,412	100	\$164,226	35	1960	1995			\$164,226	\$164,226	100
Floor Finishes	\$19.15	S.F.	52,061	125	\$1,245,564	14	1960	1965			\$1,245,564	\$997,112	125
Carpet	\$7.92	S.F.	7,809	100	\$61,882	5	1960	1965			\$61,882	\$61,882	100
Ceramic Tile	\$20.26	S.F.	2,603	100	\$52,736	50	1960	2010			\$52,736	\$52,736	100
Concrete	\$3.80	S.F.	1,562	100	\$5,940	10	1960	1970			\$5,940	\$5,940	100
VAT (Resilient Flooring)	\$23.74	S.F.	34,881	130	\$1,076,625	13	1960	1973			\$1,076,625	\$828,173	130
VCT	\$9.29	S.F.	5,206	100	\$48,381	12	1960	1972			\$48,381	\$48,381	100
Ceiling Finishes	\$16.94	S.F.	52,061	100	\$881,723	48	1960	1973			\$881,723	\$881,723	100
Plaster Ceilings	\$17.73	S.F.	46,855	100	\$830,967	50	1960	2010			\$830,967	\$830,967	100
Acoustical Ceilings	\$9.75	S.F.	5,206	100	\$50,756	13	1960	1973			\$50,756	\$50,756	100
Services	\$121.77	S.F.	52,061	100	\$6,339,535	24	1972	1970	2007		\$5,586,488	\$6,339,535	88
Plumbing	\$16.12	S.F.	52,061	100	\$839,359	30	1966	1990			\$787,889	\$839,359	94
Plumbing Fixtures	\$12.81	S.F.	52,061	100	\$666,736	30	1960	1990			\$666,736	\$666,736	100
Domestic Water Distribution	\$0.91	S.F.	52,061	100	\$47,511	30	1960	1990			\$47,511	\$47,511	100
Sanitary Waste	\$1.41	S.F.	52,061	100	\$73,642	30	1960	1990			\$73,642	\$73,642	100
Rain Water Drainage	\$0.99	S.F.	52,061	100	\$51,470	30	1983	2013				\$51,470	
HVAC	\$70.21	S.F.	52,061	100	\$3,655,171	21	1977	1970	2007		\$3,181,646	\$3,655,171	87
Heat Generating Systems	\$9.10	S.F.	52,061	100	\$473,525	30	2009	2039				\$473,525	
Distribution Systems	\$16.84	S.F.	52,061	100	\$876,576	30	1960	1990			\$876,576	\$876,576	100
Terminal & Package Units	\$41.52	S.F.	52,061	100	\$2,161,745	15	1997	2012	2007		\$2,161,745	\$2,161,745	100
Controls & Instrumentation	\$1.54	S.F.	52,061	100	\$79,977	20	1960	1980			\$79,977	\$79,977	100
Systems Testing & Balancing	\$1.22	S.F.	52,061	100	\$63,348	10	1960	1970			\$63,348	\$63,348	100
Fire Protection	\$6.30	S.F.	52,061	100	\$327,825	30	1960	1990			\$327,825	\$327,825	100
Sprinklers	\$6.30	S.F.	52,061	100	\$327,825	30	1960	1990			\$327,825	\$327,825	100
Electrical	\$29.14	S.F.	52,061	100	\$1,517,180	27	1975	1990			\$1,289,128	\$1,517,180	85
Electrical Service/Distribution	\$2.78	S.F.	52,061	100	\$144,908	30	1960	1990			\$144,908	\$144,908	100
Lighting and Branch Wiring	\$21.98	S.F.	52,061	100	\$1,144,220	30	1960	1990			\$1,144,220	\$1,144,220	100
Communications and Security	\$4.38	S.F.	52,061	100	\$228,052	10	2005	2015				\$228,052	
Equipment & Furnishings	\$7.69	S.F.	52,061	100	\$400,557	24	1960	1975			\$400,557	\$400,557	100
Equipment	\$7.69	S.F.	52,061	100	\$400,557	24	1960	1975			\$400,557	\$400,557	100
Institutional Equipment	\$3.04	S.F.	52,061	100	\$158,370	15	1960	1975			\$158,370	\$158,370	100
Other Equipment	\$4.65	S.F.	52,061	100	\$242,187	30	1960	1990			\$242,187	\$242,187	100
Food Service Equipment, EACH	\$242,187.04	SYSTE M	1	100	\$242,187	30	1960	1990			\$242,187	\$242,187	100
Special Construction			0			0	0				\$121,359		
Special Construction			0			0	0				\$121,359		
ADA Compliance			0	0		0	0				\$121,359		
Building Sitework	\$3.70	S.F.	52,061	100	\$192,401	30	1960	1990	2008		\$192,401	\$192,401	100
Site Improvements	\$3.59	S.F.	52,061	100	\$186,858	30	1960	1990	2008		\$186,858	\$186,858	100
Parking Lots	\$2,511.81	Each	49	100	\$123,079	30	1960	1990	2008		\$123,079	\$123,079	100
Pedestrian Paving	\$37.92	L.F.	1,682	100	\$63,779	30	1960	1990	2010		\$63,779	\$63,779	100
Site Mechanical Utilities	\$0.11	S.F.	52,061	100	\$5,543	30	1960	1990			\$5,543	\$5,543	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	52,061	100	\$5,543	30	1960	1990			\$5,543	\$5,543	100
Gas Service Piping	\$0.11	S.F.	52,061	100	\$5,543	30	1960	1990			\$5,543	\$5,543	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Glenarden Woods Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,625,479	\$53,014		\$249,199		\$394,130					\$550,021
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$414,928										
Superstructure											
Roof Construction											
Exterior Enclosure	\$414,928										
Exterior Walls											
Exterior Windows	\$253,391										
Exterior Doors	\$161,537										
Roofing											
Roof Coverings											
Interiors	\$2,909,749					\$394,130					\$464,887
Interior Construction	\$340,138										
Partitions	\$24,190										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$24,190										
Interior Doors	\$108,483										
Fittings	\$207,464										
Interior Finishes	\$2,569,611					\$394,130					\$464,887
Wall Finishes	\$442,324					\$322,392					\$373,741
Paint	\$278,098					\$322,392					\$373,741
Tile	\$164,226										
Floor Finishes	\$1,245,563					\$71,738					\$91,146
Carpet	\$61,882					\$71,738					\$83,164
Ceramic Tile	\$52,736										
Concrete	\$5,940										\$7,982
VAT (Resilient Flooring)	\$1,076,625										
VCT	\$48,381										
Ceiling Finishes	\$881,723										
Plaster Ceilings	\$830,967										
Acoustical Ceilings	\$50,756										
Services	\$5,586,486	\$53,014		\$249,199							\$85,134
Plumbing	\$787,889	\$53,014									
Plumbing Fixtures	\$666,736										
Domestic Water Distribution	\$47,511										
Sanitary Waste	\$73,642										
Rain Water Drainage		\$53,014									
HVAC	\$3,181,645										\$85,134
Heat Generating Systems											
Distribution Systems	\$876,576										
Terminal & Package Units	\$2,161,745										
Controls & Instrumentation	\$79,977										
Systems Testing & Balancing	\$63,348										\$85,134
Fire Protection	\$327,825										
Sprinklers	\$327,825										
Electrical	\$1,289,128			\$249,199							
Electrical Service/Distribution	\$144,908										
Lighting and Branch Wiring	\$1,144,220										
Communications and Security				\$249,199							
Equipment & Furnishings	\$400,557										
Equipment	\$400,557										
Institutional Equipment	\$158,370										
Other Equipment	\$242,187										
Food Service Equipment, EACH	\$242,187										
Special Construction	\$121,359										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Glenarden Woods Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System		1	Ea.	\$6,328,388 \$3,644	\$3,297,090 \$1,899	\$9,625,479 \$5,543	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$166,595	\$86,796	\$253,391	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are old and some have reported leaks.
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$106,204	\$55,333	\$161,537	Necess ary- 2-5 Yrs	Deferred Maintena nce	All exterior doors have extensive damage and some do not seal properly.
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$71,324	\$37,160	\$108,483	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are old and need hardware upgrade.
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$136,400	\$71,064	\$207,464	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings such as carbinetry and toilet partitions are damaged and need to be replaced.
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$182,839	\$95,259	\$278,098	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$107,972	\$56,254	\$164,226	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$31,809	\$16,572	\$48,381	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$40,685	\$21,197	\$61,882	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$3,905	\$2,035	\$5,940	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$438,354	\$228,382	\$666,736	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$31,237	\$16,274	\$47,511	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$48,417	\$25,225	\$73,642	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,421,265	\$740,479	\$2,161,745	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$576,315	\$300,260	\$876,576	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$52,582	\$27,395	\$79,977	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$41,649	\$21,699	\$63,348	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$215,533	\$112,292	\$327,825	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$95,272	\$49,637	\$144,908	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$752,281	\$391,939	\$1,144,220	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$707,840	\$368,785	\$1,076,625	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tile flooring is old, worn out, and has damages at some locations.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$33,370	\$17,386	\$50,756	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are old and some are damaged with paint peeling off.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$80,920	\$42,159	\$123,079	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking lots have cracks and recent patch work has resulted in uneven surfaces.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$104,122	\$54,248	\$158,370	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$159,229	\$82,958	\$242,187	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	52,061	S.F.	\$79,789	\$41,570	\$121,359	Does Not Meet Current Code/St andards	ADA / Accessibility	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$15,904	\$8,286	\$24,190	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$34,672	\$18,064	\$52,736	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$546,329	\$284,638	\$830,967	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$41,932	\$21,847	\$63,779	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

Facility: \Elementary Schools\Glenn Dale Elementary**Address:** 6700 Glenn Dale Road, Glenn Dale, MD 20769**Attributes:**

School Area	2
Congressional	4
County Council	3
Historical Building	No
Legislative	23A
Original Building	Built in 1928, 4,083 S.F.
School Addition 1	Built in 1952, 6,721 S.F.
School Addition 2	Built in 1964, 10,217 S.F.
School Addition 3	Built in 1967, 13,367 S.F.
School Addition 4	Built in 2000, 10,256 S.F.
School Board District	4
School Grade	K-6th

General Information:

Function:	Elementary School
Gross Area:	44,644 S.F.

Year Built:**Last Renovation:****Facility Description:**

Glenn Dale Elementary School is a partial two-story, 44,644 square foot facility located on a 11.2-acre site close to MD Route 193 and US Route 50 in Glenn Dale, MD. A one-room school house was originally built on site in 1898 and was razed and replaced with a two-room plus school in 1928. Additions were constructed in 1952, 1964, 1967, and 2000. In 2010 some minor projects were performed that included exterior painting, re-caulk of windows, and glass replacement as needed. In 2012 the kitchen grease trap was replaced. The parking lot is currently being programmed for improvements in 2013 that includes increasing the number of parking spaces to a total of 69.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The lower main entrance appears to be handicap accessible. However, the upper classrooms of the 1928 building are not handicapped accessible.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade, concrete footings and foundation walls. The building has a basement and sub-floor of cast in place and CMU construction.

B. SHELL

The superstructure is concrete block frame. Floor construction is slab on grade, concrete slab, and some wood. Roof construction is metal pan with lightweight fill, and some wood. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are a mixture of wood (in original building), aluminum and steel sash with operable single-pane or thermo pane glazing. Exterior doors are hollow metal steel or solid core wood. Roofing is pitched and low-slope with built-up and standing seam metal roofing.

C. INTERIORS

Interior partition wall types typically include painted CMU. One of the additions was originally constructed as "open classroom" and is now converted using drywall partitions. Interior doors are generally solid core wood doors and some hollow metal doors with hollow metal and some wood frames. Interior fittings include chalk and tack boards toilet accessories, shelving, handrails and toilet partitions. Stair construction includes steel risers and treads with tile finishes. The interior wall finishes are typically painted CMU, plaster, drywall, and some glazed tile. Floor finishes in assignable spaces are typically vinyl tile and carpet. Common area flooring is VCT and some wood (in original section). Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original, except toilets were replaced in 2007. Domestic water distribution is a mixture of copper and galvanized. Sanitary waste system is a mixture of cast iron and plastic in both the original building and additions. Rain water system is a mixture of internal and external with roof drains and scuppers.

HVAC

Facility Executive Summary

Heating is provided by two boilers that were installed in 1971. Each of the boilers is dual fired, natural gas and #2 fuel oil. The 2000 addition has rooftop package units. Cooling is supplied by window units and rooftop package units. The heating/cooling distribution system is a mixture of ductwork and 2-pipe system using fan coil units, baseboard radiators, and unit ventilators. Fresh air is supplied by infiltration and window units. Ceiling-mounted exhaust fans are installed in restrooms and ventilation is deemed (2008 Assessment) inadequate. Controls and instrumentation are pneumatic in the original building and digital in the 2000 addition and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Standpipes, fire extinguishers, and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panel wiring is typically copper. The switchgear was replaced in 1993. Lighting and branch wiring is typically serving a mixture of recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Illumination was mostly replaced in 2007. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in the 2000 addition and audible annunciators in the original building and older additions, and is located in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is not centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are inadequately secured and cooled. The building includes an internal security system that is actuated by infrared and optical devices and is not centrally monitored.

Other Electrical Systems

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, media center, theater and stage, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The building also includes fixed casework, window treatment, and furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where it is scheduled to be improved with a total of 69 parking spaces in 2013. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. Underground fuel tank was installed in 1999.

Current Repair Cost: \$6,921,951.09**Replacement Cost:** \$12,125,362.44**FCI:** 57.09%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glenn Dale Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1928

Gross Area: 34,388 S.F.

Last Renovation: 1967

Facility Description:

Current Repair Cost: \$6,837,317.08

Replacement Cost: \$9,571,681.34

FCI: 71.43%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glenn Dale Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$275.76	S.F.	34,388	100	\$9,482,801	38	1958	1928	2009		\$6,837,319	\$9,482,801	72
Substructure	\$15.61	S.F.	34,388	100	\$536,771	100	1963				\$17,721	\$536,771	3
Foundations	\$15.00	S.F.	34,388	100	\$515,718	100	1967					\$515,718	
Standard Foundations	\$4.94	S.F.	34,388	0	\$169,988	100	1967					\$169,988	
Slab on Grade	\$10.05	S.F.	34,388	0	\$345,730	100	1967					\$345,730	
Basement Construction	\$0.61	S.F.	34,388	100	\$21,053	100	1928				\$17,721	\$21,053	84
Basement Excavation	\$0.32	S.F.	4,083	0	\$1,304	100	1928					\$1,304	
Basement Walls	\$4.84	S.F.	4,083	0	\$19,749	100	1928				\$17,721	\$19,749	90
Shell	\$73.03	S.F.	34,388	100	\$2,511,419	59	1954	1928			\$1,432,385	\$2,511,419	57
Superstructure	\$27.17	S.F.	34,388	100	\$934,449	100	1928	1928			\$224,682	\$934,449	24
Floor Construction	\$18.72	S.F.	12,000	0	\$224,682	0	1928	1928			\$224,682	\$224,682	100
Roof Construction	\$20.64	S.F.	34,388	0	\$709,767	100	1928					\$709,767	
Exterior Enclosure	\$18.34	S.F.	34,388	100	\$630,788	71	1954	1997			\$261,521	\$630,788	41
Exterior Walls	\$10.74	S.F.	34,388	0	\$369,267	100	1928					\$369,267	
Exterior Windows	\$4.61	S.F.	34,388	100	\$158,482	30	1967	1997			\$158,482	\$158,482	100
Exterior Doors	\$3.00	S.F.	34,388	100	\$103,039	30	1967	1997			\$103,039	\$103,039	100
Roofing	\$27.51	S.F.	34,388	100	\$946,182	20	1990	2010			\$946,182	\$946,182	100
Roof Coverings	\$27.51	S.F.	34,388	100	\$946,182	20	1990	2010			\$946,182	\$946,182	100
Interiors	\$43.18	S.F.	34,388	100	\$1,484,722	26	1971	1953	2009		\$1,146,486	\$1,484,722	77
Interior Construction	\$16.21	S.F.	34,388	100	\$557,562	40	1967	1987			\$254,198	\$557,562	46
Partitions	\$8.82	S.F.	34,388	100	\$303,364	50	1967	2017				\$303,364	
Drywall Partitions/Metal Stud Framing	\$8.82	S.F.	34,388	100	\$303,364	50	1967	2017				\$303,364	
Interior Doors	\$3.01	S.F.	34,388	100	\$103,562	40	1967	2007			\$103,562	\$103,562	100
Fittings	\$4.38	S.F.	34,388	100	\$150,636	20	1967	1987			\$150,636	\$150,636	100
Stairs	\$1.72	S.F.	34,388	100	\$59,104	50	1967	2017	2009		\$59,104	\$59,104	100
Stair Construction	\$1.72	S.F.	34,388	100	\$59,104	50	1967	2017	2009		\$59,104	\$59,104	100
Stairs	\$1.72	S.F.	34,388	100	\$59,104	50	1967	2017	2009		\$59,104	\$59,104	100
Interior Finishes	\$25.24	S.F.	34,388	100	\$868,056	16	1975	1953			\$833,184	\$868,056	96
Wall Finishes	\$6.53	S.F.	34,388	100	\$224,383	6	2000	2002			\$224,383	\$224,383	100
Paint	\$6.34	S.F.	33,980	100	\$215,521	5	2000	2005			\$215,521	\$215,521	100
Tile	\$21.72	S.F.	408	100	\$8,862	35	1967	2002			\$8,862	\$8,862	100
Floor Finishes	\$9.07	S.F.	34,388	100	\$312,065	14	1998	2007			\$277,193	\$312,065	89
Carpet	\$7.51	S.F.	6,715	100	\$50,455	7	2000	2007			\$50,455	\$50,455	100
Ceramic Tile	\$19.26	S.F.	1,811	100	\$34,872	50	1967	2017				\$34,872	
VCT	\$8.82	S.F.	25,702	100	\$226,738	10	2000	2010			\$226,738	\$226,738	100
Ceiling Finishes	\$9.64	S.F.	34,388	100	\$331,608	25	1928	1953			\$331,608	\$331,608	100
Services	\$128.17	S.F.	34,388	100	\$4,407,671	24	1957	1938			\$3,727,194	\$4,407,671	85
Plumbing	\$15.30	S.F.	34,388	100	\$526,179	30	1975	1997			\$472,306	\$526,179	90
Low Flow Toilets	\$1.57	S.F.	34,388	100	\$53,873	30	2007	2037				\$53,873	
Plumbing Fixtures	\$10.63	S.F.	34,388	100	\$365,606	30	1967	1997			\$365,606	\$365,606	100
Domestic Water Distribution	\$0.87	S.F.	34,388	100	\$29,813	30	1967	1997			\$29,813	\$29,813	100
Sanitary Waste	\$1.32	S.F.	34,388	100	\$45,505	30	1967	1997			\$45,505	\$45,505	100
Rain Water Drainage	\$0.91	S.F.	34,388	100	\$31,382	30	1967	1997			\$31,382	\$31,382	100
HVAC	\$80.04	S.F.	34,388	100	\$2,752,246	22	1946	1938			\$2,378,271	\$2,752,246	86
Heat Generating Systems	\$8.62	S.F.	34,388	100	\$296,565	30	1971	2001			\$296,565	\$296,565	100
Cooling Generating Systems	\$10.88	S.F.	34,388	100	\$373,975	30	1928	1958				\$373,975	
Distribution Systems	\$16.00	S.F.	34,388	100	\$550,240	30	1928	1958			\$550,240	\$550,240	100
Terminal & Package Units	\$39.45	S.F.	34,388	100	\$1,356,770	15	1990	2005			\$1,356,770	\$1,356,770	100
Controls & Instrumentation	\$3.89	S.F.	34,388	100	\$133,899	20	1928	1948			\$133,899	\$133,899	100
Systems Testing & Balancing	\$1.19	S.F.	34,388	100	\$40,797	10	1928	1938			\$40,797	\$40,797	100
Fire Protection	\$5.99	S.F.	34,388	100	\$206,078	30	1928	1958			\$206,078	\$206,078	100
Sprinklers	\$5.99	S.F.	34,388	100	\$206,078	30	1928	1958			\$206,078	\$206,078	100
Electrical	\$26.85	S.F.	34,388	100	\$923,168	27	1958	1958			\$670,539	\$923,168	73
Electrical Service/Distribution	\$2.68	S.F.	34,388	100	\$92,055	30	1928	1958			\$92,055	\$92,055	100
Branch Wiring	\$13.54	S.F.	34,388	100	\$465,507	30	1967	1997			\$465,507	\$465,507	100
Lighting	\$7.35	S.F.	34,388	100	\$252,629	20	2007	2027				\$252,629	
Communications and Security	\$3.29	S.F.	34,388	100	\$112,977	30	1928	1958			\$112,977	\$112,977	100
Equipment & Furnishings	\$9.60	S.F.	34,388	100	\$329,972	25	1928	1943			\$329,972	\$329,972	100
Equipment	\$9.60	S.F.	34,388	100	\$329,972	25	1928	1943			\$329,972	\$329,972	100
Institutional	\$2.91	S.F.	34,388	100	\$99,901	15	1928	1943			\$99,901	\$99,901	100
Other Equipment	\$6.69	S.F.	34,388	100	\$230,071	30	1928	1958			\$230,071	\$230,071	100
Food Service Equipment, EACH	\$230,070.57	SYSTEM	1	100	\$230,071	30	1928	1958			\$230,071	\$230,071	100
Special Construction			0			0	0				\$179,900		
Special Construction			0			0	0				\$179,900		
ADA Compliance			0	0		0	0				\$179,900		
Building Sitework	\$6.17	S.F.	34,388	100	\$212,246	50	1929	1958			\$3,661	\$212,246	2

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$6.07	S.F.	34,388	100	\$208,585	50	1969	2017				\$208,585	
Parking Lots	\$2,386.14	Each	69	100	\$164,644	50	2013	2063				\$164,644	
Pedestrian Paving	\$36.02	L.F.	1,220	100	\$43,941	50	1967	2017				\$43,941	
Site Mechanical Utilities	\$0.11	S.F.	34,388	100	\$3,661	30	1928	1958			\$3,661	\$3,661	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	34,388	100	\$3,661	30	1928	1958			\$3,661	\$3,661	100
Gas Service Piping	\$0.11	S.F.	34,388	100	\$3,661	30	1928	1958			\$3,661	\$3,661	100

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Facility Executive Summary

Facility: \Elementary Schools\Glenn Dale Elementary_Original Building (continued)

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Glenn Dale Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,495,277 \$104,196	\$2,342,040 \$54,286	\$6,837,317 \$158,482	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$67,744	\$35,295	\$103,039	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors are beyond their useful life.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$68,088	\$35,474	\$103,562	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are worn and beyond useful life.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$99,037	\$51,599	\$150,636	Necess ary- 2-5 Yrs	Deferred Maintena nce	The toilet partitions are in poor condition and beyond useful life.
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$141,697	\$73,824	\$215,521	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$5,826	\$3,035	\$8,862	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$33,172	\$17,283	\$50,455	Necess ary- 2-5 Yrs	Deferred Maintena nce	The floor finishes in assignable spaces is typically carpet that is beyond its useful life.
C3030		Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$218,020	\$113,588	\$331,608	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are damaged and old.
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$29,918	\$15,587	\$45,505	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$194,980	\$101,585	\$296,565	Necess ary- 2-5 Yrs	Deferred Maintena nce	The boilers are old and beyond useful life, and appear to need repairs or replacement. One of the roof top units has control problems.
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$26,823	\$13,975	\$40,797	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is not functioning properly. Some class rooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot.
E1020		Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$65,681	\$34,220	\$99,901	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$361,762	\$188,478	\$550,240	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating and cooling distribution system, piping, ductwork, and fittings, appear to be in poor condition, with a lot of leaks and damage.
G3060110		Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,407	\$1,254	\$3,661	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$892,025	\$464,745	\$1,356,770	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$240,372	\$125,234	\$365,606	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$19,601	\$10,212	\$29,813	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$20,633	\$10,750	\$31,382	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$88,033	\$45,865	\$133,899	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$135,489	\$70,590	\$206,078	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$60,523	\$31,532	\$92,055	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$306,053	\$159,454	\$465,507	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$74,278	\$38,699	\$112,977	Necess ary- 2-5 Yrs	Deferred Maintena nce
A2020	Basement Walls	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$11,651	\$6,070	\$17,721	Potentia lly Critical- 12 months	Building Integrity
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	34,388	S.F.	\$118,278	\$61,623	\$179,900	Does Not Meet Current Code/St andards	ADA / Accessibil ity
B1010	Floor Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$147,720	\$76,962	\$224,682	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$151,263	\$78,808	\$230,071	Necess ary- 2-5 Yrs	Deferred Maintena nce
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$622,079	\$324,103	\$946,182	Necess ary- 2-5 Yrs	Deferred Maintena nce
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$38,858	\$20,245	\$59,104	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$149,072	\$77,666	\$226,738	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glenn Dale Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 10,256 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$84,634.02

Replacement Cost: \$2,553,681.10

FCI: 3.31%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Glenn Dale Elementary\2000 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$248.99	S.F.	10,256	100	\$2,553,681	40	2000	2005			\$84,634	\$2,553,681	3
Substructure	\$17.84	S.F.	10,256	100	\$182,984	100	2000					\$182,984	
Foundations	\$17.84	S.F.	10,256	100	\$182,984	100	2000					\$182,984	
Standard Foundations	\$5.99	S.F.	10,256	0	\$61,404	100	2000					\$61,404	
Slab on Grade	\$11.85	S.F.	10,256	0	\$121,580	100	2000					\$121,580	
Shell	\$53.03	S.F.	10,256	100	\$543,895	77	2000	2020				\$543,895	
Superstructure	\$24.25	S.F.	10,256	100	\$248,713	100	2000					\$248,713	
Roof Construction	\$24.25	S.F.	10,256	0	\$248,713	100	2000					\$248,713	
Exterior Enclosure	\$19.09	S.F.	10,256	100	\$195,795	76	2000	2030				\$195,795	
Exterior Walls	\$12.65	S.F.	10,256	0	\$129,767	100	2000					\$129,767	
Exterior Windows	\$5.45	S.F.	10,256	100	\$55,888	30	2000	2030				\$55,888	
Exterior Doors	\$0.99	S.F.	10,256	100	\$10,140	30	2000	2030				\$10,140	
Roofing	\$9.69	S.F.	10,256	100	\$99,387	20	2000	2020				\$99,387	
Roof Coverings	\$9.69	S.F.	10,256	100	\$99,387	20	2000	2020				\$99,387	
Interiors	\$48.39	S.F.	10,256	100	\$496,316	23	2000	2005			\$74,844	\$496,316	15
Interior Construction	\$19.15	S.F.	10,256	100	\$196,435	35	2000	2020				\$196,435	
Partitions	\$10.42	S.F.	10,256	100	\$106,828	40	2000	2040				\$106,828	
Interior Doors	\$3.57	S.F.	10,256	100	\$36,602	40	2000	2040				\$36,602	
Fittings	\$5.17	S.F.	10,256	100	\$53,005	20	2000	2020				\$53,005	
Interior Finishes	\$29.24	S.F.	10,256	100	\$299,881	15	2000	2005			\$74,844	\$299,881	25
Wall Finishes	\$7.56	S.F.	10,256	100	\$77,505	6	2000	2005			\$74,844	\$77,505	97
Paint	\$7.48	S.F.	10,000	100	\$74,844	5	2000	2005			\$74,844	\$74,844	100
Tile	\$10.39	S.F.	256	100	\$2,661	35	2000	2035				\$2,661	
Floor Finishes	\$10.76	S.F.	10,256	100	\$110,385	12	2000	2010				\$110,385	
Ceramic Tile	\$22.69	S.F.	300	100	\$6,806	50	2000	2050				\$6,806	
VCT	\$10.40	S.F.	9,956	100	\$103,579	10	2000	2010				\$103,579	
Ceiling Finishes	\$10.92	S.F.	10,256	100	\$111,991	25	2000	2025				\$111,991	
Services	\$126.20	S.F.	10,256	100	\$1,294,350	23	2001	2010				\$1,294,350	
Plumbing	\$18.03	S.F.	10,256	100	\$184,932	30	2001	2030				\$184,932	
Low Flow Toilets	\$1.82	S.F.	10,256	100	\$18,616	30	2007	2037				\$18,616	
Plumbing Fixtures	\$12.53	S.F.	10,256	100	\$128,534	30	2000	2030				\$128,534	
Domestic Water Distribution	\$1.00	S.F.	10,256	100	\$10,225	30	2000	2030				\$10,225	
Sanitary Waste	\$1.58	S.F.	10,256	100	\$16,163	30	2000	2030				\$16,163	
Rain Water Drainage	\$1.11	S.F.	10,256	100	\$11,394	30	2000	2030				\$11,394	
HVAC	\$68.46	S.F.	10,256	100	\$702,169	19	2000	2010				\$702,169	
Distribution Systems	\$18.86	S.F.	10,256	100	\$193,385	30	2000	2030				\$193,385	
Terminal & Package Units	\$46.52	S.F.	10,256	100	\$477,076	15	2000	2015				\$477,076	
Controls & Instrumentation	\$1.72	S.F.	10,256	100	\$17,683	20	2000	2020				\$17,683	
Systems Testing & Balancing	\$1.37	S.F.	10,256	100	\$14,025	10	2000	2010				\$14,025	
Fire Protection	\$7.05	S.F.	10,256	100	\$72,323	30	2000	2030				\$72,323	
Sprinklers	\$7.05	S.F.	10,256	100	\$72,323	30	2000	2030				\$72,323	
Electrical	\$32.66	S.F.	10,256	100	\$334,926	27	2002	2027				\$334,926	
Electrical Service/Distribution	\$3.13	S.F.	10,256	100	\$32,130	30	2000	2030				\$32,130	
Branch Wiring	\$15.94	S.F.	10,256	100	\$163,530	30	2000	2030				\$163,530	
Lighting	\$8.68	S.F.	10,256	100	\$89,041	20	2007	2027				\$89,041	
Communications and Security	\$4.90	S.F.	10,256	100	\$50,225	30	2000	2030				\$50,225	
Equipment & Furnishings	\$3.40	S.F.	10,256	100	\$34,908	15	2000	2015				\$34,908	
Equipment	\$3.40	S.F.	10,256	100	\$34,908	15	2000	2015				\$34,908	
Institutional	\$3.40	S.F.	10,256	100	\$34,908	15	2000	2015				\$34,908	
Special Construction			0			0	0				\$9,790		
Special Construction			0			0	0				\$9,790		
ADA Compliance			0	0		0	0				\$9,790		
Building Sitework	\$0.12	S.F.	10,256	100	\$1,228	30	2000	2030				\$1,228	
Site Mechanical Utilities	\$0.12	S.F.	10,256	100	\$1,228	30	2000	2030				\$1,228	
Fuel Distribution	\$0.12	S.F.	10,256	100	\$1,228	30	2000	2030				\$1,228	
Gas Service Piping	\$0.12	S.F.	10,256	100	\$1,228	30	2000	2030				\$1,228	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Glenn Dale Elementary\2000 Addition (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glenn Dale Elementary\2000 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$55,644	\$28,990	\$84,634	Necessary- 2-5 Yrs	Deferred Maintenance	
								\$49,207	\$25,637	\$74,844			
F1040	ADA Compliance	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	10,256	S.F.	\$6,437	\$3,354	\$9,790	Does Not Meet Current Code/Standards	ADA / Accessibility	

Facility Executive Summary**Facility:** \Elementary Schools\Glenridge Elementary**Address:** 7200 Gallatin Street, Landover Hills, MD 20784**Attributes:**

School Area	2
Congressional	4
County Council	3
Historical Building	NA
Legislative	22
Original Building	Built in 1954, 44,293 S.F.
School Addition 1	Built in 1955, 38,792 S.F.
School Addition 2	Built in 1963, 19,969 S.F.
School Addition 3	Built in 1965, 6,153 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	109,197 S.F.

Year Built:**Last Renovation:****Facility Description:**

Glenridge Elementary School is two-story, 109,197 square foot facility located 14.8-acre site close to MD Route 295 (Baltimore-Washington Parkway) and US Route 50 in Landover Hills, MD. The original building was constructed in 1954 with additions constructed in 1955, 1963, and 1965, with no major renovations. In 2009 some minor projects were performed that included interior and exterior painting, re-caulk of windows, and glass replacement as needed. In 2012 the kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The facility is not in compliance with ADA requirements. However further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, door hardware, interior signage, restrooms, and drinking fountains.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building does have a crawl space construction of poured in place concrete.

B. SHELL

The superstructure is reinforced concrete masonry with face brick. Floor construction is slab on grade. Roof construction is a built up roof system on concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Roofing is low-slope built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes concrete risers and treads with tile finishes. Interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas are typically ceramic tile, vinyl asbestos tile, carpet, and wood (stage floor). Floor finishes in assignable spaces are typically vinyl asbestos tiles, terrazzo, and carpet. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have conveying system.

Plumbing

Sinks, faucets, and other plumbing fixtures were not updated, while some urinals and most toilets were. Most of the water fountains are original. Domestic water distribution is mostly galvanized. Sanitary waste system is cast iron. As of the 2008 Assessment it was noted that drainage is slow in some of the restrooms and sinks. Rain water system is internal with roof drains. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by two oil/gas fired boilers. Cooling is supplied by mostly window units and two roof top units. The heating/cooling distribution system is ductwork and air handlers. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in restrooms. Controls and instrumentation are direct dials for cooling, window units, and pneumatic for heating and is not centrally controlled by an energy management system. Most of the thermostats were not operating adequately at the time of the 2008 Assessment.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Most of the switch gear was updated in 2005. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Illumination was updated in 2007. Emergency power is not present as of the 2008 Assessment, but a new generator was on site at the time of the visit in 2008. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobes annunciators in common spaces and interior corridors. The system is activated by pull stations and heat sensors and is not centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator waiting to be installed at the time of the Assessment in 2008.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap was replaced in 2012. The building also includes fixed casework, window treatment, and floor grilles and mats.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking spaces available on-site where two out of the 73 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon fuel oil tank of dual wall construction replaced in 1991.

Current Repair Cost: \$18,562,007.93**Replacement Cost:** \$30,791,348.29**FCI:** 60.28%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glenridge Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1954

Gross Area: 109,197 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$18,562,007.93

Replacement Cost: \$30,791,348.29

FCI: 60.28%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Glenridge Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.99	S.F.	109,197	102	\$31,201,967	40	1962	1959	2009		\$18,562,009	\$30,683,315	60
Substructure	\$16.01	S.F.	109,197	100	\$1,747,728	100	1954					\$1,747,728	
Foundations	\$15.64	S.F.	109,197	100	\$1,707,391	100	1954					\$1,707,391	
Standard Foundations	\$5.25	S.F.	109,197	0	\$573,006	100	1954					\$573,006	
Slab on Grade	\$10.39	S.F.	109,197	0	\$1,134,385	100	1954					\$1,134,385	
Basement Construction	\$0.37	S.F.	109,197	100	\$40,337	100	1954					\$40,337	
Crawl space	\$3.36	S.F.	12,000	0	\$40,337	100	1954					\$40,337	
Shell	\$73.37	S.F.	109,197	100	\$8,012,170	61	1963	1984			\$913,487	\$8,012,170	11
Superstructure	\$25.48	S.F.	109,197	100	\$2,782,039	100	1954	2054				\$2,782,039	
Floor Construction	\$10.46	S.F.	60,000	0	\$627,869	100	1954	2054				\$627,869	
Roof Construction	\$19.73	S.F.	109,197	0	\$2,154,170	100	1954					\$2,154,170	
Exterior Enclosure	\$19.45	S.F.	109,197	100	\$2,124,273	70	1954	1984			\$913,487	\$2,124,273	43
Exterior Walls	\$11.09	S.F.	109,197	0	\$1,210,786	100	1954					\$1,210,786	
Exterior Windows	\$4.78	S.F.	109,197	100	\$521,518	30	1954	1984			\$521,518	\$521,518	100
Exterior Doors	\$3.59	S.F.	109,197	100	\$391,969	30	1954	1984			\$391,969	\$391,969	100
Roofing	\$28.44	S.F.	109,197	100	\$3,105,858	20	2006	2026				\$3,105,858	
Roof Coverings	\$28.44	S.F.	109,197	100	\$3,105,858	20	2006	2026				\$3,105,858	
Interiors	\$56.39	S.F.	109,197	108	\$6,676,656	32	1954	1959	2009		\$5,519,018	\$6,158,004	90
Interior Construction	\$18.24	S.F.	109,197	100	\$1,991,403	70	1954	1974			\$833,765	\$1,991,403	42
Partitions	\$10.60	S.F.	109,197	100	\$1,157,638	100	1954					\$1,157,638	
Concrete Block Partitions - Regular Weight	\$10.60	S.F.	109,197	0	\$1,157,638	100	1954					\$1,157,638	
Interior Doors	\$3.10	S.F.	109,197	100	\$338,821	40	1954	1994			\$338,821	\$338,821	100
Fittings	\$4.53	S.F.	109,197	100	\$494,944	20	1954	1974			\$494,944	\$494,944	100
Stairs	\$1.79	S.F.	109,197	100	\$195,985	50	1954	2004	2009		\$195,985	\$195,985	100
Stair Construction	\$1.79	S.F.	109,197	100	\$195,985	50	1954	2004	2009		\$195,985	\$195,985	100
Stairs	\$1.79	S.F.	109,197	100	\$195,985	50	1954	2004	2009		\$195,985	\$195,985	100
Interior Finishes	\$36.36	S.F.	109,197	113	\$4,489,268	15	1954	1959			\$4,489,268	\$3,970,616	113
Wall Finishes	\$6.56	S.F.	109,197	100	\$715,842	5	1954	1959			\$715,842	\$715,842	100
Paint	\$6.56	S.F.	109,197	100	\$715,842	5	1954	1959			\$715,842	\$715,842	100
Floor Finishes	\$19.65	S.F.	109,197	124	\$2,664,875	15	1954	1959			\$2,664,875	\$2,146,223	124
Carpet	\$7.79	S.F.	20,000	100	\$155,750	5	1954	1959			\$155,750	\$155,750	100
Ceramic Tile	\$19.89	S.F.	7,800	100	\$155,179	50	1954	2004			\$155,179	\$155,179	100
Concrete finish flooring	\$3.74	S.F.	1,800	100	\$6,735	10	1954	1964			\$6,735	\$6,735	100
Hardwood	\$18.13	S.F.	5,500	100	\$99,717	13	1954	1967			\$99,717	\$99,717	100
VAT	\$23.33	S.F.	74,097	130	\$2,247,494	13	1954	1967			\$2,247,494	\$1,728,842	130
Ceiling Finishes	\$10.15	S.F.	109,197	100	\$1,108,551	23	1954	1967			\$1,108,551	\$1,108,551	100
2 x4 Tectum	\$10.91	S.F.	26,100	100	\$284,635	50	1954	2004			\$284,635	\$284,635	100
Drywall Ceilings	\$6.68	S.F.	1,200	100	\$8,013	13	1954	1967			\$8,013	\$8,013	100
Acoustical Ceilings	\$9.96	S.F.	81,897	100	\$815,903	13	1954	1967			\$815,903	\$815,903	100
Services	\$127.81	S.F.	109,197	100	\$13,956,428	25	1967	1964			\$10,749,257	\$13,956,428	77
Plumbing	\$16.64	S.F.	109,197	100	\$1,817,010	30	1975	1984			\$355,430	\$1,817,010	20
Low Flow Toilets	\$2.39	S.F.	109,197	100	\$260,759	30	2007	2037				\$260,759	
Plumbing Fixtures	\$11.00	S.F.	109,197	100	\$1,200,821	30	2007	2037				\$1,200,821	
Domestic Water Distribution	\$0.90	S.F.	109,197	100	\$97,992	30	1954	1984			\$97,992	\$97,992	100
Sanitary Waste	\$1.38	S.F.	109,197	100	\$151,141	30	1954	1984			\$151,141	\$151,141	100
Rain Water Drainage	\$0.97	S.F.	109,197	100	\$106,297	30	1954	1984			\$106,297	\$106,297	100
HVAC	\$76.22	S.F.	109,197	100	\$8,322,701	21	1963	1964			\$7,347,761	\$8,322,701	88
Heat Generating Systems	\$8.93	S.F.	109,197	100	\$974,940	30	2008	2038				\$974,940	
Cooling Generating Systems	\$7.26	S.F.	109,197	100	\$792,243	30	1954	1984			\$792,243	\$792,243	100
Distribution Systems	\$16.53	S.F.	109,197	100	\$1,805,383	30	1954	1984			\$1,805,383	\$1,805,383	100
Terminal & Package Units	\$40.79	S.F.	109,197	100	\$4,454,497	15	1954	1969			\$4,454,497	\$4,454,497	100
Controls & Instrumentation	\$1.51	S.F.	109,197	100	\$164,428	20	1954	1974			\$164,428	\$164,428	100
Systems Testing & Balancing	\$1.20	S.F.	109,197	100	\$131,210	10	1954	1964			\$131,210	\$131,210	100
Fire Protection	\$6.19	S.F.	109,197	100	\$675,981	30	1954	1984			\$675,981	\$675,981	100
Sprinklers	\$6.19	S.F.	109,197	100	\$675,981	30	1954	1984			\$675,981	\$675,981	100
Electrical	\$28.76	S.F.	109,197	100	\$3,140,736	30	1967	1969			\$2,370,085	\$3,140,736	75
Electrical Service/Distribution	\$2.75	S.F.	109,197	100	\$300,620	30	2005	2035				\$300,620	
Lighting and Branch Wiring	\$21.58	S.F.	109,197	100	\$2,356,798	30	1954	1984			\$2,356,798	\$2,356,798	100
Communications and Security	\$4.30	S.F.	109,197	100	\$470,031	30	1954	1984				\$470,031	
Other Electrical Systems	\$0.12	S.F.	109,197	100	\$13,287	15	1954	1969			\$13,287	\$13,287	100
Equipment & Furnishings	\$5.17	S.F.	109,197	100	\$565,079	21	1954	1969			\$565,079	\$565,079	100
Equipment	\$5.17	S.F.	109,197	100	\$565,079	21	1954	1969			\$565,079	\$565,079	100
Institutional Equipment	\$3.00	S.F.	109,197	100	\$327,195	15	1954	1969			\$327,195	\$327,195	100
Other Equipment	\$2.18	S.F.	109,197	100	\$237,884	30	1954	1984			\$237,884	\$237,884	100
Food Service Equipment EACH	\$237,883.91	SYSTE M	1	100	\$237,884	30	1954	1984			\$237,884	\$237,884	100
Special Construction			0			0	0				\$571,262		

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$571,262		
ADA Compliance			0	0		0	0				\$571,262		
Building Sitework	\$2.23	S.F.	109,197	100	\$243,906	30	1954	1984			\$243,906	\$243,906	100
Site Improvements	\$2.06	S.F.	109,197	100	\$225,369	30	1954	1984			\$225,369	\$225,369	100
Parking Lots	\$2,433.39	Ea.	62	100	\$150,870	30	1954	1984			\$150,870	\$150,870	100
Pedestrian Paving	\$37.25	L.F.	2,000	100	\$74,499	30	1954	1984			\$74,499	\$74,499	100
Site Mechanical Utilities	\$0.17	S.F.	109,197	100	\$18,537	30	1954	1984			\$18,537	\$18,537	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	109,197	100	\$11,626	30	1954	1984			\$11,626	\$11,626	100
Gas Service Piping	\$0.11	S.F.	109,197	100	\$11,626	30	1954	1984			\$11,626	\$11,626	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1954	1984			\$6,911	\$6,911	100

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Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Glenridge Elementary_Building (continued)

[illegible]

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Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Glenridge Elementary_Building (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$12,203,818 \$342,879	\$6,358,189 \$178,640	\$18,562,008 \$521,518	Necess ary- 2-5 Yrs	Capital Renewal	Exterior windows do not lock or seal properly and leak when it rains. The windows are beyond useful life and should be replaced.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$257,705	\$134,264	\$391,969	Necess ary- 2-5 Yrs	Capital Renewal	Exterior doors are in poor condition due to worn finishes, rusting, and damaged caulking. In addition, the doors do not have fire labels and the hardware does not meet ADA requirements.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$222,762	\$116,059	\$338,821	Necess ary- 2-5 Yrs	Capital Renewal	Interior doors are old, do not have fire labels, and hardware is not ADA compliant. The interior doors are beyond useful life.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$325,407	\$169,537	\$494,944	Necess ary- 2-5 Yrs	Capital Renewal	The millwork is deteriorating due to age; the wood is coming unglued and the shelving is sagging. The millwork is beyond useful life and should be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$470,639	\$245,203	\$715,842	Necess ary- 2-5 Yrs	Capital Renewal	The paint is beyond useful life due to stains, scuff marks, smudges, chips, and peeling.
	C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$1,477,642	\$769,852	\$2,247,494	Necess ary- 2-5 Yrs	Environm ental	Vinyl asbestos tiles are old with cracks and separation throughout the building.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$102,400	\$53,350	\$155,750	Necess ary- 2-5 Yrs	Capital Renewal	Carpet is worn, stained, fading, and patches do not match. This carpet is beyond useful life and should be replaced.
	C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$4,428	\$2,307	\$6,735	Necess ary- 2-5 Yrs	Appearan ce	
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$102,024	\$53,155	\$155,179	Necess ary- 2-5 Yrs	Capital Renewal	Ceramic tile is missing and damaged in some restrooms. The tile is beyond useful life, in poor condition, and should be replaced.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$64,426	\$33,566	\$97,992	Necess ary- 2-5 Yrs	Capital Renewal	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$69,886	\$36,411	\$106,297	Necess ary- 2-5 Yrs	Building Integrity	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$99,369	\$51,771	\$151,141	Necess ary- 2-5 Yrs	Environm ental	

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D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,928,664	\$1,525,834	\$4,454,497	Necess ary- 2-5 Yrs	Capital Renewal	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal unit update. The school engineer stated the unit control system is not operating at times and, if operating, the temperature is not adequate.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$520,870	\$271,373	\$792,243	Necess ary- 2-5 Yrs	Capital Renewal	Most of the cooling generation is provided by window units and some roof top units that have control issues and need to be updated.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,186,971	\$618,412	\$1,805,383	Necess ary- 2-5 Yrs	Capital Renewal	The distribution system pipes, pumps, ductwork, vents, and units are mostly outdated and beyond useful life. Circulation pumps are leaking, pipe insulation is peeling, and pipes are leaking. There are a lot of leaks and stains throughout the school.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$108,105	\$56,323	\$164,428	Necess ary- 2-5 Yrs	Environm ental	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$86,266	\$44,944	\$131,210	Necess ary- 2-5 Yrs	Environm ental	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$444,432	\$231,549	\$675,981	Necess ary- 2-5 Yrs	Building Integrity	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,549,505	\$807,292	\$2,356,798	Necess ary- 2-5 Yrs	Capital Renewal	Most of the light wiring is original and needs to be updated.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$8,736	\$4,551	\$13,287	Necess ary- 2-5 Yrs	Deferred Maintenance	Most of the other electrical equipment is original and needs to be updated.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$99,191	\$51,679	\$150,870	Necess ary- 2-5 Yrs	Capital Renewal	The parking lot and service road are in poor condition due to pot holes and cracks. The parking lot and service road need to be stripped and resurfaced.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$48,980	\$25,519	\$74,499	Necess ary- 2-5 Yrs	Capital Renewal	The sidewalk around the building and other areas of the site is in fair to poor condition. Some areas are cracked and uneven due to soil movement.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$7,644	\$3,982	\$11,626	Necess ary- 2-5 Yrs	Environm ental	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Environm ental	
C3020410	Hardwood	System	Beyond Useful Life	Renew System	1	Ea.	\$65,560	\$34,157	\$99,717	Necess ary- 2-5 Yrs	Capital Renewal	The hardwood floor appears to be of the original building's construction, which has worn with time. The wood floor is beyond useful life and should be replaced.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$536,425	\$279,478	\$815,903	Necess ary- 2-5 Yrs	Capital Renewal	The acoustical ceilings are stained, sagging, and fading due to age. The acoustical ceilings are beyond useful life and should be replaced.

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C3030105	2 x4 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$187,137	\$97,498	\$284,635	Necess ary- 2-5 Yrs	Deferred Maintena nce	The tectum ceiling throughout the building is in poor condition due stains and sagging tile. The ceiling is beyond useful life and should be replaced.
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$5,268	\$2,745	\$8,013	Necess ary- 2-5 Yrs	Capital Renewal	The drywall ceiling is in poor condition due to stains and peeling paint. The ceiling is beyond useful life and should be replaced.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$215,118	\$112,077	\$327,195	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,400	\$81,484	\$237,884	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	109,197	S.F.	\$375,583	\$195,679	\$571,262	Does Not Meet Current Code/St andards	ADA / Accessibility	
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$128,852	\$67,132	\$195,985	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Heather Hills Elementary

Address: 12605 Heming Lane, Bowie, MD 20716

Attributes:

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	23B
Original Building	Built in 1967, 32,749 S.F.
School Addition 1	Built in 1993, 4,076 S.F.
School Board District	5
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	36,825 S.F.

Year Built:
Last Renovation:

Facility Description:

Heather Hills Elementary School is a two-story, 36,825 square foot facility located on a two-acre site close to US Route 50, US Route 301, and MD Route 97 in Bowie, MD. The original building was constructed in 1967 and an addition was constructed in 1993 (four modules), with no major renovations. The underground fuel tank was replaced in 2012.

ACCESSIBILITY ISSUES

The facility is two stories with no elevators or chair lifts. The programs on the second story are therefore not handicap accessible. Path to the main entrance has curb cuts and main entrance doors are wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Exterior doors have panic hardware. Handicap toilet stalls are available in only one unisex restroom in the 1993 addition. There are no handicap toilet stalls in the original building. Interior graphics and/or signage are missing or inadequate and do not comply with ADA requirements (only parking areas have handicap signs). Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on the slab on grade. The building does not have a basement or crawl space. The building has a boiler room pit (sub-floor) of cast-in-place concrete construction.

B. SHELL

The superstructure of the facility is load bearing masonry walls. Roof construction is metal pan with lightweight fill, resting on open web steel joist roof framing. The exterior enclosure is brick veneer over CMU. The exterior windows in the original building are typically aluminum sash with operable single-pane glazing. The exterior doors in the original building are hollow metal steel. The facility has low-slope built up roof with gravel ballast on the original building. The built-up roof was replaced in 2006. The modular classrooms have single-ply membrane roof.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in corridors and multi-purpose room. Interior doors, including fire doors, are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The steel stairs (with steel risers/treads and vinyl tile floor finishes) are original. The metal ladder to access the roof hatch is original.

The interior wall finishes are typically painted CMU with plaster on some walls in the institutional space (first floor). The paint finish is around 1999. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT), vinyl composition tiles (VCT), carpet, and ceramic tiles. The VAT floor finishes in corridors and classrooms of the original building. Some of the VAT tiles in the original building were replaced with VCT tiles in 2005. The carpet in the administrative offices and media center is from around 2008, whereas carpet in the kindergarten classrooms is around 1993. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 26,500 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended acoustical tiles and drywall. Most of the fissured ceilings in the corridors and classrooms have been replaced in 2005 and some of them were replaced again in 2007, due to damage from the roof. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 20,100 square feet of asbestos containing fissured ceiling tiles and 425 square feet of fissured ceiling tiles.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas-fired hot water heater with a separate storage tank, which was installed in 1998.

HVAC

Facility Executive Summary

Heating is provided by two gas/oil fired steam boilers. There are heat pumps serving the 1993 addition for HVAC. Cooling is supplied by window units and a roof-top unit that serves the MPR. The heating distribution system is a 2-pipe system using fin tube radiators and unit ventilators. Fresh air is supplied by unit ventilators and air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic, and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to an original (1966 model) main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent with some incandescent. Emergency power and lighting are battery powered and exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors, etc. The system is activated by pull stations and/or smoke detectors, and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there is one reserved handicap space out of total about 35 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The facility has an 8,000 gallon underground fuel oil tank replaced in 2012.

Current Repair Cost: \$5,071,681.22**Replacement Cost:** \$10,288,371.33**FCI:** 49.30%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Heather Hills Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1967

Gross Area: 32,749 S.F.

Last Renovation: 1993

Facility Description:

Current Repair Cost: \$4,822,999.31

Replacement Cost: \$9,235,183.97

FCI: 52.22%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Heather Hills Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.15	S.F.	32,749	101	\$9,238,120	41	1972	1972	2010		\$4,823,000	\$9,141,882	53
Substructure	\$15.64	S.F.	32,749	100	\$512,060	100	1967					\$512,060	
Foundations	\$15.64	S.F.	32,749	100	\$512,060	100	1967					\$512,060	
Standard Foundations	\$5.25	S.F.	32,749	0	\$171,849	100	1967					\$171,849	
Slab on Grade	\$10.39	S.F.	32,749	0	\$340,211	100	1967					\$340,211	
Shell	\$75.08	S.F.	32,749	100	\$2,458,807	62	1975	1997	2012		\$256,528	\$2,458,807	10
Superstructure	\$27.72	S.F.	32,749	100	\$907,685	100	1967					\$907,685	
Floor Construction	\$19.35	S.F.	11,000	0	\$212,818	100	1967					\$212,818	
Roof Construction	\$21.22	S.F.	32,749	0	\$694,867	100	1967					\$694,867	
Exterior Enclosure	\$18.92	S.F.	32,749	100	\$619,652	71	1967	1997	2012		\$256,528	\$619,652	41
Exterior Walls	\$11.09	S.F.	32,749	0	\$363,124	100	1967					\$363,124	
Exterior Windows	\$4.78	S.F.	32,749	100	\$156,407	30	1967	1997			\$156,407	\$156,407	100
Exterior Doors	\$3.06	S.F.	32,749	100	\$100,121	30	1967	1997	2012		\$100,121	\$100,121	100
Roofing	\$28.44	S.F.	32,749	100	\$931,470	20	2008	2028				\$931,470	
Roof Coverings	\$28.44	S.F.	32,749	100	\$931,470	20	2008	2028				\$931,470	
Interiors	\$54.14	S.F.	32,749	105	\$1,869,427	34	1979	1972	2015		\$799,126	\$1,773,189	45
Interior Construction	\$19.54	S.F.	32,749	100	\$639,949	72	1967	1987	2015		\$147,939	\$639,949	23
Partitions	\$11.92	S.F.	32,749	100	\$390,395	100	1967	2067				\$390,395	
Concrete Block Partitions - Regular Weight	\$10.60	S.F.	36,825	0	\$390,395	100	1967	2067				\$390,395	
Interior Doors	\$3.10	S.F.	32,749	100	\$101,615	40	1967	2007	2015	3		\$101,615	
Fittings	\$4.52	S.F.	32,749	100	\$147,939	20	1967	1987			\$147,939	\$147,939	100
Stairs	\$1.10	S.F.	32,749	100	\$35,864	50	1967	2017				\$35,864	
Stair Construction	\$1.10	S.F.	32,749	100	\$35,864	50	1967	2017				\$35,864	
Stairs	\$1.10	S.F.	32,749	100	\$35,864	50	1967	2017				\$35,864	
Interior Finishes	\$33.51	S.F.	32,749	109	\$1,193,614	13	1995	1972			\$651,187	\$1,097,376	59
Wall Finishes	\$6.56	S.F.	32,749	100	\$214,686	5	1998	2003			\$214,686	\$214,686	100
Paint	\$6.56	S.F.	32,749	100	\$214,686	5	1998	2003			\$214,686	\$214,686	100
Floor Finishes	\$16.14	S.F.	32,749	118	\$624,770	17	1982	1972			\$436,501	\$528,532	83
Carpet	\$7.79	S.F.	2,500	100	\$19,469	5	1967	1972			\$19,469	\$19,469	100
Ceramic Tile	\$19.89	S.F.	3,500	100	\$69,631	50	1967	2017				\$69,631	
VAT (Resilient Flooring)	\$23.33	S.F.	13,749	130	\$417,032	13	1967	1980			\$417,032	\$320,794	130
VCT	\$9.13	S.F.	13,000	100	\$118,638	12	2005	2017				\$118,638	
Ceiling Finishes	\$10.81	S.F.	32,749	100	\$354,158	13	2005	2018				\$354,158	
Services	\$119.76	S.F.	32,749	100	\$3,922,136	25	1970	1977			\$3,215,315	\$3,922,136	82
Plumbing	\$15.88	S.F.	32,749	100	\$520,029	30	1967	1997			\$520,029	\$520,029	100
Plumbing Fixtures	\$12.62	S.F.	32,749	100	\$413,433	30	1967	1997			\$413,433	\$413,433	100
Domestic Water Distribution	\$0.90	S.F.	32,749	100	\$29,389	30	1967	1997			\$29,389	\$29,389	100
Sanitary Waste	\$1.38	S.F.	32,749	100	\$45,328	30	1967	1997			\$45,328	\$45,328	100
Rain Water Drainage	\$0.97	S.F.	32,749	100	\$31,879	30	1967	1997			\$31,879	\$31,879	100
HVAC	\$68.95	S.F.	32,749	100	\$2,257,943	21	1967	1977			\$2,257,943	\$2,257,943	100
Heat Generating Systems	\$8.93	S.F.	32,749	100	\$292,392	30	1967	1997			\$292,392	\$292,392	100
Distribution Systems	\$16.53	S.F.	32,749	100	\$541,448	30	1967	1997			\$541,448	\$541,448	100
Terminal & Package Units	\$40.78	S.F.	32,749	100	\$1,335,439	15	1967	1982			\$1,335,439	\$1,335,439	100
Controls & Instrumentation	\$1.51	S.F.	32,749	100	\$49,313	20	1967	1987			\$49,313	\$49,313	100
Systems Testing & Balancing	\$1.20	S.F.	32,749	100	\$39,351	10	1967	1977			\$39,351	\$39,351	100
Fire Protection	\$6.19	S.F.	32,749	100	\$202,732	30	1967	1997			\$202,732	\$202,732	100
Sprinklers	\$6.19	S.F.	32,749	100	\$202,732	30	1967	1997			\$202,732	\$202,732	100
Electrical	\$28.75	S.F.	32,749	100	\$941,432	30	1977	1982			\$234,611	\$941,432	25
Electrical Service/Distribution	\$2.74	S.F.	32,749	100	\$89,660	30	1967	1997			\$89,660	\$89,660	100
Lighting and Branch Wiring	\$21.58	S.F.	32,749	100	\$706,821	30	2006	2036				\$706,821	
Communications and Security	\$4.30	S.F.	32,749	100	\$140,966	30	1967	1997			\$140,966	\$140,966	100
Other Electrical Systems	\$0.12	S.F.	32,749	100	\$3,985	15	1967	1982			\$3,985	\$3,985	100
Equipment & Furnishings	\$10.26	S.F.	32,749	100	\$335,971	26	1967	1982			\$335,971	\$335,971	100
Equipment	\$10.26	S.F.	32,749	100	\$335,971	26	1967	1982			\$335,971	\$335,971	100
Institutional Equipment	\$3.00	S.F.	32,749	100	\$98,128	15	1967	1982			\$98,128	\$98,128	100
Other Equipment	\$7.26	S.F.	32,749	100	\$237,843	30	1967	1997			\$237,843	\$237,843	100
Food Service Equipment, EACH	\$237,842.76	SYSTEM	1	100	\$237,843	30	1967	1997			\$237,843	\$237,843	100
Special Construction			0			0	0				\$76,341		
Special Construction			0			0	0				\$76,341		
ADA Compliance			0	0		0	0				\$76,341		
Building Sitework	\$4.27	S.F.	32,749	100	\$139,719	30	1967	1997	2010		\$139,719	\$139,719	100
Site Improvements	\$3.77	S.F.	32,749	100	\$123,570	30	1967	1997	2010		\$123,570	\$123,570	100
Parking Lots	\$2,466.74	Ea.	35	100	\$86,336	30	1967	1997			\$86,336	\$86,336	100
Pedestrian Paving	\$37.23	L.F.	1,000	100	\$37,234	30	1967	1997	2010		\$37,234	\$37,234	100
Site Mechanical Utilities	\$0.49	S.F.	32,749	100	\$16,149	30	1967	1997			\$16,149	\$16,149	100
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.11	S.F.	32,749	100	\$3,487	30	1967	1997			\$3,487	\$3,487	100
Gas Service Piping	\$0.11	S.F.	32,749	100	\$3,487	30	1967	1997			\$3,487	\$3,487	100
Propane	\$12,662.01	SYSTEM	1	100	\$12,662	30	1967	1997			\$12,662	\$12,662	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Heather Hills Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,170,940 \$102,832	\$1,652,060 \$53,575	\$4,822,999 \$156,407	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows in the original building are typically aluminum sash with operable single-pane glazing that are in fair condition (beyond useful life).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$97,265	\$50,675	\$147,939	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions that are in fair condition (old and beyond useful life).
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$141,148	\$73,538	\$214,686	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the school has not been painted in past nine years (school interior was painted in 1998) and the paint on the walls and doors is in fair condition.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$12,800	\$6,669	\$19,469	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the administrative offices and media center is eight years old and the carpet in the kindergarten classrooms is over 15 years old. The carpet is in poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$274,183	\$142,849	\$417,032	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 VAT floor finish in corridors and classrooms of the original building are in fair to poor condition (worn and beyond useful life).
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$56,763	\$29,573	\$86,336	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair to poor condition, with cracks, pot holes, and uneven surfaces.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$271,817	\$141,617	\$413,433	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$878,001	\$457,438	\$1,335,439	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$192,237	\$100,155	\$292,392	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$355,982	\$185,466	\$541,448	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$32,422	\$16,892	\$49,313	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$25,872	\$13,479	\$39,351	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$133,288	\$69,443	\$202,732	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$58,948	\$30,712	\$89,660	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$92,680	\$48,286	\$140,966	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,620	\$1,365	\$3,985	Necessary- 2-5 Yrs	Deferred Maintenance
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$19,322	\$10,067	\$29,389	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$20,959	\$10,920	\$31,879	Necessary- 2-5 Yrs	Deferred Maintenance
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$29,802	\$15,527	\$45,328	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,292	\$1,194	\$3,487	Necessary- 2-5 Yrs	Deferred Maintenance
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$8,325	\$4,337	\$12,662	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$64,516	\$33,613	\$98,128	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,373	\$81,470	\$237,843	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	32,749	S.F.	\$50,191	\$26,150	\$76,341	Does Not Meet Current Code/Standards	ADA / Accessibility
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$65,825	\$34,295	\$100,121	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,480	\$12,754	\$37,234	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Heather Hills Elementary\1993 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1993

Gross Area: 4,076 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$248,681.91

Replacement Cost: \$1,053,187.37

FCI: 23.61%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Heather Hills Elementary\1993 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.39	S.F.	4,076	94	\$990,668	38	1993	1998	2009		\$248,683	\$1,053,188	24
Substructure	\$18.24	S.F.	4,076	16	\$11,813	100	1993					\$74,333	
Foundations	\$14.86	S.F.	4,076	15	\$9,116	100	1993					\$60,570	
Standard Foundations	\$5.00	S.F.	4,076	25	\$5,099	100	1993					\$20,397	
Slab on Grade	\$9.86	S.F.	4,076	10	\$4,017	100	1993					\$40,173	
Basement Construction	\$3.38	S.F.	4,076	20	\$2,697	100	1993					\$13,763	
Basement Excavation	\$0.18	S.F.	4,076	0	\$744	100	1993					\$744	
Basement Walls	\$3.19	S.F.	4,076	15	\$1,953	100	1993					\$13,019	
Shell	\$65.08	S.F.	4,076	100	\$265,281	59	1993	2013				\$265,281	
Superstructure	\$20.18	S.F.	4,076	100	\$82,269	100	1993					\$82,269	
Roof Construction	\$20.18	S.F.	4,076	0	\$82,269	100	1993					\$82,269	
Exterior Enclosure	\$17.89	S.F.	4,076	100	\$72,907	71	1993	2023				\$72,907	
Exterior Walls	\$10.53	S.F.	4,076	0	\$42,901	100	1993					\$42,901	
Exterior Windows	\$4.46	S.F.	4,076	100	\$18,165	30	1993	2023				\$18,165	
Exterior Doors	\$2.91	S.F.	4,076	100	\$11,841	30	1993	2023				\$11,841	
Roofing	\$27.01	S.F.	4,076	100	\$110,105	20	1993	2013				\$110,105	
Roof Coverings	\$27.01	S.F.	4,076	100	\$110,105	20	1993	2013				\$110,105	
Interiors	\$50.51	S.F.	4,076	100	\$205,888	39	1993	1998	2009		\$64,972	\$205,888	32
Interior Construction	\$27.36	S.F.	4,076	100	\$111,530	59	1993	2013				\$111,530	
Partitions	\$10.07	S.F.	4,076	100	\$41,041	40	1993	2033				\$41,041	
Partitions	\$10.07	S.F.	4,076	100	\$41,041	100	1993	2093				\$41,041	
Concrete Block Partitions - Regular Weight	\$10.07	S.F.	4,076	0	\$41,041	100	1993	2093				\$41,041	
Interior Doors	\$2.94	S.F.	4,076	100	\$11,965	40	1993	2033				\$11,965	
Fittings	\$4.29	S.F.	4,076	100	\$17,483	20	1993	2013				\$17,483	
Stairs	\$1.05	S.F.	4,076	100	\$4,278	50	1993	2043	2009		\$4,278	\$4,278	100
Stair Construction	\$1.05	S.F.	4,076	100	\$4,278	50	1993	2043	2009		\$4,278	\$4,278	100
Stairs	\$1.05	S.F.	4,076	100	\$4,278	50	1993	2043	2009		\$4,278	\$4,278	100
Interior Finishes	\$22.10	S.F.	4,076	100	\$90,080	13	1993	1998			\$60,694	\$90,080	67
Wall Finishes	\$6.22	S.F.	4,076	100	\$25,356	5	1993	1998			\$25,356	\$25,356	100
Paint	\$6.22	S.F.	4,076	100	\$25,356	5	1993	1998			\$25,356	\$25,356	100
Floor Finishes	\$8.67	S.F.	4,076	100	\$35,338	10	1993	2003			\$35,338	\$35,338	100
VCT	\$8.67	S.F.	4,076	100	\$35,338	10	1993	2003			\$35,338	\$35,338	100
Ceiling Finishes	\$7.21	S.F.	4,076	100	\$29,386	25	1993	2018				\$29,386	
Services	\$121.60	S.F.	4,076	100	\$495,659	25	1993	2003			\$162,616	\$495,659	33
Plumbing	\$13.08	S.F.	4,076	100	\$53,317	30	1993	2023				\$53,317	
Plumbing Fixtures	\$10.01	S.F.	4,076	100	\$40,793	30	1993	2023				\$40,793	
Domestic Water Distribution	\$0.85	S.F.	4,076	100	\$3,472	30	1993	2023				\$3,472	
Sanitary Waste	\$1.31	S.F.	4,076	100	\$5,332	30	1993	2023				\$5,332	
Rain Water Drainage	\$0.91	S.F.	4,076	100	\$3,720	30	1993	2023				\$3,720	
HVAC	\$75.46	S.F.	4,076	100	\$307,563	22	1993	2003			\$162,616	\$307,563	53
Heat Generating Systems	\$8.49	S.F.	4,076	100	\$34,594	30	1993	2023				\$34,594	
Cooling Generating Systems	\$9.92	S.F.	4,076	100	\$40,421	30	1993	2023				\$40,421	
Distribution Systems	\$15.71	S.F.	4,076	100	\$64,042	30	1993	2023				\$64,042	
Terminal & Package Units	\$38.74	S.F.	4,076	100	\$157,904	15	1993	2008			\$157,904	\$157,904	100
Controls & Instrumentation	\$1.44	S.F.	4,076	100	\$5,890	20	1993	2013				\$5,890	
Systems Testing & Balancing	\$1.16	S.F.	4,076	100	\$4,712	10	1993	2003			\$4,712	\$4,712	100
Fire Protection	\$5.87	S.F.	4,076	100	\$23,930	30	1993	2023				\$23,930	
Sprinklers	\$5.87	S.F.	4,076	100	\$23,930	30	1993	2023				\$23,930	
Electrical	\$27.20	S.F.	4,076	100	\$110,849	30	1993	2023				\$110,849	
Electrical Service/Distribution	\$2.60	S.F.	4,076	100	\$10,601	30	1993	2023				\$10,601	
Lighting and Branch Wiring	\$20.50	S.F.	4,076	100	\$83,571	30	1993	2023				\$83,571	
Communications and Security	\$4.09	S.F.	4,076	100	\$16,677	30	1993	2023				\$16,677	
Equipment & Furnishings	\$2.84	S.F.	4,076	100	\$11,593	15	1993	2008			\$11,593	\$11,593	100
Equipment	\$2.84	S.F.	4,076	100	\$11,593	15	1993	2008			\$11,593	\$11,593	100
Institutional	\$2.84	S.F.	4,076	100	\$11,593	15	1993	2008			\$11,593	\$11,593	100
Special Construction			0			0	0				\$9,502		
Special Construction			0			0	0				\$9,502		
ADA Compliance			0	0		0	0				\$9,502		
Building Sitework	\$0.11	S.F.	4,076	100	\$434	30	1993	2023				\$434	
Site Mechanical Utilities	\$0.11	S.F.	4,076	100	\$434	30	1993	2023				\$434	
Fuel Distribution	\$0.11	S.F.	4,076	100	\$434	30	1993	2023				\$434	
Gas Service Piping	\$0.11	S.F.	4,076	100	\$434	30	1993	2023				\$434	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Heather Hills Elementary\1993 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Heather Hills Elementary\1993 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3020410	VCT	System	System	Beyond Useful Life	Renew System	1	Ea.	\$163,499 \$23,233	\$85,183 \$12,104	\$248,682 \$35,338	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	System	Beyond Useful Life	Renew System	1	Ea.	\$103,816	\$54,088	\$157,904	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	System	Beyond Useful Life	Renew System	1	Ea.	\$3,098	\$1,614	\$4,712	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System	System	Beyond Useful Life	Renew System	1	Ea.	\$7,622	\$3,971	\$11,593	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	System	Beyond Useful Life	Renew System	1	Ea.	\$16,671	\$8,686	\$25,356	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	4,076	S.F.	\$6,247	\$3,255	\$9,502	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C2010110	Stairs	System	System	Beyond Useful Life	Renew System	1	Ea.	\$2,812	\$1,465	\$4,278	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Henry G. Ferguson (Accokeek Academy)**Address:** 14600 Berry Road, Accokeek, MD 20607**Attributes:**

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 2013, 67,538 S.F.
School Board District	9
School Grade	PreK-5th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	67,538 S.F.	Last Renovation:

Facility Description:

The new Henry G. Ferguson School replaces the original building that will be constructed adjacent to the Eugene Burroughs Middle School on the Accokeek Academy campus located on a 10-acre site close to MD Route 210 (Indian Head Highway) in Accokeek, MD . After completion in 2013 the original building will be demolished. The new 67,538 S.F. two-story facility has been designed to achieve LEED Gold (LEED for Schools rating).

The cost model for this school is based on the available design drawings and planned construction.

Current Repair Cost: \$0.00 **Replacement Cost:** \$19,009,066.91 **FCI:** 0.00%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Henry G. Ferguson (Accokeek Academy)_Building

Attributes:

None

General Information:

Function:

Elementary School

Year Built:

2013

Gross Area:

67,538 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$0.00

Replacement Cost: \$19,009,066.91

FCI: 0.00%

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Henry G. Ferguson (Accokeek Academy)_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.06	S.F.	67,538	101	\$19,098,352	40	2013	2013			0	\$18,914,821	
Substructure	\$16.14	S.F.	67,538	100	\$1,089,915	100	2013					\$1,089,915	
Foundations	\$16.14	S.F.	67,538	100	\$1,089,915	100	2013					\$1,089,915	
Standard Foundations	\$5.41	S.F.	67,538	0	\$365,702	100	2013					\$365,702	
Slab on Grade	\$10.72	S.F.	67,538	0	\$724,213	100	2013					\$724,213	
Shell	\$70.82	S.F.	67,538	100	\$4,782,889	59	2013	2033				\$4,782,889	
Superstructure	\$21.93	S.F.	67,538	100	\$1,481,299	100	2013					\$1,481,299	
Roof Construction	\$21.93	S.F.	67,538	0	\$1,481,299	100	2013					\$1,481,299	
Exterior Enclosure	\$19.53	S.F.	67,538	100	\$1,318,992	71	2013	2043				\$1,318,992	
Exterior Walls	\$11.45	S.F.	67,538	0	\$773,521	100	2013					\$773,521	
Exterior Windows	\$4.93	S.F.	67,538	100	\$332,830	30	2013	2043				\$332,830	
Exterior Doors	\$3.15	S.F.	67,538	100	\$212,641	30	2013	2043				\$212,641	
Roofing	\$29.36	S.F.	67,538	100	\$1,982,598	20	2013	2033				\$1,982,598	
Roof Coverings	\$29.36	S.F.	67,538	100	\$1,982,598	20	2013	2033				\$1,982,598	
Interiors	\$51.52	S.F.	67,538	105	\$3,663,275	37	2013	2018				\$3,479,744	
Interior Construction	\$23.58	S.F.	67,538	100	\$1,592,242	65	2013	2033				\$1,592,242	
Partitions	\$10.94	S.F.	67,538	100	\$738,595	100	2013	2113				\$738,595	
Concrete Block Partitions - Regular Weight	\$10.94	S.F.	67,538	0	\$738,595	100	2013	2113				\$738,595	
Interior Doors	\$9.61	S.F.	67,538	100	\$649,224	40	2013	2053				\$649,224	
Fittings	\$3.03	S.F.	67,538	100	\$204,423	20	2013	2033				\$204,423	
Interior Finishes	\$27.95	S.F.	67,538	110	\$2,071,033	15	2013	2018				\$1,887,502	
Wall Finishes	\$6.77	S.F.	67,538	100	\$457,128	5	2013	2018				\$457,128	
Paint	\$6.77	S.F.	67,538	100	\$457,128	5	2013	2018				\$457,128	
Tile	\$15.99	S.F.	0	100		35	2013	2048					
Floor Finishes	\$12.87	S.F.	67,538	121	\$1,052,870	20	2013	2018				\$869,339	
Carpet	\$8.03	S.F.	4,728	100	\$37,970	5	2013	2018				\$37,970	
Ceramic Tile	\$20.53	S.F.	6,078	100	\$124,803	50	2013	2063				\$124,803	
Concrete	\$3.86	S.F.	2,702	100	\$10,439	10	2013	2023				\$10,439	
Quarry Tile	\$16.65	S.F.	5,065	100	\$84,357	50	2013	2063				\$84,357	
RCT	\$12.34	S.F.	49,595	130	\$795,301	13	2013	2026				\$611,770	
Ceiling Finishes	\$8.31	S.F.	67,538	100	\$561,035	13	2013	2026				\$561,035	
Plaster Ceilings	\$13.66	S.F.	10,000	100	\$136,586	13	2013	2026				\$136,586	
Acoustical Ceilings	\$7.38	S.F.	57,538	100	\$424,449	13	2013	2026				\$424,449	
Services	\$131.75	S.F.	67,538	100	\$8,898,066	24	2013	2023				\$8,898,066	
Conveying	\$1.44	S.F.	67,538	100	\$97,589	30	2013	2043				\$97,589	
Plumbing	\$16.32	S.F.	67,538	100	\$1,102,243	30	2013	2043				\$1,102,243	
Plumbing Fixtures	\$12.97	S.F.	67,538	100	\$876,247	30	2013	2043				\$876,247	
Domestic Water Distribution	\$0.91	S.F.	67,538	100	\$61,635	30	2013	2043				\$61,635	
Sanitary Waste	\$1.43	S.F.	67,538	100	\$96,562	30	2013	2043				\$96,562	
Rain Water Drainage	\$1.00	S.F.	67,538	100	\$67,799	30	2013	2043				\$67,799	
HVAC	\$78.06	S.F.	67,538	100	\$5,271,862	21	2013	2023				\$5,271,862	
Heat Generating Systems	\$9.22	S.F.	67,538	100	\$622,515	30	2013	2043				\$622,515	
Cooling Generating Systems	\$6.87	S.F.	67,538	100	\$464,318	30	2013	2043				\$464,318	
Distribution Systems	\$17.07	S.F.	67,538	100	\$1,152,578	30	2013	2043				\$1,152,578	
Terminal & Package Units	\$42.09	S.F.	67,538	100	\$2,842,409	15	2013	2028				\$2,842,409	
Controls & Instrumentation	\$1.57	S.F.	67,538	100	\$105,807	20	2013	2033				\$105,807	
Systems Testing & Balancing	\$1.25	S.F.	67,538	100	\$84,235	10	2013	2023				\$84,235	
Fire Protection	\$6.39	S.F.	67,538	100	\$431,446	30	2013	2043				\$431,446	
Sprinklers	\$6.39	S.F.	67,538	100	\$431,446	30	2013	2043				\$431,446	
Electrical	\$29.54	S.F.	67,538	100	\$1,994,926	27	2013	2023				\$1,994,926	
Electrical Service/Distribution	\$2.83	S.F.	67,538	100	\$191,069	30	2013	2043				\$191,069	
Lighting and Branch Wiring	\$22.28	S.F.	67,538	100	\$1,504,926	30	2013	2043				\$1,504,926	
Communications and Security	\$4.43	S.F.	67,538	100	\$298,931	10	2013	2023				\$298,931	
Equipment & Furnishings	\$6.72	S.F.	67,538	100	\$453,999	23	2013	2028				\$453,999	
Equipment	\$6.72	S.F.	67,538	100	\$453,999	23	2013	2028				\$453,999	
Institutional Equipment	\$3.09	S.F.	67,538	100	\$208,532	15	2013	2028				\$208,532	
Other Equipment	\$3.63	S.F.	67,538	100	\$245,467	30	2013	2043				\$245,467	
Food Service Equipment, EACH	\$245,466.62	SYSTE M	1	100	\$245,467	30	2013	2043				\$245,467	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	2013	2013					
Building Sitework	\$3.11	S.F.	67,538	100	\$210,208	30	2013	2043				\$210,208	
Site Improvements	\$3.01	S.F.	67,538	100	\$203,017	30	2013	2043				\$203,017	
Parking Lots	\$25.45	Each	74	100	\$1,883	30	2013	2043				\$1,883	
Pedestrian Paving	\$38.44	L.F.	5,233	100	\$201,134	30	2013	2043				\$201,134	
Site Mechanical Utilities	\$0.11	S.F.	67,538	100	\$7,191	30	2013	2043				\$7,191	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report
Facility Executive Summary

Report Date: 08 Sep 2012

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	67,538	100	\$7,191	30	2013	2043				\$7,191	
Gas Service Piping	\$0.11	S.F.	67,538	100	\$7,191	30	2013	2043				\$7,191	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Henry G. Ferguson (Accokeek Academy)_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\High Bridge Elementary**Address:** 7011 High Bridge Road, Bowie, MD 20715**Attributes:**

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1962, 29,015 S.F.
School Addition 1	Built in 1966, 14,235 S.F.
School Addition 2	Built in 1974, 11,393 S.F.
School Board District	6
School Grade	PreK-5th

General Information:

Function: Elementary School
Gross Area: 54,643 S.F.

Year Built:
Last Renovation:

Facility Description:

High Bridge Elementary School is a single-story, 54,643 square foot facility located on a 9.9-acre site close to I-495 (Capital Beltway) in Bowie, MD. The original building was constructed in 1962 and additions were constructed in 1966 and 1974, with no major renovations. In 2010 some minor projects were performed that included exterior painting, and in 2012 the security system and kitchen grease trap were replaced.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The access ramp to the main entrance appears to be adequate, but the main entrance door hardware needs improvement to make it handicap accessible. There are only two restrooms that appear to be handicap accessible. All interior door hardware also needs to be improved. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU and architectural precast concrete panels around windows. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are aluminum. Roofing, which was replaced in 1996, is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall in the addition. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, handrails, and toilet partitions. Interior wall finishes are typically painted CMU and drywall, ceramic tile, and glazed blocks. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, vinyl asbestos tiles, and carpet. Floor finishes in assignable spaces is typically vinyl tile, carpet, and vinyl asbestos tiles. During the 2008 Assessment in the A.H.E.R.A. Management Plan Report, the school contains 36,750 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical tile and exposed deck in restrooms. Ceiling finishes in assignable areas are typically plaster, suspended needlepoint tile, and suspended acoustical panels. During the 2008 Assessment in the A.H.E.R.A. Management Plan Report, the school contains 160 square feet of asbestos board ceilings.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is a combination of internal roof drains, gutters, and down spouts. The building does not have a sprinkler system, except in janitors closets.

HVAC

Heating is provided by two steam dual fired boilers that supply ceiling mounted fan coil units, fin tube radiators, and terminal units throughout the building. The boilers were repaired in 2007, but are original. Cooling is provided a combination of two air cooled chillers, two package units, and a split system, all mounted on the roof. Distribution is a 2-pipe system to fan coil units. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

A pad mounted transformer provides service to two disconnects. The distribution system was regraded in 2008. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has an oil fired emergency generator.

Communication and Security

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. Equipment and Furnishings

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The building also includes fixed casework, floor grilles and mats, and furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on-site where two out of 79 are handicap spaces with paths to building entrances. Parking striping and asphalt surfaces were resurfaced in 2007. Drainage is generally handled by surface drainage. The site includes concrete sidewalks, site lighting and utility lines; water, sewer and electrical. The school has an 8,000 gallon underground fuel oil storage tank that was replaced in 2007.

Current Repair Cost: \$10,229,324.28**Replacement Cost:** \$15,374,644.66**FCI:** 66.53%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\High Bridge Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1962

Gross Area: 54,643 S.F.

Last Renovation: 1974

Facility Description:

Current Repair Cost: \$10,229,324.28

Replacement Cost: \$15,374,644.66

FCI: 66.53%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\High Bridge Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.39	S.F.	54,643	102	\$15,539,755	39	1966	1967			\$10,229,324	\$15,266,609	67
Substructure	\$15.97	S.F.	54,643	100	\$872,676	100	1962					\$872,676	
Foundations	\$15.97	S.F.	54,643	100	\$872,676	100	1962					\$872,676	
Standard Foundations	\$5.35	S.F.	54,643	0	\$292,554	100	1962					\$292,554	
Slab on Grade	\$10.62	S.F.	54,643	0	\$580,122	100	1962					\$580,122	
Shell	\$68.02	S.F.	54,643	100	\$3,716,768	60	1969	1992			\$436,338	\$3,716,768	12
Superstructure	\$21.70	S.F.	54,643	100	\$1,186,008	100	1962					\$1,186,008	
Roof Construction	\$21.70	S.F.	54,643	0	\$1,186,008	100	1962					\$1,186,008	
Exterior Enclosure	\$19.30	S.F.	54,643	100	\$1,054,691	71	1962	1992			\$436,338	\$1,054,691	41
Exterior Walls	\$11.32	S.F.	54,643	0	\$618,353	100	1962					\$618,353	
Exterior Windows	\$4.88	S.F.	54,643	100	\$266,790	30	1962	1992			\$266,790	\$266,790	100
Exterior Doors	\$3.10	S.F.	54,643	100	\$169,548	30	1962	1992			\$169,548	\$169,548	100
Roofing	\$27.01	S.F.	54,643	100	\$1,476,069	20	1999	2019				\$1,476,069	
Roof Coverings	\$27.01	S.F.	54,643	0	\$1,476,069	20	1999	2019				\$1,476,069	
Interiors	\$53.37	S.F.	54,643	109	\$3,189,278	30	1962	1967			\$2,657,441	\$2,916,132	91
Interior Construction	\$15.52	S.F.	54,643	100	\$847,910	75	1962	1982			\$316,073	\$847,910	37
Partitions	\$10.67	S.F.	54,643	100	\$582,782	96	1962	2012			\$50,945	\$582,782	9
Concrete Block Partitions - Regular Weight	\$10.81	S.F.	49,179	0	\$531,837	100	1962	2062				\$531,837	
Drywall Partitions/Metal Stud Framing	\$9.32	S.F.	5,464	100	\$50,945	50	1962	2012			\$50,945	\$50,945	100
Interior Doors	\$1.98	S.F.	54,643	100	\$108,046	40	1962	2002			\$108,046	\$108,046	100
Fittings	\$2.87	S.F.	54,643	100	\$157,082	20	1962	1982			\$157,082	\$157,082	100
Interior Finishes	\$37.85	S.F.	54,643	113	\$2,341,368	14	1962	1967			\$2,341,368	\$2,068,222	113
Wall Finishes	\$8.06	S.F.	54,643	100	\$440,614	14	1962	1967			\$440,614	\$440,614	100
Paint	\$6.69	S.F.	46,447	100	\$310,842	5	1962	1967			\$310,842	\$310,842	100
Tile	\$15.83	S.F.	8,196	100	\$129,772	35	1962	1997			\$129,772	\$129,772	100
Floor Finishes	\$19.62	S.F.	54,643	125	\$1,345,234	14	1962	1967			\$1,345,234	\$1,072,088	125
Carpet	\$7.92	S.F.	2,732	100	\$21,649	5	1962	1967			\$21,649	\$21,649	100
Ceramic Tile	\$20.31	S.F.	2,060	100	\$41,829	50	1962	2012			\$41,829	\$41,829	100
Concrete	\$3.80	S.F.	1,765	100	\$6,711	10	1962	1972			\$6,711	\$6,711	100
VAT (Resilient Flooring)	\$23.80	S.F.	38,250	130	\$1,183,636	13	1962	1975			\$1,183,636	\$910,490	130
VCT	\$9.29	S.F.	9,836	100	\$91,409	12	1962	1974			\$91,409	\$91,409	100
Ceiling Finishes	\$10.17	S.F.	54,643	100	\$555,520	14	1962	1975			\$555,520	\$555,520	100
Plaster Ceiling Components	\$17.80	S.F.	2,732	100	\$48,618	30	1962	1992			\$48,618	\$48,618	100
Acoustical Ceilings	\$9.76	S.F.	51,911	100	\$506,902	13	1962	1975			\$506,902	\$506,902	100
Services	\$129.60	S.F.	54,643	100	\$7,081,973	25	1968	1972			\$6,527,981	\$7,081,973	92
Plumbing	\$16.15	S.F.	54,643	100	\$882,649	30	1962	1992			\$882,649	\$882,649	100
Plumbing Fixtures	\$12.84	S.F.	54,643	100	\$701,465	30	1962	1992			\$701,465	\$701,465	100
Domestic Water Distribution	\$0.91	S.F.	54,643	100	\$49,867	30	1962	1992			\$49,867	\$49,867	100
Sanitary Waste	\$1.41	S.F.	54,643	100	\$77,294	30	1962	1992			\$77,294	\$77,294	100
Rain Water Drainage	\$0.99	S.F.	54,643	100	\$54,023	30	1962	1992			\$54,023	\$54,023	100
HVAC	\$77.78	S.F.	54,643	100	\$4,250,347	21	1968	1972			\$3,849,281	\$4,250,347	91
Heat Generating Systems	\$9.13	S.F.	54,643	100	\$498,672	30	1962	1992			\$498,672	\$498,672	100
Air Cooled Chillers	\$7.41	S.F.	54,643	100	\$404,755	30	2000	2030				\$404,755	
Distribution Systems	\$16.88	S.F.	54,643	100	\$922,543	30	1962	1992			\$922,543	\$922,543	100
Terminal & Package Units	\$41.61	S.F.	54,643	100	\$2,273,944	15	1962	1977			\$2,273,633	\$2,273,944	100
Controls & Instrumentation	\$1.54	S.F.	54,643	100	\$83,943	20	1962	1982			\$83,943	\$83,943	100
Systems Testing & Balancing	\$1.22	S.F.	54,643	100	\$66,490	10	1962	1972			\$66,490	\$66,490	100
Fire Protection	\$6.33	S.F.	54,643	100	\$345,746	30	1962	1992			\$345,746	\$345,746	100
Sprinklers	\$6.33	S.F.	54,643	100	\$345,746	30	1962	1992			\$345,746	\$345,746	100
Electrical	\$29.34	S.F.	54,643	100	\$1,603,231	30	1974	1977			\$1,450,305	\$1,603,231	90
Electrical Service/Distribution	\$2.80	S.F.	54,643	100	\$152,926	30	2008	2038				\$152,926	
Lighting and Branch Wiring	\$22.02	S.F.	54,643	100	\$1,203,462	30	1962	1992			\$1,203,462	\$1,203,462	100
Communications and Security	\$4.38	S.F.	54,643	100	\$239,363	30	1962	1992			\$239,363	\$239,363	100
Other Electrical Systems	\$0.14	S.F.	54,643	100	\$7,480	15	1962	1977			\$7,480	\$7,480	100
Equipment & Furnishings	\$7.48	S.F.	54,643	100	\$408,947	24	1962	1977			\$408,947	\$408,947	100
Equipment	\$7.48	S.F.	54,643	100	\$408,947	24	1962	1977			\$408,947	\$408,947	100
Institutional Equipment	\$3.04	S.F.	54,643	100	\$166,224	15	1962	1977			\$166,224	\$166,224	100
Other Equipment	\$4.44	S.F.	54,643	100	\$242,723	30	1962	1992			\$242,723	\$242,723	100
Food Service Equipment, EACH	\$242,723.23	SYSTE M	1	100	\$242,723	30	1962	1992			\$242,723	\$242,723	100
Special Construction			0			0	0				\$127,377		
Special Construction			0			0	0				\$127,377		
ADA Compliance			0	0		0	0				\$127,377		
Building Sitework	\$4.94	S.F.	54,643	100	\$270,113	30	1962	1992			\$71,240	\$270,113	26
Site Improvements	\$4.82	S.F.	54,643	100	\$263,464	30	1964	1992			\$64,591	\$263,464	25
Parking Lots	\$2,517.38	Each	79	100	\$198,873	30	2007	2037				\$198,873	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$37.99	L.F.	1,700	100	\$64,591	30	1962	1992			\$64,591	\$64,591	100
Site Mechanical Utilities	\$0.12	S.F.	54,643	100	\$6,649	30	1962	1992			\$6,649	\$6,649	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.12	S.F.	54,643	100	\$6,649	30	1962	1992			\$6,649	\$6,649	100
Gas Service Piping	\$0.12	S.F.	54,643	100	\$6,649	30	1962	1992			\$6,649	\$6,649	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\High Bridge Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$10,229,324					\$385,449		\$1,815,379			\$545,217
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$436,338							\$1,815,379			
Superstructure											
Roof Construction											
Exterior Enclosure	\$436,338										
Exterior Walls											
Exterior Windows	\$266,790										
Exterior Doors	\$169,548										
Roofing								\$1,815,379			
Roof Coverings								\$1,815,379			
Interiors	\$2,657,441					\$385,449					\$455,860
Interior Construction	\$316,072										
Partitions	\$50,945										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud	\$50,945										
Framing											
Interior Doors	\$108,046										
Fittings	\$157,082										
Interior Finishes	\$2,341,369					\$385,449					\$455,860
Wall Finishes	\$440,614					\$360,351					\$417,746
Paint	\$310,842					\$360,351					\$417,746
Tile	\$129,772										
Floor Finishes	\$1,345,235					\$25,098					\$38,115
Carpet	\$21,649					\$25,098					\$29,095
Ceramic Tile	\$41,829										
Concrete	\$6,711										\$9,020
VAT (Resilient Flooring)	\$1,183,636										
VCT	\$91,409										
Ceiling Finishes	\$555,519										
Plaster Ceiling Components	\$48,618										
Acoustical Ceilings	\$506,902										
Services	\$6,527,981										\$89,356
Plumbing	\$882,649										
Plumbing Fixtures	\$701,465										
Domestic Water Distribution	\$49,867										
Sanitary Waste	\$77,294										
Rain Water Drainage	\$54,023										
HVAC	\$3,849,281										\$89,356
Heat Generating Systems	\$498,672										
Air Cooled Chillers											
Distribution Systems	\$922,543										
Terminal & Package Units	\$2,277,633										
Controls & Instrumentation	\$83,943										
Systems Testing & Balancing	\$66,490										\$89,356
Fire Protection	\$345,746										
Sprinklers	\$345,746										
Electrical	\$1,450,304										
Electrical Service/Distribution											
Lighting and Branch Wiring	\$1,203,462										
Communications and Security	\$239,363										
Other Electrical Systems	\$7,480										
Equipment & Furnishings	\$408,947										
Equipment	\$408,947										
Institutional Equipment	\$166,224										
Other Equipment	\$242,723										
Food Service Equipment, EACH	\$242,72										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\High Bridge Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,725,394 \$175,404	\$3,503,930 \$91,385	\$10,229,324 \$266,790	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$111,472	\$58,077	\$169,548	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$71,036	\$37,010	\$108,046	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$103,275	\$53,806	\$157,082	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$204,367	\$106,475	\$310,842	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$85,320	\$44,452	\$129,772	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$60,098	\$31,311	\$91,409	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$14,234	\$7,416	\$21,649	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$461,187	\$240,278	\$701,465	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$32,786	\$17,081	\$49,867	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$35,518	\$18,505	\$54,023	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$50,818	\$26,476	\$77,294	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,495,032	\$778,912	\$2,273,944	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$327,858	\$170,814	\$498,672	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$606,537	\$316,006	\$922,543	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$55,189	\$28,754	\$83,943	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$43,714	\$22,775	\$66,490	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$227,315	\$118,431	\$345,746	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$791,231	\$412,231	\$1,203,462	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$157,372	\$81,991	\$239,363	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,918	\$2,562	\$7,480	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,371	\$2,278	\$6,649	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$42,466	\$22,125	\$64,591	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necess ary- 2-5 Yrs	Functiona l	Server lacks independant cooling.
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$778,196	\$405,440	\$1,183,636	Necess ary- 2-5 Yrs	Adequacy Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$4,413	\$2,299	\$6,711	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030140	Plaster Ceiling Components	System	Beyond Useful Life	Renew System	1	Ea.	\$31,964	\$16,653	\$48,618	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$333,269	\$173,633	\$506,902	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$109,286	\$56,938	\$166,224	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$159,581	\$83,142	\$242,723	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	54,643	S.F.	\$83,746	\$43,632	\$127,377	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$33,494	\$17,451	\$50,945	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$27,501	\$14,328	\$41,829	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Highland Park Elementary**Address:** 6501 Lowland Drive, Landover, MD 20785**Attributes:**

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1928, 9,234 S.F.
School Addition 1	Built in 1952, 7,179 S.F.
School Addition 2	Built in 1958, 9,392 S.F.
School Addition 3	Built in 1963, 8,832 S.F.
School Addition 4	Built in 1965, 11,144 S.F.
School Addition 5	Built in 1999, 15,774 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 61,555 S.F.

Year Built:
Last Renovation:

Facility Description:

Highland Park Elementary School is a two-story, 61,555 square foot facility located on a 10.5-acre site close to MD Route 704 in Landover, MD. The original building was constructed in 1928 and additions were constructed in 1952, 1958, 1963, 1965, and 1999. Major renovation was performed in 1973 (additions one through four), 1994 (original building), and 1999. In 2012 some minor project was performed that included network infrastructure.

ACCESSIBILITY ISSUES

The building has curbs cuts, ramps, accessible restrooms and door hardware and appears to be in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure full compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The head start building has a basement of CMU construction. The elementary school building does not have a basement.

B. SHELL

The superstructure is a steel frame structure. Floor construction is slab on grade. Roof construction for the head start building is a pitched timber structure and wood panels, whereas the elementary school building has metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope (elementary school building) with built-up roof. The roofing on the head start building is pitched with shingle roof covering.

C. INTERIORS

Interior partition wall types typically include painted CMU (elementary school) and drywall (head start). Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically drywall, tile, wood, and paint. Floor finishes in common areas are typically ceramic tile, vinyl composition tile and carpet. Floor finishes in assignable spaces is typically carpet and ceramic tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels and plaster.

D. SERVICES**Conveying**

The building has a hydraulic elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper piping. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has standpipe and sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers that supply air handlers, fan coil units, and fin tube radiators. Cooling is provided by two roof mounted, air cooled water chillers. Distribution is a four pipe system to air handlers and fan coil units. Fresh air is supplied by the air handlers. Ductwork is rectangular metal duct with rigid insulation. Controls are a combination of pneumatic and DDC. The system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

A pad mounted transformer provides service to a main disconnect. Most of the distribution system is original. Lighting is recessed fluorescent fixtures with T-8 fluorescent lamps and electronic ballasts. Exit signs are properly placed and illuminated. The building has an emergency generator that is inoperative as of the 2008 Assessment.

Communication and Security

The system consists of visual / audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are combined in a single closet but do not have independent cooling system. The security system consists of motion sensors and a CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Parking is available on site where four out of 70 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site include concrete sidewalks, site lighting and utility lines including water, sewer and electrical.

Current Repair Cost: \$3,381,393.97**Replacement Cost:** \$16,473,346.08**FCI:** 20.53%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Highland Park Elementary\ **Elementary School Building**

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1998

Gross Area: 52,321 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$2,108,604.38

Replacement Cost: \$13,869,383.91

FCI: 15.20%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Highland Park Elementary\ **Elementary School Building** (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$265.08	S.F.	52,321	100	\$13,869,385	40	1998	1998			\$2,108,604	\$13,869,385	15
Substructure	\$15.59	S.F.	52,321	100	\$815,698	100	1998					\$815,698	
Foundations	\$15.59	S.F.	52,321	100	\$815,698	100	1998					\$815,698	
Standard Foundations	\$5.25	S.F.	52,321	0	\$274,552	100	1998					\$274,552	
Slab on Grade	\$10.34	S.F.	52,321	0	\$541,146	100	1998					\$541,146	
Shell	\$77.56	S.F.	52,321	100	\$4,058,114	59	1998	1998			\$481,777	\$4,058,114	12
Superstructure	\$30.40	S.F.	52,321	100	\$1,590,330	100	1998	1998			\$481,777	\$1,590,330	30
Floor Construction	\$19.27	S.F.	25,000	0	\$481,777	0	1998	1998			\$481,777	\$481,777	100
Roof Construction	\$21.19	S.F.	52,321	0	\$1,108,553	100	1998					\$1,108,553	
Exterior Enclosure	\$18.83	S.F.	52,321	100	\$985,204	71	1998	2028				\$985,204	
Exterior Walls	\$11.04	S.F.	52,321	0	\$577,753	100	1998					\$577,753	
Exterior Windows	\$4.76	S.F.	52,321	100	\$249,086	30	1998	2028				\$249,086	
Exterior Doors	\$3.03	S.F.	52,321	100	\$158,365	30	1998	2028				\$158,365	
Roofing	\$28.34	S.F.	52,321	100	\$1,482,580	20	1998	2018				\$1,482,580	
Roof Coverings	\$28.34	S.F.	52,321	100	\$1,482,580	20	1998	2018				\$1,482,580	
Interiors	\$44.21	S.F.	52,321	100	\$2,313,088	32	1998	2003			\$1,063,206	\$2,313,088	46
Interior Construction	\$18.15	S.F.	52,321	100	\$949,393	52	1998	2018				\$949,393	
Partitions	\$10.56	S.F.	52,321	100	\$552,287	70	1998					\$552,287	
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	52,321	0	\$552,287	70	1998					\$552,287	
Interior Doors	\$3.09	S.F.	52,321	100	\$161,548	40	1998	2038				\$161,548	
Fittings	\$4.50	S.F.	52,321	100	\$235,558	20	1998	2018				\$235,558	
Interior Finishes	\$26.06	S.F.	52,321	100	\$1,363,695	17	1998	2003			\$1,063,206	\$1,363,695	78
Wall Finishes	\$8.31	S.F.	52,321	100	\$434,666	16	1998	2003			\$273,121	\$434,666	63
Paint	\$6.53	S.F.	41,857	100	\$273,121	5	1998	2003			\$273,121	\$273,121	100
Tile	\$15.44	S.F.	10,464	100	\$161,545	35	1998	2033				\$161,545	
Floor Finishes	\$10.03	S.F.	52,321	100	\$524,842	19	1998	2008			\$421,151	\$524,842	80
Ceramic Tile	\$19.82	S.F.	5,232	100	\$103,691	50	1998	2048				\$103,691	
Concrete	\$3.71	S.F.	1,200	100	\$4,453	10	1998	2008			\$4,453	\$4,453	100
VCT	\$9.08	S.F.	45,890	100	\$416,698	12	1998	2010			\$416,698	\$416,698	100
Ceiling Finishes	\$7.73	S.F.	52,321	100	\$404,187	16	1998	2011			\$368,934	\$404,187	91
Plaster Ceilings	\$13.48	S.F.	2,616	100	\$35,253	50	1998	2048				\$35,253	
Acoustical Ceilings	\$7.42	S.F.	49,705	100	\$368,934	13	1998	2011			\$368,934	\$368,934	100
Services	\$113.27	S.F.	52,321	100	\$5,926,341	24	1998	2008			\$358,495	\$5,926,341	6
Plumbing	\$15.80	S.F.	52,321	100	\$826,839	30	1998	2028			\$14,328	\$826,839	2
Plumbing Fixtures	\$12.56	S.F.	52,321	100	\$657,333	30	1998	2028				\$657,333	
Domestic Water Distribution	\$0.88	S.F.	52,321	100	\$46,157	30	1998	2028			\$14,328	\$46,157	31
Sanitary Waste	\$1.38	S.F.	52,321	100	\$72,418	30	1998	2028				\$72,418	
Rain Water Drainage	\$0.97	S.F.	52,321	100	\$50,931	30	1998	2028				\$50,931	
HVAC	\$62.60	S.F.	52,321	100	\$3,275,523	20	1998	2008			\$344,167	\$3,275,523	11
Heat Generating Systems	\$8.88	S.F.	52,321	100	\$464,749	30	1998	2028				\$464,749	
Cooling Generating Systems	\$10.40	S.F.	52,321	100	\$544,329	30	1998	2028			\$282,094	\$544,329	52
Terminal & Package Units	\$40.63	S.F.	52,321	100	\$2,125,588	15	1998	2013				\$2,125,588	
Controls & Instrumentation	\$1.51	S.F.	52,321	100	\$78,784	20	1998	2018				\$78,784	
Systems Testing & Balancing	\$1.19	S.F.	52,321	100	\$62,073	10	1998	2008			\$62,073	\$62,073	100
Fire Protection	\$6.18	S.F.	52,321	100	\$323,096	30	1998	2028				\$323,096	
Sprinklers	\$6.18	S.F.	52,321	100	\$323,096	30	1998	2028				\$323,096	
Electrical	\$28.69	S.F.	52,321	100	\$1,500,883	30	1998	2013				\$1,500,883	
Electrical Service/Distribution	\$2.74	S.F.	52,321	100	\$143,244	30	1998	2028				\$143,244	
Lighting and Branch Wiring	\$21.51	S.F.	52,321	100	\$1,125,265	30	1998	2028				\$1,125,265	
Communications and Security	\$4.27	S.F.	52,321	100	\$223,620	30	1998	2028				\$223,620	
Other Electrical Systems	\$0.17	S.F.	52,321	100	\$8,754	15	1998	2013				\$8,754	
Equipment & Furnishings	\$7.49	S.F.	52,321	100	\$392,045	24	1994	2009			\$155,181	\$392,045	40
Equipment	\$7.49	S.F.	52,321	100	\$392,045	24	1994	2009			\$155,181	\$392,045	40
Institutional Equipment	\$2.97	S.F.	52,321	100	\$155,181	15	1994	2009			\$155,181	\$155,181	100
Other Equipment	\$4.53	S.F.	52,321	100	\$236,864	30	1998	2028				\$236,864	
Food Service Equipment, EACH	\$236,864.33	Ea.	1	100	\$236,864	30	1998	2028				\$236,864	
Special Construction			0			0	0				\$49,945		
Special Construction			0			0	0				\$49,945		
ADA Compliance			0	0		0	0				\$49,945		
Building Sitework	\$6.96	S.F.	52,321	100	\$364,099	30	1998	2028				\$364,099	
Site Improvements	\$5.08	S.F.	52,321	100	\$265,705	30	1998	2028				\$265,705	
Parking Lots	\$2,456.60	Each	70	100	\$171,962	30	1998	2028				\$171,962	
Pedestrian Paving	\$37.08	L.F.	2,528	100	\$93,743	30	1998	2028				\$93,743	
Site Mechanical Utilities	\$1.88	S.F.	52,321	100	\$98,394	30	1998	2028				\$98,394	
FO Tank	\$92,823.38	SYSTE M	1	100	\$92,823	30	1998	2028				\$92,823	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
NG Supply	\$0.11	S.F.	52,321	100	\$5,571	30	1998	2028				\$5,571	

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Facility Executive Summary

Facility: \Elementary Schools\Highland Park Elementary\ **Elementary School Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,108,604	\$2,198,372				\$316,622	\$2,145,619				\$456,457
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$481,777						\$1,770,278				
Superstructure	\$481,777										
Floor Construction	\$481,777										
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing							\$1,770,278				
Roof Coverings							\$1,770,278				
Interiors	\$1,063,207					\$316,622	\$281,268				\$373,036
Interior Construction							\$281,268				
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors											
Fittings							\$281,268				
Interior Finishes	\$1,063,207					\$316,622					\$373,036
Wall Finishes	\$273,121					\$316,622					\$367,051
Paint	\$273,121					\$316,622					\$367,051
Tile											
Floor Finishes	\$421,152										\$5,985
Ceramic Tile											
Concrete	\$4,453										\$5,985
VCT	\$416,698										
Ceiling Finishes	\$368,934										
Plaster Ceilings											
Acoustical Ceilings	\$368,934										
Services	\$358,495	\$2,198,372					\$94,073				\$83,420
Plumbing	\$14,328										
Plumbing Fixtures											
Domestic Water Distribution	\$14,328										
Sanitary Waste											
Rain Water Drainage											
HVAC	\$344,167	\$2,189,356					\$94,073				\$83,420
Heat Generating Systems											
Cooling Generating Systems	\$282,094										
Terminal & Package Units		\$2,189,356									
Controls & Instrumentation							\$94,073				
Systems Testing & Balancing	\$62,073										\$83,420
Fire Protection											
Sprinklers											
Electrical		\$9,016									
Electrical Service/Distribution											
Lighting and Branch Wiring											
Communications and Security											
Other Electrical Systems		\$9,016									
Equipment & Furnishings	\$155,181										
Equipment	\$155,181										
Institutional Equipment	\$155,181										
Other Equipment											
Food Service Equipment, EACH											
Special Construction	\$49,945										
Special Construction	\$49,945										
ADA Compliance	\$49,945										
Building Sitework											
Site Improvements											
Parking Lots											
Pedestrian Paving											

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Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Highland Park Elementary\ **Elementary School Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$1,386,328 \$179,567	\$722,277 \$93,554	\$2,108,604 \$273,121	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	Gas / Oil, 1150 GPH Water Heater	Failing	Replace water heater, gas / oil, 1150 GPH		1	Ea.	\$9,420	\$4,908	\$14,328	Does Not Meet Current Code/St andards	Deferred Maintena nce	PVI water heater is leaking and needs to be replaced.
D3030	Cooling Generating Systems	Air Cooled, Reciprocating Chiller	Damaged	Replace chiller, air cooled, 100 ton		1	Ea.	\$185,466	\$96,628	\$282,094	Does Not Meet Current Code/St andards	Deferred Maintena nce	Roof mounted McQuay chiller has a failed compressor. Replace unit.
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$2,928	\$1,525	\$4,453	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$40,810	\$21,262	\$62,073	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B1010	Floor Construction	System	Beyond Useful Life	Renew System		1	Ea.	\$316,750	\$165,027	\$481,777	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance		52,321	S.F.	\$32,837	\$17,108	\$49,945	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$273,963	\$142,735	\$416,698	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$242,560	\$126,374	\$368,934	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System		1	Ea.	\$102,026	\$53,156	\$155,181	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Highland Park Elementary_Head Start Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1928

Gross Area: 9,234 S.F.

Last Renovation: 1994

Facility Description:

Current Repair Cost: \$1,272,789.59

Replacement Cost: \$2,603,962.18

FCI: 48.88%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Highland Park Elementary_Head Start Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.89	S.F.	9,234	100	\$2,602,982	38	1962	1938			\$1,272,791	\$2,602,982	49
Substructure	\$9.84	S.F.	9,234	100	\$90,871	100	1928				\$15,471	\$90,871	17
Foundations	\$5.14	S.F.	9,234	100	\$47,472	100	1928				\$15,471	\$47,472	33
Standard Foundations	\$5.14	S.F.	9,234	0	\$47,472	100	1928				\$15,471	\$47,472	33
Basement Construction	\$4.70	S.F.	9,234	100	\$43,399	100	1928					\$43,399	
Basement Excavation	\$0.37	S.F.	9,234	0	\$3,371	100	1928					\$3,371	
Basement Walls	\$4.33	S.F.	9,234	0	\$40,028	100	1928					\$40,028	
Shell	\$64.26	S.F.	9,234	100	\$593,398	65	1950	1948			\$206,882	\$593,398	35
Superstructure	\$31.01	S.F.	9,234	100	\$286,376	84	1994	2044				\$286,376	
Floor Construction	\$10.22	S.F.	9,234	100	\$94,382	50	1994	2044				\$94,382	
Roof Construction	\$20.79	S.F.	9,234	0	\$191,994	100	1994					\$191,994	
Exterior Enclosure	\$18.50	S.F.	9,234	100	\$170,786	71	1928	1958			\$70,646	\$170,786	41
Exterior Walls	\$10.84	S.F.	9,234	0	\$100,140	100	1928					\$100,140	
Exterior Windows	\$4.67	S.F.	9,234	100	\$43,118	30	1928	1958			\$43,118	\$43,118	100
Exterior Doors	\$2.98	S.F.	9,234	100	\$27,528	30	1928	1958			\$27,528	\$27,528	100
Roofing	\$14.75	S.F.	9,234	100	\$136,236	20	1928	1948			\$136,236	\$136,236	100
Roof Coverings	\$14.75	S.F.	9,234	100	\$136,236	20	1928	1948			\$136,236	\$136,236	100
Interiors	\$43.15	S.F.	9,234	100	\$398,463	31	1949	1938			\$386,963	\$398,463	97
Interior Construction	\$14.40	S.F.	9,234	100	\$133,006	39	1928	1948			\$133,006	\$133,006	100
Partitions	\$6.94	S.F.	9,234	100	\$64,045	50	1928	1978			\$64,045	\$64,045	100
Drywall Partitions/Metal Stud Framing	\$6.94	S.F.	9,234	100	\$64,045	50	1928	1978			\$64,045	\$64,045	100
Interior Doors	\$3.04	S.F.	9,234	100	\$28,090	40	1928	1968			\$28,090	\$28,090	100
Fittings	\$4.43	S.F.	9,234	100	\$40,871	20	1928	1948			\$40,871	\$40,871	100
Interior Finishes	\$28.75	S.F.	9,234	100	\$265,457	27	1970	1938			\$253,957	\$265,457	96
Wall Finishes	\$6.86	S.F.	9,234	100	\$63,310	8	1994	1999			\$56,304	\$63,310	89
Paint	\$6.42	S.F.	8,772	100	\$56,304	5	1994	1999			\$56,304	\$56,304	100
Tile	\$15.16	S.F.	462	100	\$7,006	35	1994	2029				\$7,006	
Floor Finishes	\$8.95	S.F.	9,234	100	\$82,677	11	1989	1938			\$78,183	\$82,677	95
Carpet	\$7.61	S.F.	5,540	100	\$42,132	5	1994	1999			\$42,132	\$42,132	100
Ceramic Tile	\$19.45	S.F.	231	100	\$4,494	50	1994	2044				\$4,494	
Concrete	\$3.80	S.F.	231	100	\$878	10	1928	1938			\$878	\$878	100
VAT (Resilient Flooring)	\$22.69	S.F.	462	100	\$10,484	13	1928	1941			\$10,484	\$10,484	100
VCT	\$8.91	S.F.	2,770	100	\$24,689	12	1994	2006			\$24,689	\$24,689	100
Ceiling Finishes	\$12.94	S.F.	9,234	100	\$119,470	49	1928	1941			\$119,470	\$119,470	100
Plaster Ceilings	\$13.23	S.F.	8,774	100	\$116,104	50	1928	1978			\$116,104	\$116,104	100
Acoustical Ceilings	\$7.29	S.F.	462	100	\$3,366	13	1928	1941			\$3,366	\$3,366	100
Services	\$121.44	S.F.	9,234	100	\$1,121,347	25	1972	1958			\$588,202	\$1,121,347	52
Plumbing	\$15.50	S.F.	9,234	100	\$143,118	30	1928	1958			\$143,118	\$143,118	100
Plumbing Fixtures	\$12.34	S.F.	9,234	100	\$113,904	30	1928	1958			\$113,904	\$113,904	100
Domestic Water Distribution	\$0.87	S.F.	9,234	100	\$8,006	30	1928	1958			\$8,006	\$8,006	100
Sanitary Waste	\$1.35	S.F.	9,234	100	\$12,500	30	1928	1958			\$12,500	\$12,500	100
Rain Water Drainage	\$0.94	S.F.	9,234	100	\$8,708	30	1928	1958			\$8,708	\$8,708	100
HVAC	\$71.23	S.F.	9,234	100	\$657,723	22	1986	1958			\$388,061	\$657,723	59
Heat Generating Systems	\$10.40	S.F.	9,234	100	\$96,067	30	1994	2024				\$96,067	
Furnaces	\$6.24	S.F.	9,234	100	\$57,584	30	1994	2024				\$57,584	
Piping and Misc Equipment	\$4.17	S.F.	9,234	100	\$38,483	30	1994	2024				\$38,483	
Cooling Generating Systems	\$6.51	S.F.	9,234	100	\$60,112	30	1961	1958			\$35,955	\$60,112	60
Chilled Water, Cooling Tower Systems	\$2.62	S.F.	9,234	100	\$24,157	30	1994	2024				\$24,157	
Piping and Misc Equipment	\$3.89	S.F.	9,234	100	\$35,955	30	1928	1958			\$35,955	\$35,955	100
Distribution Systems	\$16.18	S.F.	9,234	100	\$149,438	30	1994	2024				\$149,438	
Heat Pumps	\$35.47	S.F.	9,234	100	\$327,527	15	1994	2009			\$327,527	\$327,527	100
Controls & Instrumentation	\$1.48	S.F.	9,234	100	\$13,624	10	1994	2004			\$13,624	\$13,624	100
Systems Testing & Balancing	\$1.19	S.F.	9,234	100	\$10,955	10	1994	2004			\$10,955	\$10,955	100
Fire Protection	\$6.05	S.F.	9,234	100	\$55,899	30	1928	1958			\$55,899	\$55,899	100
Sprinklers	\$6.05	S.F.	9,234	100	\$55,899	30	1928	1958			\$55,899	\$55,899	100
Electrical	\$28.66	S.F.	9,234	100	\$264,607	30	1994	2009			\$1,124	\$264,607	
Electrical Service/Distribution	\$3.21	S.F.	9,234	100	\$29,635	30	1994	2024				\$29,635	
New Main Line	\$1.93	S.F.	9,234	100	\$17,837	30	1994	2024				\$17,837	
Main Panel	\$1.28	S.F.	9,234	100	\$11,798	30	1994	2024				\$11,798	
Lighting and Branch Wiring	\$21.13	S.F.	9,234	100	\$195,084	30	1994	2024				\$195,084	
Communications and Security	\$4.20	S.F.	9,234	100	\$38,764	30	1994	2024				\$38,764	
Other Electrical Systems	\$0.12	S.F.	9,234	100	\$1,124	15	1994	2009			\$1,124	\$1,124	100
Equipment & Furnishings	\$2.92	S.F.	9,234	100	\$26,966	15	1994	2009			\$26,966	\$26,966	100
Equipment	\$2.92	S.F.	9,234	100	\$26,966	15	1994	2009			\$26,966	\$26,966	100
Institutional Equipment	\$2.92	S.F.	9,234	100	\$26,966	15	1994	2009			\$26,966	\$26,966	100
Special Construction			0			0	0				\$48,307		

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0						
ADA Compliance			0	0		0	0				\$48,307		
Building Sitework	\$40.28	S.F.	9,234	100	\$371,937	30	1994	2024				\$371,937	
Site Improvements	\$39.56	S.F.	9,234	100	\$365,328	30	1994	2024				\$365,328	
Parking Lots	\$2,412.66	Each	12	100	\$28,952	30	1994	2024				\$28,952	
Pedestrian Paving	\$36.43	L.F.	9,234	100	\$336,376	30	1994	2024				\$336,376	
Site Mechanical Utilities	\$0.72	S.F.	9,234	100	\$6,609	30	1994	2024				\$6,609	
Fuel Distribution	\$31.29	S.F.	0	100		30	0						
NG Supply	\$0.72	S.F.	9,234	100	\$6,609	30	1994	2024				\$6,609	
Propane Tank	\$6,608.68	SYSTEM	1	100	\$6,609	30	1994	2024				\$6,609	

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Facility Executive Summary

Facility: \Elementary Schools\Highland Park Elementary_Head Start Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$1,272,790					\$114,114					\$166,502
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$206,882										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$70,646										
Exterior Walls											
Exterior Windows	\$43,118										
Exterior Doors	\$27,528										
Roofing	\$136,236										
Roof Coverings	\$136,236										
Interiors	\$386,963					\$114,114					\$133,470
Interior Construction	\$133,005										
Partitions	\$64,045										
Drywall Partitions/Metal Stud Framing	\$64,045										
Interior Doors	\$28,090										
Fittings	\$40,871										
Interior Finishes	\$253,957					\$114,114					\$133,470
Wall Finishes	\$56,304					\$65,272					\$75,668
Paint	\$56,304					\$65,272					\$75,668
Tile											
Floor Finishes	\$78,184					\$48,842					\$57,802
Carpet	\$42,132					\$48,842					\$56,621
Ceramic Tile											
Concrete	\$878										\$1,180
VAT (Resilient Flooring)	\$10,484										
VCT	\$24,689										
Ceiling Finishes	\$119,470										
Plaster Ceilings	\$116,104										
Acoustical Ceilings	\$3,366										
Services	\$588,201										\$33,032
Plumbing	\$143,118										
Plumbing Fixtures	\$113,904										
Domestic Water Distribution	\$8,006										
Sanitary Waste	\$12,500										
Rain Water Drainage	\$8,708										
HVAC	\$388,061										\$33,032
Heat Generating Systems											
Furnaces											
Piping and Misc Equipment											
Cooling Generating Systems	\$35,955										
Chilled Water, Cooling Tower Systems											
Piping and Misc Equipment	\$35,955										
Distribution Systems											
Heat Pumps	\$327,527										
Controls & Instrumentation	\$13,624										\$18,309
Systems Testing & Balancing	\$10,955										\$14,723
Fire Protection	\$55,899										
Sprinklers	\$55,899										
Electrical	\$1,124										
Electrical Service/Distribution											
New Main Line											
Main Panel											
Lighting and Branch Wiring											
Communications and Security											
Other Electrical Systems	\$1,124										

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Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Highland Park Elementary_Head Start Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems								\$836,811	\$435,979	\$1,272,790			
D3030115	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$23,639	\$12,316	\$35,955	Necess ary- 2-5 Yrs	Deferred Maintena nce		
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$8,957	\$4,667	\$13,624	Necess ary- 2-5 Yrs	Deferred Maintena nce		
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$7,203	\$3,753	\$10,955	Necess ary- 2-5 Yrs	Deferred Maintena nce		
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$36,751	\$19,147	\$55,899	Necess ary- 2-5 Yrs	Deferred Maintena nce		
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$28,348	\$14,770	\$43,118	Necess ary- 2-5 Yrs	Deferred Maintena nce		
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$18,099	\$9,429	\$27,528	Necess ary- 2-5 Yrs	Deferred Maintena nce		
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$89,570	\$46,666	\$136,236	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$42,107	\$21,938	\$64,045	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$18,468	\$9,622	\$28,090	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$26,871	\$14,000	\$40,871	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$37,018	\$19,286	\$56,304	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$16,232	\$8,457	\$24,689	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$27,700	\$14,432	\$42,132	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$578	\$301	\$878	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$6,893	\$3,591	\$10,484	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$76,334	\$39,770	\$116,104	Necess ary- 2-5 Yrs	Deferred Maintena nce		
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,213	\$1,153	\$3,366	Necess ary- 2-5 Yrs	Deferred Maintena nce		Ceiling finishes in common areas are typically 2x2 or 2x4 with isolated damages due to pipe leakages.

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Facility Executive Summary

D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$74,888	\$39,017	\$113,904	Necessary- 2-5 Yrs	Deferred Maintenance	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$5,263	\$2,742	\$8,006	Necessary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$5,725	\$2,983	\$8,708	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$8,218	\$4,282	\$12,500	Necessary- 2-5 Yrs	Deferred Maintenance	
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services-Inspect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentially Critical-12 months	Building Integrity	Basement has substantial amounts of water. Appears to be combination of drainage problem and failure of moisture barrier. Professional service to investigate and propose solution.
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	9,234	S.F.	\$31,760	\$16,547	\$48,307	Does Not Meet Current Code/Standards	ADA / Accessibility	
D3050	Heat Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$215,337	\$112,191	\$327,527	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$739	\$385	\$1,124	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$17,729	\$9,237	\$26,966	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary**Facility:** \Elementary Schools\Hillcrest Heights Elementary**Address:** 4305 22nd Place, Temple Hills, MD 20748**Attributes:**

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1952, 51,362 S.F.
School Addition 1	Built in 1999, 19,168 S.F.
School Board District	8
School Grade	PreK-5th

General Information:

Function: Elementary School
Gross Area: 70,800 S.F.

Year Built:
Last Renovation:

Facility Description:

Hillcrest Heights Elementary School is a two-story, 70,800 square foot facility located on an 18.5-acre site close to I-495 (Capital Beltway) and MD Route 5 in Temple Hills, MD. The original building was constructed in 1952 and an addition was constructed and major renovation was performed in 1999. In 2012 some minor project work was performed that included network infrastructure.

ACCESSIBILITY ISSUES

Programs on the second floor are handicap accessible via an elevator. The main entrance has a ramp and doors wide enough for wheel chair access. Handicap toilet stalls with metal hand rails are available in the gang restrooms and classroom restrooms on both floors. Toilet configurations and accessories are adequate. Interior graphics and/or signage for ADA compliance are inadequate or missing. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The facility building typically rests on a slab-on-grade. The facility does not have a basement, sub-floor, or crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow core metal steel doors. The exterior metal windows were replaced in 1999. The exterior metal doors in the buildings were replaced in 1999. Roof construction is low-slope built-up roof with stone ballast that was replaced in 2000.

C. INTERIORS

The interior partition walls typically include painted concrete masonry unit (CMU) with glazed block wainscot in the corridors and drywall. Interior doors are generally hollow core wood doors with hollow metal frames that were replaced in 1999. Interior fire doors have one and a half hour fire rating. Interior fittings include chalk/tack boards, shelving, toilet accessories, handrails, and toilet partitions. Toilet accessories, such as metal toilet partitions, were replaced in 1999. Metal hand rails are available in the gang restrooms and classroom restrooms on both floors. The facility has two stairs with concrete treads and risers and steel frames that are original and also a ladder to access the roof.

Interior wall finishes are typically painted CMU and drywall. Floor finishes are typically terrazzo in the corridor, stone tiles, and vinyl composition tiles in the classrooms, and ceramic tiles in restrooms and kitchen. The terrazzo flooring and stone flooring are original. The vinyl composition tiles were installed in 1999. The ceramic tiles are original. The overall ceiling finishes are typically suspended acoustical tiles. The acoustical tiles were installed in 1999. The corridors have skylights.

D. SERVICES**Conveying**

The building has a hydraulic elevator.

Plumbing

Toilet fixtures have been replaced, but other fixtures have not. Domestic water distribution is copper. Domestic hot water is provided by two gas fired hot water heaters. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided a combination of two oil/gas fired boilers and by six rooftop gas fired package units. Cooling is supplied by water cooled chillers. The heating/cooling distribution system is a combination of 2-pipe hydronics and ductwork system using unit ventilators. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are digital and are centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically serving recessed fluorescents lighting. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators that are located in interior corridors. The system is activated by pull stations and some smoke detectors, and is centrally monitored. The telephone and data systems are combined and include dedicated closets or cabinets that are adequately secured. The building includes an internal security system that is actuated by contact, is centrally monitored.

Other Electrical Systems

The building has a diesel emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes audio-visual, library, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework/cabinetry, window treatment, and multiple seating furnishings. There are wood cabinets and sinks in the classrooms.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on site where there are four handicap spaces out of total 55 parking spaces. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. Underground tank was replaced in 1995.

Current Repair Cost: \$8,717,035.70**Replacement Cost:** \$19,515,522.93**FCI:** 44.67%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Hillcrest Heights Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1952

Gross Area: 51,632 S.F.

Last Renovation: 1999

Facility Description:

Current Repair Cost: \$8,341,012.25

Replacement Cost: \$14,560,127.81

FCI: 57.29%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Hillcrest Heights Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.00	S.F.	51,632	100	\$14,560,131	41	1968	1962	2006		\$8,341,014	\$14,560,131	57
Substructure	\$15.24	S.F.	51,632	100	\$786,894	100	1952					\$786,894	
Foundations	\$15.24	S.F.	51,632	100	\$786,894	100	1952					\$786,894	
Standard Foundations	\$5.13	S.F.	51,632	0	\$264,654	100	1952					\$264,654	
Slab on Grade	\$10.11	S.F.	51,632	0	\$522,240	100	1952					\$522,240	
Shell	\$66.73	S.F.	51,632	100	\$3,445,604	59	1980	2020	2007		\$138,563	\$3,445,604	4
Superstructure	\$20.56	S.F.	51,632	100	\$1,061,364	100	1952					\$1,061,364	
Floor Construction	\$20.40	S.F.	25,816	0	\$526,559	100	1952					\$526,559	
Roof Construction	\$20.72	S.F.	25,816	0	\$534,805	100	1952					\$534,805	
Exterior Enclosure	\$18.46	S.F.	51,632	100	\$953,382	71	1983	2029				\$953,382	
Exterior Walls	\$10.81	S.F.	51,632	0	\$558,364	100	1952					\$558,364	
Exterior Windows	\$4.65	S.F.	51,632	100	\$240,309	30	1999	2029				\$240,309	
Exterior Doors	\$3.00	S.F.	51,632	100	\$154,709	30	1999	2029				\$154,709	
Roofing	\$27.71	S.F.	51,632	100	\$1,430,858	20	2000	2020	2007		\$138,563	\$1,430,858	10
Roof Coverings	\$27.71	S.F.	46,632	100	\$1,292,295	20	2000	2020				\$1,292,295	
Roof Coverings	\$27.71	S.F.	5,000	100	\$138,563	20	2000	2020	2007		\$138,563	\$138,563	100
Interiors	\$60.94	S.F.	51,632	100	\$3,146,575	43	1987	1987	2006		\$1,251,340	\$3,146,575	40
Interior Construction	\$16.38	S.F.	51,632	100	\$845,793	40	1999	2019				\$845,793	
Partitions	\$8.90	S.F.	51,632	100	\$459,414	50	1999	2049				\$459,414	
Drywall Partitions/Metal Stud Framing	\$8.90	S.F.	51,632	100	\$459,414	50	1999	2049				\$459,414	
Interior Doors	\$3.06	S.F.	51,632	100	\$157,850	40	1999	2039				\$157,850	
Fittings	\$4.43	S.F.	51,632	100	\$228,529	20	1999	2019				\$228,529	
Stairs	\$1.55	S.F.	51,632	100	\$80,103	50	1952	2002	2015			\$80,103	
Stair Construction	\$1.55	S.F.	51,632	100	\$80,103	50	1952	2002	2015	3		\$80,103	
Interior Finishes	\$43.01	S.F.	51,632	100	\$2,220,679	43	1986	1987	2006		\$1,251,340	\$2,220,679	56
Wall Finishes	\$7.89	S.F.	51,632	100	\$407,331	13	1994	1987				\$407,331	100
Paint	\$6.39	S.F.	46,632	100	\$297,895	5	1999	2004			\$297,895	\$297,895	100
Tile	\$21.89	S.F.	5,000	100	\$109,436	35	1952	1987			\$109,436	\$109,436	100
Floor Finishes	\$25.11	S.F.	51,632	100	\$1,296,354	65	1966	2002			\$327,015	\$1,296,354	25
Ceramic Tile	\$19.38	S.F.	10,000	100	\$193,775	50	1952	2002			\$193,775	\$193,775	100
Terrazo	\$36.40	S.F.	26,632	100	\$969,339	75	1952	2027				\$969,339	
VCT	\$8.88	S.F.	15,000	100	\$133,240	12	1999	2011			\$133,240	\$133,240	100
Ceiling Finishes	\$10.01	S.F.	51,632	100	\$516,994	13	1999	2012	2006		\$516,994	\$516,994	100
Acoustical Ceilings	\$9.32	S.F.	31,632	100	\$294,928	13	1999	2012			\$294,928	\$294,928	100
Acoustical Ceilings	\$11.10	S.F.	20,000	100	\$222,066	13	1999	2012	2006		\$222,066	\$222,066	100
Services	\$126.35	S.F.	51,632	100	\$6,523,677	24	1960	1962			\$6,443,574	\$6,523,677	99
Plumbing	\$15.59	S.F.	51,632	100	\$804,956	30	1963	1982			\$724,853	\$804,956	90
Low Flow Toilets	\$1.55	S.F.	51,632	100	\$80,103	30	2007	2037				\$80,103	
Plumbing Fixtures	\$10.69	S.F.	51,632	100	\$552,082	30	1952	1982			\$552,082	\$552,082	100
Domestic Water Distribution	\$0.85	S.F.	51,632	100	\$43,978	30	1952	1982			\$43,978	\$43,978	100
Sanitary Waste	\$1.35	S.F.	51,632	100	\$69,894	30	1952	1982			\$69,894	\$69,894	100
Rain Water Drainage	\$1.14	S.F.	51,632	100	\$58,899	30	1952	1982			\$58,899	\$58,899	100
HVAC	\$75.56	S.F.	51,632	100	\$3,901,484	21	1964	1962			\$3,901,484	\$3,901,484	100
Heat Generating Systems	\$10.40	S.F.	51,632	100	\$537,161	30	1952	1982			\$537,161	\$537,161	100
Boilers	\$10.40	S.F.	51,632	100	\$537,161	30	1952	1982			\$537,161	\$537,161	100
Cooling Generating Systems	\$6.68	S.F.	51,632	100	\$344,757	20	1989	2009			\$344,757	\$344,757	100
Chilled Water, Cooling Tower Systems	\$6.68	S.F.	51,632	100	\$344,757	20	1989	2009			\$344,757	\$344,757	100
Distribution Systems	\$16.11	S.F.	51,632	100	\$831,657	30	1952	1982			\$831,657	\$831,657	100
Terminal & Package Units	\$39.73	S.F.	51,632	100	\$2,051,263	15	1985	2000			\$2,051,263	\$2,051,263	100
Controls & Instrumentation	\$1.48	S.F.	51,632	100	\$76,176	20	1952	1972			\$76,176	\$76,176	100
Systems Testing & Balancing	\$1.17	S.F.	51,632	100	\$60,470	10	1952	1962			\$60,470	\$60,470	100
Fire Protection	\$7.15	S.F.	51,632	100	\$369,102	30	1952	1982			\$369,102	\$369,102	100
Sprinklers	\$7.15	S.F.	51,632	100	\$369,102	30	1952	1982			\$369,102	\$369,102	100
Electrical	\$28.05	S.F.	51,632	100	\$1,448,135	30	1952	1967			\$1,448,135	\$1,448,135	100
Electrical Service/Distribution	\$2.68	S.F.	51,632	100	\$138,217	30	1952	1982			\$138,217	\$138,217	100
Electrical Service	\$2.68	S.F.	51,632	100	\$138,217	30	1952	1982			\$138,217	\$138,217	100
Lighting and Branch Wiring	\$21.04	S.F.	51,632	100	\$1,086,101	30	1952	1982			\$1,086,101	\$1,086,101	100
Communications and Security	\$4.18	S.F.	51,632	100	\$215,964	30	1952	1982			\$215,964	\$215,964	100
Other Electrical Systems	\$0.15	S.F.	51,632	100	\$7,853	15	1952	1967			\$7,853	\$7,853	100
Equipment & Furnishings	\$7.39	S.F.	51,632	100	\$381,681	24	1952	1967			\$381,681	\$381,681	100
Equipment	\$7.39	S.F.	51,632	100	\$381,681	24	1952	1967			\$381,681	\$381,681	100
Institutional Equipment	\$2.91	S.F.	51,632	100	\$149,997	15	1952	1967			\$149,997	\$149,997	100
Other Equipment	\$4.49	S.F.	51,632	100	\$231,684	30	1952	1982			\$231,684	\$231,684	100
Food Service Equipment	\$231,684.06	SYSTEM	1	100	\$231,684	30	1952	1982			\$231,684	\$231,684	100
Special Construction			0			0	0				\$120,359		

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$120,359		
ADA Compliance			0	100		100	0				\$120,359		
Building Sitework	\$5.34	S.F.	51,632	100	\$275,700	30	1953	1982			\$5,497	\$275,700	2
Site Improvements	\$3.47	S.F.	51,632	100	\$179,317	30	1999	2029				\$179,317	
Parking Lots	\$2,402.88	Each	55	100	\$132,158	30	1999	2029				\$132,158	
Pedestrian Paving	\$36.28	L.F.	1,300	100	\$47,159	30	1999	2029				\$47,159	
Site Mechanical Utilities	\$1.87	S.F.	51,632	100	\$96,383	30	1952	1982			\$5,497	\$96,383	6
Fuel Distribution	\$1.87	S.F.	51,632	100	\$96,383	30	1952	1982			\$5,497	\$96,383	6
NG Supply	\$0.11	S.F.	51,632	100	\$5,497	30	1952	1982			\$5,497	\$5,497	100
Underground Tank	\$90,886.21	SYSTEM	1	100	\$90,886	30	1995	2025				\$90,886	

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Facility Executive Summary

Facility: \Elementary Schools\Hillcrest Heights Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,341,012			\$87,531		\$345,341		\$281,062	\$1,637,041		\$481,612
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$138,563								\$1,637,041		
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing	\$138,563								\$1,637,041		
Roof Coverings									\$1,637,041		
Roof Coverings	\$138,563										
Interiors	\$1,251,340			\$87,531		\$345,341		\$281,062			\$400,345
Interior Construction								\$281,062			
Partitions											
Drywall Partitions/Metal Stud											
Framing											
Interior Doors											
Fittings								\$281,062			
Stairs				\$87,531							
Stair Construction				\$87,531							
Interior Finishes	\$1,251,340					\$345,341					\$400,345
Wall Finishes	\$407,330					\$345,341					\$400,345
Paint	\$297,895					\$345,341					\$400,345
Tile	\$109,436										
Floor Finishes	\$327,015										
Ceramic Tile	\$193,775										
Terrazo											
VCT	\$133,240										
Ceiling Finishes	\$516,994										
Acoustical Ceilings	\$294,928										
Acoustical Ceilings	\$222,066										
Services	\$6,443,573										\$81,266
Plumbing	\$724,853										
Low Flow Toilets											
Plumbing Fixtures	\$552,082										
Domestic Water Distribution	\$43,978										
Sanitary Waste	\$69,894										
Rain Water Drainage	\$58,899										
HVAC	\$3,901,483										\$81,266
Heat Generating Systems	\$537,161										
Boilers	\$537,161										
Cooling Generating Systems	\$344,757										
Chilled Water, Cooling Tower	\$344,757										
Systems											
Distribution Systems	\$831,657										
Terminal & Package Units	\$2,051,263										
Controls & Instrumentation	\$76,176										
Systems Testing & Balancing	\$60,470										\$81,266
Fire Protection	\$369,102										
Sprinklers	\$369,102										
Electrical	\$1,448,135										
Electrical Service/Distribution	\$138,217										
Electrical Service	\$138,217										
Lighting and Branch Wiring	\$1,086,101										
Communications and Security	\$215,964										
Other Electrical Systems	\$7,853			</							

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Hillcrest Heights Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$5,483,900 \$195,854	\$2,857,112 \$102,040	\$8,341,012 \$297,895	Necess ary- 2-5 Yrs	Deferred Maintena nce	The facility has not been painted since 1999 and the paint is in fair condition with some peeling, especially on the skylights.
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$71,950	\$37,486	\$109,436	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$127,400	\$66,375	\$193,775	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceramic tiles in restrooms are old, stained and in fair to poor condition.
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$146,000	\$76,066	\$222,066	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings were installed in 1999 and in fair condition due stains from condensation and roof leaks.
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$362,973	\$189,109	\$552,082	Necess ary- 2-5 Yrs	Deferred Maintena nce	The fixtures have not been replaced and are in poor condition.
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$28,914	\$15,064	\$43,978	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$39,757	\$20,713	\$60,470	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$98,617	\$51,380	\$149,997	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$38,724	\$20,175	\$58,899	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$45,952	\$23,941	\$69,894	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$1,348,628	\$702,635	\$2,051,263	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$546,783	\$284,874	\$831,657	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$50,083	\$26,093	\$76,176	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$242,670	\$126,431	\$369,102	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	NG Supply	System		Beyond Useful Life	Renew System	1	Ea.	\$3,614	\$1,883	\$5,497	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$152,324	\$79,361	\$231,684	Necess ary- 2-5 Yrs	Deferred Maintena nce	Food service equipment is old, in fair condition, and should be replaced.

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D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$353,163	\$183,998	\$537,161	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010120	Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$90,872	\$47,344	\$138,217	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$714,071	\$372,031	\$1,086,101	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$141,988	\$73,976	\$215,964	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,163	\$2,690	\$7,853	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	51,632	S.F.	\$79,131	\$41,227	\$120,359	Does Not Meet Current Code/St andards	ADA / Accessibil ity
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$91,100	\$47,463	\$138,563	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$87,600	\$45,640	\$133,240	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$193,904	\$101,024	\$294,928	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3030115	Chilled Water, Cooling Tower Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$226,664	\$118,092	\$344,757	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Hillcrest Heights Elementary\1999 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1999

Gross Area: 19,168 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$376,023.44

Replacement Cost: \$4,955,395.12

FCI: 7.59%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Hillcrest Heights Elementary\1999 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.52	S.F.	19,168	100	\$4,955,395	40	1999	2004			\$376,023	\$4,955,395	8
Substructure	\$17.29	S.F.	19,168	100	\$331,487	100	1999					\$331,487	
Foundations	\$17.29	S.F.	19,168	100	\$331,487	100	1999					\$331,487	
Standard Foundations	\$5.81	S.F.	19,168	0	\$111,370	100	1999					\$111,370	
Slab on Grade	\$11.48	S.F.	19,168	0	\$220,117	100	1999					\$220,117	
Shell	\$53.84	S.F.	19,168	100	\$1,032,069	75	1999	2019				\$1,032,069	
Superstructure	\$23.50	S.F.	19,168	100	\$450,437	100	1999					\$450,437	
Roof Construction	\$23.50	S.F.	19,168	0	\$450,437	100	1999					\$450,437	
Exterior Enclosure	\$20.96	S.F.	19,168	100	\$401,749	71	1999	2029				\$401,749	
Exterior Walls	\$12.27	S.F.	19,168	0	\$235,277	100	1999					\$235,277	
Exterior Windows	\$5.28	S.F.	19,168	100	\$101,166	30	1999	2029				\$101,166	
Exterior Doors	\$3.41	S.F.	19,168	100	\$65,306	30	1999	2029				\$65,306	
Roofing	\$9.38	S.F.	19,168	100	\$179,883	20	1999	2019				\$179,883	
Roof Coverings	\$9.38	S.F.	19,168	100	\$179,883	20	1999	2019				\$179,883	
Interiors	\$48.31	S.F.	19,168	100	\$925,948	23	1999	2004			\$332,362	\$925,948	36
Interior Construction	\$20.38	S.F.	19,168	100	\$390,670	35	1999	2019				\$390,670	
Partitions	\$11.73	S.F.	19,168	100	\$224,781	40	1999	2039				\$224,781	
Interior Doors	\$3.65	S.F.	19,168	100	\$69,971	40	1999	2039				\$69,971	
Fittings	\$5.00	S.F.	19,168	100	\$95,918	20	1999	2019				\$95,918	
Interior Finishes	\$27.93	S.F.	19,168	100	\$535,278	14	1999	2004			\$332,362	\$535,278	62
Wall Finishes	\$7.26	S.F.	19,168	100	\$139,067	5	1999	2004			\$139,067	\$139,067	100
Paint	\$7.26	S.F.	19,168	100	\$139,067	5	1999	2004			\$139,067	\$139,067	100
Floor Finishes	\$10.08	S.F.	19,168	100	\$193,295	10	1999	2009			\$193,295	\$193,295	100
VCT	\$10.08	S.F.	19,168	100	\$193,295	10	1999	2009			\$193,295	\$193,295	100
Ceiling Finishes	\$10.59	S.F.	19,168	100	\$202,916	25	1999	2024				\$202,916	
Services	\$135.76	S.F.	19,168	100	\$2,602,334	25	2000	2009			\$25,364	\$2,602,334	1
Plumbing	\$17.49	S.F.	19,168	100	\$335,278	30	2001	2029				\$335,278	
Low Flow Toilets	\$1.75	S.F.	19,168	100	\$33,528	30	2007	2037				\$33,528	
Plumbing Fixtures	\$12.15	S.F.	19,168	100	\$232,945	30	1999	2029				\$232,945	
Domestic Water Distribution	\$0.97	S.F.	19,168	100	\$18,659	30	1999	2029				\$18,659	
Sanitary Waste	\$1.54	S.F.	19,168	100	\$29,446	30	1999	2029				\$29,446	
Rain Water Drainage	\$1.08	S.F.	19,168	100	\$20,700	30	1999	2029				\$20,700	
HVAC	\$79.69	S.F.	19,168	100	\$1,527,405	21	1999	2009			\$25,364	\$1,527,405	2
Heat Generating Systems	\$4.40	S.F.	19,168	100	\$84,257	30	1999	2029				\$84,257	
Cooling Generating Systems	\$8.02	S.F.	19,168	100	\$153,644	30	1999	2029				\$153,644	
Distribution Systems	\$19.20	S.F.	19,168	100	\$367,930	30	1999	2029				\$367,930	
Terminal & Package Units	\$45.08	S.F.	19,168	100	\$864,140	15	1999	2014				\$864,140	
Controls & Instrumentation	\$1.67	S.F.	19,168	100	\$32,070	20	1999	2019				\$32,070	
Systems Testing & Balancing	\$1.32	S.F.	19,168	100	\$25,364	10	1999	2009			\$25,364	\$25,364	100
Fire Protection	\$6.84	S.F.	19,168	100	\$131,195	30	1999	2029				\$131,195	
Sprinklers	\$6.84	S.F.	19,168	100	\$131,195	30	1999	2029				\$131,195	
Electrical	\$31.74	S.F.	19,168	100	\$608,456	30	1999	2014				\$608,456	
Electrical Service/Distribution	\$3.03	S.F.	19,168	100	\$58,018	30	1999	2029				\$58,018	
Lighting and Branch Wiring	\$23.86	S.F.	19,168	100	\$457,435	30	1999	2029				\$457,435	
Communications and Security	\$4.75	S.F.	19,168	100	\$90,962	30	1999	2029				\$90,962	
Other Electrical Systems	\$0.11	S.F.	19,168	100	\$2,041	15	1999	2014				\$2,041	
Equipment & Furnishings	\$3.32	S.F.	19,168	100	\$63,557	15	1999	2014				\$63,557	
Equipment	\$3.32	S.F.	19,168	100	\$63,557	15	1999	2014				\$63,557	
Institutional	\$3.32	S.F.	19,168	100	\$63,557	15	1999	2014				\$63,557	
Special Construction			0			0	0				\$18,297		
Special Construction			0			0	0				\$18,297		
ADA Compliance			0	100		0	0				\$18,297		

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Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Hillcrest Heights Elementary\1999 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Hillcrest Heights Elementary\1999 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$247,221 \$91,431	\$128,802 \$47,636	\$376,023 \$139,067	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	19,168	S.F.	\$12,030	\$6,268	\$18,297	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$127,084	\$66,211	\$193,295	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$16,676	\$8,688	\$25,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Hollywood Elementary
Address: 9811 49th Avenue, College Park, MD 20740**Attributes:**

School Area	2
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1952, 22,660 S.F.
School Addition 1	Built in 1954, 7,572 S.F.
School Addition 2	Built in 1978, 10,268 S.F.
School Board District	2
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	40,500 S.F.

Year Built:	
Last Renovation:	

Facility Description:

Hollywood Elementary School is a one-story, 40,500 square foot facility located on an 8.7-acre site close to I-95/I-495 (Capital Beltway) in College Park, MD. The original building was constructed in 1952 and two additions were constructed in 1954 and 1978, with no major renovation performed. The underground fuel tank was replaced in 2012.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The facility does not contain compliant toilet facilities, signage or graphics.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement.

B. SHELL

The superstructure is concrete (CMU) frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors and frames are hollow metal steel. Roofing is typically flat with built-up roof that was installed in 2007, and standing seam-sloped roof on the original building.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically terrazzo, vinyl composition tile, and carpet. Floor finishes in assignable spaces is typically vinyl tile and carpet. During the 2008 assessment in the A.H.E.R.A. Management Plan Report, the school contains 14,035 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is a mixture of copper and galvanized steel. Sanitary waste system is mostly cast iron with limited areas of plastic. Rain water system is a mixture of internal and external roof drains and scuppers. The roof was replaced in 1999 and Sixty percent of the roof drains and scuppers were also replaced.

HVAC

Heating is provided by two Peerless boilers that are original and are dual fired capability of #2 fuel oil and natural gas. Cooling is supplied by widow units and rooftop units. The heating/cooling distribution system is a mixture of ductwork and 2-pipe, using a mixture of air handlers, radiators and unit ventilators. Fresh air is supplied by infiltration. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution from branch panel wiring is typically copper. Branch wiring is typically serving a mixture of recessed, surface-mounted, and pendent-mounted fluorescent and incandescent light fixtures. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Facility Executive Summary

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces and interior corridors that were full updated in 2007. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and include dedicated closets or cabinets. The building does not include an internal security system.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment and food service equipment. The building also includes fixed casework, window treatment, and furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 55 are handicap spaces with path to the building entrance. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic and an underground fuel tank replaced in 2012. Water supply is provided from the municipal system.

Current Repair Cost: \$5,813,061.68**Replacement Cost:** \$11,245,216.54**FCI:** 51.69%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Hollywood Elementary_Original Building

Address: , , 20740

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1952

Gross Area: 40,500 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,813,061.68

Replacement Cost: \$11,245,216.54

FCI: 51.69%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Hollywood Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$277.66	S.F.	40,500	100	\$11,245,211	39	1964	1957			\$5,813,057	\$11,245,211	52
Substructure	\$15.62	S.F.	40,500	100	\$632,637	100	1952					\$632,637	
Foundations	\$15.62	S.F.	40,500	100	\$632,637	100	1952					\$632,637	
Standard Foundations	\$5.25	S.F.	40,500	0	\$212,522	100	1952					\$212,522	
Slab on Grade	\$10.37	S.F.	40,500	0	\$420,115	100	1952					\$420,115	
Shell	\$68.40	S.F.	40,500	100	\$2,770,175	59	1974	1982			\$316,627	\$2,770,175	11
Superstructure	\$21.19	S.F.	40,500	100	\$858,095	100	2007					\$858,095	
Roof Construction	\$21.19	S.F.	40,500	0	\$858,095	100	2007					\$858,095	
Exterior Enclosure	\$18.86	S.F.	40,500	100	\$763,847	71	1952	1982			\$316,627	\$763,847	41
Exterior Walls	\$11.04	S.F.	40,500	0	\$447,220	100	1952					\$447,220	
Exterior Windows	\$4.78	S.F.	40,500	100	\$193,426	30	1952	1982			\$193,426	\$193,426	100
Exterior Doors	\$3.04	S.F.	40,500	100	\$123,201	30	1952	1982			\$123,201	\$123,201	100
Roofing	\$28.35	S.F.	40,500	100	\$1,148,233	20	2007	2027				\$1,148,233	
Roof Coverings	\$28.35	S.F.	40,500	100	\$1,148,233	20	2007	2027				\$1,148,233	
Interiors	\$41.69	S.F.	40,500	100	\$1,688,613	30	1952	1957			\$1,313,884	\$1,688,613	78
Interior Construction	\$17.71	S.F.	40,500	100	\$717,402	51	1952	1972			\$342,673	\$717,402	48
Partitions	\$10.12	S.F.	40,500	100	\$410,016	68	1952	2002			\$35,287	\$410,016	9
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	35,500	0	\$374,729	70	1952					\$374,729	
Drywall Partitions/Metal Stud Framing	\$7.06	S.F.	5,000	100	\$35,287	50	1952	2002			\$35,287	\$35,287	100
Interior Doors	\$3.07	S.F.	40,500	100	\$124,433	40	1952	1992			\$124,433	\$124,433	100
Fittings	\$4.52	S.F.	40,500	100	\$182,953	20	1952	1972			\$182,953	\$182,953	100
Interior Finishes	\$23.98	S.F.	40,500	100	\$971,211	14	1952	1957			\$971,211	\$971,211	100
Wall Finishes	\$8.75	S.F.	40,500	100	\$354,477	18	1952	1957			\$354,477	\$354,477	100
Paint	\$6.56	S.F.	30,500	100	\$199,943	5	1952	1957			\$199,943	\$199,943	100
Tile	\$15.45	S.F.	10,000	100	\$154,534	35	1952	1987			\$154,534	\$154,534	100
Floor Finishes	\$7.81	S.F.	40,500	100	\$316,124	11	1952	1957			\$316,124	\$316,124	100
Carpet	\$7.74	S.F.	5,000	100	\$38,709	5	1952	1957			\$38,709	\$38,709	100
VCT	\$9.10	S.F.	30,500	100	\$277,415	12	1952	1964			\$277,415	\$277,415	100
Ceiling Finishes	\$7.42	S.F.	40,500	100	\$300,610	13	1952	1965			\$300,610	\$300,610	100
Acoustical Ceilings	\$7.42	S.F.	40,500	100	\$300,610	13	1952	1965			\$300,610	\$300,610	100
Services	\$134.97	S.F.	40,500	100	\$5,466,424	25	1967	1962			\$3,376,320	\$5,466,424	62
Plumbing	\$15.83	S.F.	40,500	100	\$641,260	30	1959	1982			\$641,260	\$641,260	100
Plumbing Fixtures	\$12.58	S.F.	40,500	100	\$509,436	30	1979	2009			\$509,436	\$509,436	100
Domestic Water Distribution	\$0.90	S.F.	40,500	100	\$36,344	30	1952	1982			\$36,344	\$36,344	100
Sanitary Waste	\$1.38	S.F.	40,500	100	\$56,056	30	1952	1982			\$56,056	\$56,056	100
Rain Water Drainage	\$0.97	S.F.	40,500	100	\$39,424	30	1952	1982			\$39,424	\$39,424	100
HVAC	\$83.75	S.F.	40,500	100	\$3,391,721	22	1967	1962			\$2,346,361	\$3,391,721	69
Heat Generating Systems	\$10.57	S.F.	40,500	100	\$428,123	30	1952	1982			\$428,123	\$428,123	100
Boilers	\$6.34	S.F.	40,500	100	\$256,874	30	1952	1982			\$256,874	\$256,874	100
Piping and Misc Equipment	\$4.23	S.F.	40,500	100	\$171,249	30	1952	1982			\$171,249	\$171,249	100
Cooling Generating Systems	\$13.31	S.F.	40,500	100	\$539,004	30	1977	1982			\$161,393	\$539,004	30
Chilled Water, Air Cooled Condenser Systems	\$6.65	S.F.	40,500	100	\$269,194	30	1990	2020				\$269,194	
Chilled Water, Cooling Tower Systems	\$2.68	S.F.	40,500	100	\$108,417	30	1990	2020				\$108,417	
Piping and Misc Equipment	\$3.99	S.F.	40,500	100	\$161,393	30	1952	1982			\$161,393	\$161,393	100
Distribution Systems	\$16.49	S.F.	40,500	100	\$667,749	30	1989	2019				\$667,749	
Terminal & Package Units	\$40.66	S.F.	40,500	100	\$1,646,581	15	1978	1993			\$1,646,581	\$1,646,581	100
Controls & Instrumentation	\$1.52	S.F.	40,500	100	\$61,600	20	1952	1972			\$61,600	\$61,600	100
Systems Testing & Balancing	\$1.20	S.F.	40,500	100	\$48,664	10	1952	1962			\$48,664	\$48,664	100
Fire Protection	\$6.18	S.F.	40,500	100	\$250,098	30	1952	1982			\$250,098	\$250,098	100
Sprinklers	\$6.18	S.F.	40,500	100	\$250,098	30	1952	1982			\$250,098	\$250,098	100
Electrical	\$29.22	S.F.	40,500	100	\$1,183,345	30	1977	1982			\$138,601	\$1,183,345	12
Electrical Service/Distribution	\$3.25	S.F.	40,500	100	\$131,825	30	1952	1982			\$131,825	\$131,825	100
New Main Line	\$1.96	S.F.	40,500	100	\$79,465	30	1952	1982			\$79,465	\$79,465	100
Main Panel	\$1.29	S.F.	40,500	100	\$52,360	30	1952	1982			\$52,360	\$52,360	100
Lighting and Branch Wiring	\$21.52	S.F.	40,500	100	\$871,647	30	1996	2026				\$871,647	
Communications and Security	\$4.27	S.F.	40,500	100	\$173,097	30	2007	2037				\$173,097	
Other Electrical Systems	\$0.17	S.F.	40,500	100	\$6,776	15	1979	1994			\$6,776	\$6,776	100
Equipment & Furnishings	\$8.84	S.F.	40,500	100	\$357,837	25	1952	1967			\$357,837	\$357,837	100
Equipment	\$8.84	S.F.	40,500	100	\$357,837	25	1952	1967			\$357,837	\$357,837	100
Institutional Equipment	\$2.98	S.F.	40,500	100	\$120,737	15	1952	1967			\$120,737	\$120,737	100
Other Equipment	\$5.85	S.F.	40,500	100	\$237,100	30	1952	1982			\$237,100	\$237,100	100
Food Service Equipment	\$237,100.48	SYSTEM	1	100	\$237,100	30	1952	1982			\$237,100	\$237,100	100
Special Construction			0			0	0				\$211,875		

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$211,875		
ADA Compliance			0	0		0	0				\$211,875		
Building Sitework	\$8.14	S.F.	40,500	100	\$329,525	30	1952	1982			\$236,514	\$329,525	72
Site Improvements	\$4.26	S.F.	40,500	100	\$172,377	30	1952	1982			\$172,377	\$172,377	100
Parking Lots	\$2,459.08	Ea.	55	100	\$135,249	30	1952	1982			\$135,249	\$135,249	100
Pedestrian Paving	\$37.13	L.F.	1,000	100	\$37,128	30	1952	1982			\$37,128	\$37,128	100
Site Mechanical Utilities	\$3.88	S.F.	40,500	100	\$157,148	30	1972	1982			\$64,137	\$157,148	41
Fuel Distribution	\$3.88	S.F.	40,500	100	\$157,148	30	1972	1982			\$64,137	\$157,148	41
Propane Tank	\$6,547.39	SYSTE M	1	100	\$6,547	30	1952	1982			\$6,547	\$6,547	100
Pumps	\$57,589.68	SYSTE M	1	100	\$57,590	30	1952	1982			\$57,590	\$57,590	100
Underground Tank	\$93,010.99	SYSTE M	1	100	\$93,011	30	2012	2042				\$93,011	

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Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Hollywood Elementary_**Original Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,813,062					\$276,664		\$821,248	\$478,346		\$386,130
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$316,627										
Superstructure											
Roof Construction											
Exterior Enclosure	\$316,627										
Exterior Walls											
Exterior Windows	\$193,426										
Exterior Doors	\$123,201										
Roofing											
Roof Coverings											
Interiors	\$1,313,885					\$276,664					\$320,729
Interior Construction	\$342,674										
Partitions	\$35,287										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$35,287										
Interior Doors	\$124,433										
Fittings	\$182,953										
Interior Finishes	\$971,212					\$276,664					\$320,729
Wall Finishes	\$354,477					\$231,789					\$268,707
Paint	\$199,943					\$231,789					\$268,707
Tile	\$154,534										
Floor Finishes	\$316,125					\$44,875					\$52,022
Carpet	\$38,709					\$44,875					\$52,022
VCT	\$277,415										
Ceiling Finishes	\$300,610										
Acoustical Ceilings	\$300,610										
Services	\$3,376,323							\$821,248	\$478,346		\$65,401
Plumbing	\$641,261										
Plumbing Fixtures	\$509,436										
Domestic Water Distribution	\$36,344										
Sanitary Waste	\$56,056										
Rain Water Drainage	\$39,424										
HVAC	\$2,346,363							\$821,248	\$478,346		\$65,401
Heat Generating Systems	\$428,123										
Boilers	\$256,874										
Piping and Misc Equipment	\$171,249										
Cooling Generating Systems	\$161,393								\$478,346		
Chilled Water, Air Cooled Condenser Systems									\$341,007		
Chilled Water, Cooling Tower Systems									\$137,339		
Piping and Misc Equipment	\$161,393										
Distribution Systems								\$821,248			
Terminal & Package Units	\$1,646,581										
Controls & Instrumentation	\$61,601										
Systems Testing & Balancing	\$48,664										\$65,401
Fire Protection	\$250,098										
Sprinklers	\$250,098										
Electrical	\$138,601										
Electrical Service/Distribution	\$131,825										
New Main Line	\$79,465										
Main Panel	\$52,360										
Lighting and Branch Wiring											
Communications and Security											
Other Electrical Systems	\$6,776										
Equipment & Furnishings	\$357,837										
Equipment	\$357,837										
Institutional Equipment	\$120,737					</					

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Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Hollywood Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$3,821,868 \$40,500	\$1,991,193 \$21,100	\$5,813,062 \$61,600	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is not functioning properly. Some classrooms get too hot in winter and some get no heat.
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$31,995	\$16,669	\$48,664	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is not functioning properly. Some classrooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot.
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$164,430	\$85,668	\$250,098	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120		New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$52,245	\$27,220	\$79,465	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240		Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$34,425	\$17,935	\$52,360	Critical / Immediate Need	Deferred Maintena nce	Water main is located above the electrical supply and main panel. Water has leaked before and rusted out the parts of transformer and panels. A resolution is needed ASAP.
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,455	\$2,321	\$6,776	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$79,380	\$41,357	\$120,737	Necess ary- 2-5 Yrs	Deferred Maintena nce	Classroom casework in poor condition.
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$88,921	\$46,328	\$135,249	Necess ary- 2-5 Yrs	Deferred Maintena nce	Re-surfacing and re-stripping required.
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,410	\$12,718	\$37,128	Necess ary- 2-5 Yrs	Deferred Maintena nce	The concrete sidewalks are in poor condition, beyond useful life and cracked.
G3060110		Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$37,863	\$19,727	\$57,590	Necess ary- 2-5 Yrs	Deferred Maintena nce	The pumps appear to be outdated and have some leaks.
G3060110		Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,305	\$2,243	\$6,547	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$127,170	\$66,256	\$193,426	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are steel sash with operable single-pane glazing in poor condition and beyond useful life.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$81,000	\$42,201	\$123,201	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors/hardware beyond useful life.
C1010126		Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$23,200	\$12,087	\$35,287	Necess ary- 2-5 Yrs	Deferred Maintena nce	Drywall partitions need repairs or replacement due to wear/age

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C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$81,810	\$42,623	\$124,433	Necess ary- 2-5 Yrs	Deferred Maintena nce	The solid core wood doors with hollow metal frames are beyond useful life.
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$120,285	\$62,668	\$182,953	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors require panic hardware, new hinges, and locks.
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$131,455	\$68,488	\$199,943	Necess ary- 2-5 Yrs	Deferred Maintena nce	Classroom painting required due to age.
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$101,600	\$52,934	\$154,534	Necess ary- 2-5 Yrs	Deferred Maintena nce	Terrazo flooring repair/replacement required due to age and deterioration.
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$182,390	\$95,025	\$277,415	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT requires replacement due to wear and tear.
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$25,450	\$13,259	\$38,709	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is in poor condition and beyond useful life.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$197,640	\$102,970	\$300,610	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes in common areas are typically 2x2 or 2x4 suspended acoustical panels that are in poor condition and beyond useful life.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,082,565	\$564,016	\$1,646,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some of the roof-top and in-ceiling units are beyond useful life, leaking, and hard to control.
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$168,885	\$87,989	\$256,874	Necess ary- 2-5 Yrs	Deferred Maintena nce	The boilers are old and beyond useful life and appear to need repairs or replacement.
D3020315	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$112,590	\$58,659	\$171,249	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115	Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$106,110	\$55,283	\$161,393	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$23,895	\$12,449	\$36,344	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$25,920	\$13,504	\$39,424	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ponding occuring at or near foundation walls and play areas.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$36,855	\$19,201	\$56,056	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$155,885	\$81,216	\$237,100	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	40,500	S.F.	\$139,300	\$72,575	\$211,875	Does Not Meet Current Code/St andards	ADA / Accessibility	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$334,935	\$174,501	\$509,436	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Hyattsville Elementary

Address: 5311 43rd Avenue, Hyattsville, MD 20781

Attributes:

School Area	2
Congressional	5
County Council	2
Historical Building	No
Legislative	22
Original Building	Built in 1935, 13,261 S.F.
School Addition 1	Built in 1962, 6,629 S.F.
School Addition 2	Built in 1979, 30,455 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	50,345 S.F.

Year Built:

Last Renovation:

Facility Description:

Hyattsville Elementary School is a two-story, 50,345 square foot facility located on a 2.1-acre site close to MD Route 295 in Hyattsville, MD. The original building was constructed in 1935 and additions were constructed in 1962 and 1979, with no major renovations performed. Minor renovations, including an interior upgrade, were performed in 2006. In 2012 some minor projects were performed that included replacement of CFC controls, a walk-in freezer, and dishwasher and a/c modernization. In 2012 there was a POD conversion of 14,490 S.F. into classrooms and the parking lot was improved.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The main entrance to this building is on grade; however, other secondary entrances are on a steep grade or have stairs that limit access. A further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include ramp access, door hardware, interior signage, restrooms, and drinking fountains.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building has a sub-floor of CMU construction.

B. SHELL

The superstructure is load bearing masonry walls and steel framed construction. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill and wood. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel that appear to have been upgraded in the late 1970's. Roofing is typically flat or low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU, prefabricated wall dividers, and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes concrete risers and treads with steel finishes. The interior wall finishes are typically painted CMU and drywall. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile and carpet. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels that.

D. SERVICES

Conveying

There is one hydraulic elevator, which was installed in 1978 located in Addition 2. The elevator was last inspected on June 20, 2007.

Plumbing

Plumbing fixtures in the entire school include flush valve water closets, which were installed in 1979.

HVAC

The school has two boilers, which were installed in 2002. Each of the boilers uses natural gas as primary fuel and oil as alternate fuel. The system is a 2-pipe distribution system with respective air handling units throughout the school. Air conditioning is provided to the entire facility by one McQuay water cooled chiller, which was installed in 1979. The heat is discharged through a roof mounted cooling tower, which was installed in 1989.

Fire Protection

The entire school is fully sprinkled with piping is exposed in the classrooms.

Electrical

Facility Executive Summary

The incoming electrical service is supplied by a utility-owned pad mount transformer that powers the MDP, located in the original building, which was installed in 1979. Lighting is primarily fluorescent throughout the school. The gym (original building) has surface mounted fluorescent fixtures with wire guards and T8 lamps. The fixtures throughout the school have had a complete change to T8 lamps and electronic ballasts under a system wide program.

Communications and Security

The main fire alarm system is a non-addressable, 9-zone, which was installed in 1978. There are audible and strobe signal devices in the corridors. There is a centrally monitored security system, intercom, and phone/data systems.

Other Electrical Systems

The building has an emergency generator, oil fired (surface tank), estimated 1979.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment and food service equipment. The building also includes fixed casework and general furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where it was improved in 2012 with 24 parking spaces. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The water supply is provided from the campus distribution system. Underground fuel tank was replaced in 2002.

Current Repair Cost: \$9,072,036.59**Replacement Cost:** \$13,548,600.82**FCI:** 66.96%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Hyattsville Elementary_Original Building**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1935**Gross Area:** 50,345 S.F.**Last Renovation:****Facility Description:**

The original gym construction was reported to have been completed in 1917. Information provided during the time of the inspection supported this claim. Care should be taken to correct the original construction date and update the records provided by the county.

Current Repair Cost: \$9,072,036.59**Replacement Cost:** \$13,548,600.82**FCI:** 66.96%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Hyattsville Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.12	S.F.	50,345	101	\$13,639,948	39	1947	1935			\$9,072,034	\$13,548,597	67
Substructure	\$16.07	S.F.	50,345	100	\$809,082	100	1935					\$809,082	
Foundations	\$15.79	S.F.	50,345	100	\$794,846	100	1935					\$794,846	
Standard Foundations	\$5.29	S.F.	50,345	0	\$266,480	100	1935					\$266,480	
Slab on Grade	\$10.49	S.F.	50,345	0	\$528,366	100	1935					\$528,366	
Basement Construction	\$0.28	S.F.	50,345	100	\$14,236	100	1935					\$14,236	
Basement Excavation	\$0.38	S.F.	2,000	0	\$760	100	1935					\$760	
Basement Walls	\$6.74	S.F.	2,000	0	\$13,476	100	1935					\$13,476	
Shell	\$65.36	S.F.	50,345	100	\$3,290,417	64	1963	1935			\$397,423	\$3,290,417	12
Superstructure	\$25.69	S.F.	50,345	100	\$1,293,567	100	1935	1935				\$1,293,567	
Floor Construction	\$10.62	S.F.	20,000	0	\$212,332	0	1935	1935				\$212,332	
Roof Construction	\$21.48	S.F.	50,345	0	\$1,081,235	100	1935					\$1,081,235	
Exterior Enclosure	\$19.09	S.F.	50,345	100	\$961,013	71	1964	2009			\$397,423	\$961,013	41
Exterior Walls	\$11.19	S.F.	50,345	0	\$563,590	100	1935					\$563,590	
Exterior Windows	\$4.82	S.F.	50,345	100	\$242,742	30	1979	2009			\$242,742	\$242,742	100
Exterior Doors	\$3.07	S.F.	50,345	100	\$154,681	30	1979	2009			\$154,681	\$154,681	100
Roofing	\$20.57	S.F.	50,345	100	\$1,035,837	20	2007	2027				\$1,035,837	
Roof Coverings	\$25.67	S.F.	40,345	100	\$1,035,837	20	2007	2027				\$1,035,837	
Interiors	\$46.30	S.F.	50,345	104	\$2,422,143	28	1973	1945			\$1,606,759	\$2,330,792	69
Interior Construction	\$18.27	S.F.	50,345	100	\$919,662	53	1964	1999			\$230,490	\$919,662	25
Partitions	\$10.69	S.F.	50,345	100	\$538,320	70	1935					\$538,320	
Concrete Block Partitions - Regular Weight	\$10.69	S.F.	50,345	0	\$538,320	70	1935					\$538,320	
Interior Doors	\$3.00	S.F.	50,345	100	\$150,852	40	1979	2019				\$150,852	
Fittings	\$4.58	S.F.	50,345	100	\$230,490	20	1979	1999			\$230,490	\$230,490	100
Interior Finishes	\$28.03	S.F.	50,345	106	\$1,502,481	13	1981	1945			\$1,376,269	\$1,411,130	98
Wall Finishes	\$7.53	S.F.	50,345	100	\$378,887	11	1998	2005			\$300,708	\$378,887	79
Paint	\$6.63	S.F.	45,345	100	\$300,708	5	2000	2005			\$300,708	\$300,708	100
Tile	\$15.64	S.F.	5,000	100	\$78,179	35	1979	2014				\$78,179	
Floor Finishes	\$12.99	S.F.	50,345	114	\$745,315	14	1966	1945			\$697,282	\$653,964	107
Carpet	\$7.85	S.F.	4,000	100	\$31,393	5	1979	1984			\$31,393	\$31,393	100
Ceramic Tile	\$20.08	S.F.	2,000	100	\$40,154	50	1979	2029				\$40,154	
Concrete	\$3.94	S.F.	2,000	100	\$7,879	10	1935	1945				\$7,879	
VAT (Resilient Flooring)	\$23.42	S.F.	13,000	130	\$395,855	13	1935	1948			\$395,855	\$304,504	130
VCT	\$9.20	S.F.	29,345	100	\$270,034	12	1979	1991			\$270,034	\$270,034	100
Ceiling Finishes	\$7.51	S.F.	50,345	100	\$378,279	13	1979	1992			\$378,279	\$378,279	100
Acoustical Ceilings	\$7.51	S.F.	50,345	100	\$378,279	13	1979	1992			\$378,279	\$378,279	100
Services	\$129.21	S.F.	50,345	100	\$6,505,024	25	1935	1945			\$6,505,024	\$6,505,024	100
Plumbing	\$16.03	S.F.	50,345	100	\$807,098	30	1935	1965			\$807,098	\$807,098	100
Plumbing Fixtures	\$12.75	S.F.	50,345	100	\$641,696	30	1935	1965			\$641,696	\$641,696	100
Domestic Water Distribution	\$0.90	S.F.	50,345	100	\$45,179	30	1935	1965			\$45,179	\$45,179	100
Sanitary Waste	\$1.40	S.F.	50,345	100	\$70,449	30	1935	1965			\$70,449	\$70,449	100
Rain Water Drainage	\$0.99	S.F.	50,345	100	\$49,774	30	1935	1965			\$49,774	\$49,774	100
HVAC	\$77.31	S.F.	50,345	100	\$3,892,294	21	1935	1945			\$3,892,294	\$3,892,294	100
Heat Generating Systems	\$9.00	S.F.	50,345	100	\$453,322	30	1935	1965			\$453,322	\$453,322	100
Boilers	\$9.00	S.F.	50,345	100	\$453,322	30	1935	1965			\$453,322	\$453,322	100
Cooling Generating Systems	\$7.32	S.F.	50,345	100	\$368,325	30	1935	1965			\$368,325	\$368,325	100
Chilled Water, Cooling Tower Systems	\$7.32	S.F.	50,345	100	\$368,325	30	1935	1965			\$368,325	\$368,325	100
Distribution Systems	\$16.72	S.F.	50,345	100	\$841,556	30	1935	1965			\$841,556	\$841,556	100
Terminal & Package Units	\$41.52	S.F.	50,345	100	\$2,090,491	15	1935	1950			\$2,090,491	\$2,090,491	100
Controls & Instrumentation	\$1.54	S.F.	50,345	100	\$77,340	20	1935	1955			\$77,340	\$77,340	100
Systems Testing & Balancing	\$1.22	S.F.	50,345	100	\$61,260	10	1935	1945			\$61,260	\$61,260	100
Fire Protection	\$6.25	S.F.	50,345	100	\$314,722	30	1935	1965			\$314,722	\$314,722	100
Sprinklers	\$6.25	S.F.	50,345	100	\$314,722	30	1935	1965			\$314,722	\$314,722	100
Electrical	\$29.61	S.F.	50,345	100	\$1,490,910	30	1935	1950			\$1,490,910	\$1,490,910	100
Electrical Service/Distribution	\$3.32	S.F.	50,345	100	\$166,933	30	1935	1965			\$166,933	\$166,933	100
New Main Line	\$1.99	S.F.	50,345	100	\$100,313	30	1935	1965			\$100,313	\$100,313	100
Main Panel	\$1.32	S.F.	50,345	100	\$66,620	30	1935	1965			\$66,620	\$66,620	100
Lighting and Branch Wiring	\$21.80	S.F.	50,345	100	\$1,097,316	30	1935	1965			\$1,097,316	\$1,097,316	100
Communications and Security	\$4.33	S.F.	50,345	100	\$218,238	30	1935	1965			\$218,238	\$218,238	100
Other Electrical Systems	\$0.17	S.F.	50,345	100	\$8,423	15	1935	1950			\$8,423	\$8,423	100
Equipment & Furnishings	\$7.80	S.F.	50,345	100	\$392,537	24	1935	1950			\$392,537	\$392,537	100
Equipment	\$7.80	S.F.	50,345	100	\$392,537	24	1935	1950			\$392,537	\$392,537	100
Institutional Equipment	\$3.03	S.F.	50,345	100	\$152,384	15	1935	1950			\$152,384	\$152,384	100
Other Equipment	\$4.77	S.F.	50,345	100	\$240,153	30	1935	1965			\$240,153	\$240,153	100
Food Service Equipment, EACH	\$240,152.74	SYSTE M	1	100	\$240,153	30	1935	1965			\$240,153	\$240,153	100

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$117,358		
Special Construction			0			0	0				\$117,358		
ADA Compliance			0	0		0	0				\$117,358		
Building Sitework	\$4.38	S.F.	50,345	100	\$220,745	30	1936	1965			\$52,933	\$220,745	24
Site Improvements	\$1.93	S.F.	50,345	100	\$97,376	30	1980	2009			\$37,599	\$97,376	39
Parking Lots	\$2,490.71	Ea.	24	100	\$59,777	30	2012	2042				\$59,777	
Pedestrian Paving	\$37.60	L.F.	1,000	100	\$37,599	30	1979	2009			\$37,599	\$37,599	100
Site Mechanical Utilities	\$2.45	S.F.	50,345	100	\$123,369	30	1935	1965			\$15,334	\$123,369	12
Fuel Distribution	\$2.45	S.F.	50,345	100	\$123,369	30	1935	1965			\$15,334	\$123,369	12
Natural Gas	\$0.17	S.F.	50,345	100	\$8,423	30	1935	1965			\$8,423	\$8,423	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1935	1965			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2002	2032				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Hyattsville Elementary_**Original Building** (continued)

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Upper Marlboro, MD 20772

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Hyattsville Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$5,964,521 \$206,918	\$3,107,515 \$107,804	\$9,072,037 \$314,722	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$65,952	\$34,361	\$100,313	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$43,800	\$22,820	\$66,620	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$721,444	\$375,872	\$1,097,316	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$143,483	\$74,755	\$218,238	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,538	\$2,885	\$8,423	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$5,538	\$2,885	\$8,423	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$151,538	\$78,952	\$230,490	Recom mended -3-10 Yrs	Deferred Maintena nce	Fittings are from the building's original construction and require upgrades. System wide replacement is recommended within the next ten years.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$197,704	\$103,004	\$300,708	Recom mended -3-10 Yrs	Deferred Maintena nce	Interior painted finishes appear to be on a cycle of replacement. This project provides a budgetary consideration to renew the painted interior finish within the next ten years.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$20,640	\$10,753	\$31,393	Necess ary- 2-5 Yrs	Deferred Maintena nce	There is limited carpet applications in the reading area. A recent water issue has damaged the carpet. Replacement is recommended.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$260,260	\$135,595	\$395,855	Critical / Immedi ate Need	Deferred Maintena nce	The gym flooring is from original construction and is sometimes referred to as Battleship flooring. This floor is in very poor condition. Immediate attention and universal upgrade is required.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$248,704	\$129,575	\$378,279	Necess ary- 2-5 Yrs	Deferred Maintena nce	There are several stains from previous roof leaks that no longer exist. Full grid and acoustical ceiling tile replacement is recommended within the next two to five years.

Prince George County Public Schools

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Report Date: 08 Sep 2012

D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$421,891	\$219,805	\$641,696	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are in fair to poor conditon.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$29,704	\$15,476	\$45,179	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$32,724	\$17,049	\$49,774	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$46,317	\$24,131	\$70,449	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,374,419	\$716,072	\$2,090,491	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$298,042	\$155,280	\$453,322	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$177,537	\$92,497	\$270,034	Recom mended -3-10 Yrs	Deferred Maintena nce	There are small sections of damaged tile that will require attention over the next ten years. This project provides a budgetary consideration for repairs and replacement of sections of the VCT flooring application.
D3030115	Chilled Water, Cooling Tower Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$242,159	\$126,165	\$368,325	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$553,292	\$288,265	\$841,556	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$50,848	\$26,492	\$77,340	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$40,276	\$20,984	\$61,260	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$100,187	\$52,197	\$152,384	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,891	\$82,261	\$240,153	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	50,345	S.F.	\$77,159	\$40,200	\$117,358	Does Not Meet Current Code/St andards	ADA / Accessibility	
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$159,594	\$83,148	\$242,742	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$101,697	\$52,984	\$154,681	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,720	\$12,879	\$37,599	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Indian Queen Elementary

Address: 9551 Fort Foote Road, Fort Washington, MD 20744

Attributes:

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1974, 60,507 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	60,507 S.F.

Year Built:
Last Renovation:

Facility Description:

Indian Queen Elementary School is a one-story, 60,507 square foot facility located on a 10.2-acre site close to Route 210 (Indian Head Highway) and Interstate 495 (Capital Beltway) in Fort Washington, MD. The original building was constructed in 1974 and no additions have been constructed and no major renovations have been performed since that time. In 2008 the underground fuel tank was replaced, and in 2012 chillers were replaced.

ACCESSIBILITY ISSUES

Access to this facility from the general parking area is facilitated by a curb cut. The interior of the facility has no elevation changes and no barriers. However, this facility was constructed prior to any consideration for the physically challenged. The interior signage, door hardware, restrooms, and drinking fountains are not current with the ADA requirements, and the facility is not generally in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is steel frame and load bearing masonry walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of a unique CMU exterior finish with a rough texture. There are no exterior windows. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors and composite fire doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, toilet partitions. Interior wall finishes are typically painted CMU. Floor finishes in common areas is typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Fixtures were entirely replaced in 2007. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal/external combination with roof drains and scuppers. Domestic hot water is provided by a gas-fired hot water heater and a separate hot water storage tank that was replaced in 1999.

HVAC

Heating is provided by two original steam boilers and provide heated water (hydronic) through a steam to hot water heat exchanger with nine forced air penthouse (rooftop) air handlers. Cooling is supplied by two reciprocating compressor water cooled units (replaced in 2012) through the same nine air handlers. The heating/cooling distribution system is a ductwork with 4-pipe system using air handlers, and some fan coil units. Fresh air is supplied by the air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to an original main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common and assignable spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap. The building's unique design and use limits the use of fixed amenities such as casework, window treatment, floor grilles and mats, or fixed multiple seating. This is due to the fact that there are no windows or closed classrooms with fixed applications. The schools amenities are mobile and can be moved to support different educational needs as the school requires.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 68 are handicap spaces with a path to the building entrance. Drainage is generally handled by area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 10,000 gallon underground fuel oil tank replaced in 2008.

Current Repair Cost: \$9,120,214.03**Replacement Cost:** \$16,186,193.38**FCI:** 56.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Indian Queen Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1974

Gross Area: 60,507 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,120,214.03

Replacement Cost: \$16,186,193.38

FCI: 56.35%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Indian Queen Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.51	S.F.	60,507	100	\$16,186,192	40	1982	1984			\$9,120,213	\$16,186,192	56
Substructure	\$15.44	S.F.	60,507	100	\$934,116	100	1974					\$934,116	
Foundations	\$15.44	S.F.	60,507	100	\$934,116	100	1974					\$934,116	
Standard Foundations	\$5.19	S.F.	60,507	0	\$313,826	100	1974					\$313,826	
Slab on Grade	\$10.25	S.F.	60,507	0	\$620,290	100	1974					\$620,290	
Shell	\$67.67	S.F.	60,507	100	\$4,094,466	59	1987	2004			\$285,297	\$4,094,466	7
Superstructure	\$20.96	S.F.	60,507	100	\$1,268,189	100	1974					\$1,268,189	
Roof Construction	\$20.96	S.F.	60,507	0	\$1,268,189	100	1974					\$1,268,189	
Exterior Enclosure	\$18.66	S.F.	60,507	100	\$1,129,223	71	1984	2004			\$285,297	\$1,129,223	25
Exterior Walls	\$10.94	S.F.	60,507	0	\$661,704	100	1974					\$661,704	
Exterior Windows	\$4.72	S.F.	60,507	100	\$285,297	30	1974	2004			\$285,297	\$285,297	100
Exterior Doors	\$3.01	S.F.	60,507	100	\$182,222	30	2005	2035				\$182,222	
Roofing	\$28.05	S.F.	60,507	100	\$1,697,054	20	2006	2026				\$1,697,054	
Roof Coverings	\$28.05	S.F.	60,507	100	\$1,697,054	20	2006	2026				\$1,697,054	
Interiors	\$42.52	S.F.	60,507	100	\$2,572,570	36	1994	1984			\$722,400	\$2,572,570	28
Interior Construction	\$18.18	S.F.	60,507	100	\$1,099,773	70	1983	1994			\$270,572	\$1,099,773	25
Partitions	\$10.45	S.F.	60,507	100	\$632,254	100	1974					\$632,254	
Concrete Block Partitions - Regular Weight	\$10.45	S.F.	60,507	0	\$632,254	100	1974					\$632,254	
Interior Doors	\$3.25	S.F.	60,507	100	\$196,947	40	2000	2040				\$196,947	
Fittings	\$4.47	S.F.	60,507	100	\$270,572	20	1974	1994			\$270,572	\$270,572	100
Interior Finishes	\$24.34	S.F.	60,507	100	\$1,472,797	10	2005	1984			\$451,828	\$1,472,797	31
Wall Finishes	\$6.46	S.F.	60,507	100	\$391,132	5	2006	2011			\$391,132	\$391,132	100
Paint	\$6.46	S.F.	60,507	100	\$391,132	5	2006	2011			\$391,132	\$391,132	100
Floor Finishes	\$8.43	S.F.	60,507	100	\$510,152	11	2003	1984			\$60,696	\$510,152	12
Carpet	\$7.67	S.F.	5,507	100	\$42,216	5	2004	2009			\$42,216	\$42,216	100
Concrete	\$3.70	S.F.	5,000	100	\$18,480	10	1974	1984			\$18,480	\$18,480	100
VCT	\$8.99	S.F.	50,000	100	\$449,456	12	2006	2018				\$449,456	
Ceiling Finishes	\$9.45	S.F.	60,507	100	\$571,513	13	2006	2019				\$571,513	
Acoustical Ceilings	\$9.45	S.F.	60,507	100	\$571,513	13	2006	2019				\$571,513	
Services	\$129.57	S.F.	60,507	100	\$7,840,132	25	1979	1984			\$7,159,102	\$7,840,132	91
Plumbing	\$15.61	S.F.	60,507	100	\$944,239	30	1982	2004			\$887,180	\$944,239	94
Plumbing Fixtures	\$12.43	S.F.	60,507	100	\$751,894	30	1974	2004			\$751,894	\$751,894	100
Domestic Water Distribution	\$0.88	S.F.	60,507	100	\$53,378	30	1974	2004			\$53,378	\$53,378	100
Sanitary Waste	\$1.35	S.F.	60,507	100	\$81,908	30	1974	2004			\$81,908	\$81,908	100
Rain Water Drainage	\$0.94	S.F.	60,507	100	\$57,059	30	2006	2036				\$57,059	
HVAC	\$78.32	S.F.	60,507	100	\$4,738,684	22	1980	1984			\$4,114,713	\$4,738,684	87
Heat Generating Systems	\$8.81	S.F.	60,507	100	\$532,860	30	1974	2004			\$532,860	\$532,860	100
Boilers	\$8.81	S.F.	60,507	100	\$532,860	30	1974	2004			\$532,860	\$532,860	100
Cooling Generating Systems	\$10.31	S.F.	60,507	100	\$623,971	30	2012	2042				\$623,971	
Chilled Water, Cooling Tower Systems	\$10.31	S.F.	60,507	100	\$623,971	30	2012	2042				\$623,971	
Distribution Systems	\$16.31	S.F.	60,507	100	\$986,574	30	1974	2004			\$986,574	\$986,574	100
Terminal & Package Units	\$40.22	S.F.	60,507	100	\$2,433,304	15	1974	1989			\$2,433,304	\$2,433,304	100
Controls & Instrumentation	\$1.49	S.F.	60,507	100	\$90,191	20	1974	1994			\$90,191	\$90,191	100
Systems Testing & Balancing	\$1.19	S.F.	60,507	100	\$71,784	10	1974	1984			\$71,784	\$71,784	100
Fire Protection	\$7.24	S.F.	60,507	100	\$438,068	30	1974	2004			\$438,068	\$438,068	100
Sprinklers	\$7.24	S.F.	60,507	100	\$438,068	30	1974	2004			\$438,068	\$438,068	100
Electrical	\$28.41	S.F.	60,507	100	\$1,719,141	30	1974	1989			\$1,719,141	\$1,719,141	100
Electrical Service/Distribution	\$2.71	S.F.	60,507	100	\$163,815	30	1974	2004			\$163,815	\$163,815	100
Electrical Service	\$2.71	S.F.	60,507	100	\$163,815	30	1974	2004			\$163,815	\$163,815	100
Lighting and Branch Wiring	\$21.29	S.F.	60,507	100	\$1,288,436	30	1974	2004			\$1,288,436	\$1,288,436	100
Communications and Security	\$4.24	S.F.	60,507	100	\$256,767	30	1974	2004			\$256,767	\$256,767	100
Other Electrical Systems	\$0.17	S.F.	60,507	100	\$10,123	15	1974	1989			\$10,123	\$10,123	100
Equipment & Furnishings	\$6.81	S.F.	60,507	100	\$412,181	24	1974	1989			\$412,181	\$412,181	100
Equipment	\$6.81	S.F.	60,507	100	\$412,181	24	1974	1989			\$412,181	\$412,181	100
Institutional Equipment	\$2.94	S.F.	60,507	100	\$177,620	15	1974	1989			\$177,620	\$177,620	100
Other Equipment	\$3.88	S.F.	60,507	100	\$234,561	30	1974	2004			\$234,561	\$234,561	100
Food Service Equipment, EACH	\$234,560.86	SYSTE M	1	100	\$234,561	30	1974	2004			\$234,561	\$234,561	100
Special Construction			0			0	0				\$316,541		
Special Construction			0			0	0				\$316,541		
ADA Compliance			0	0		0	0				\$316,541		
Building Sitework	\$5.50	S.F.	60,507	100	\$332,727	30	1974	2004			\$224,692	\$332,727	68
Site Improvements	\$3.49	S.F.	60,507	100	\$211,339	30	1974	2004			\$211,339	\$211,339	100
Parking Lots	\$2,432.70	Each	68	100	\$165,424	30	1974	2004			\$165,424	\$165,424	100
Pedestrian Paving	\$36.73	L.F.	1,250	100	\$45,915	30	1974	2004			\$45,915	\$45,915	100
Site Mechanical Utilities	\$2.01	S.F.	60,507	100	\$121,388	30	1974	2004			\$13,353	\$121,388	11

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution	\$2.01	S.F.	60,507	100	\$121,388	30	1974	2004			\$13,353	\$121,388	11
Natural Gas	\$0.11	S.F.	60,507	100	\$6,442	30	1974	2004			\$6,442	\$6,442	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1974	2004			\$6,911	\$6,911	100
Fiberglass Fuel Tank, Double Wall	\$108,035.11	SYSTE M	1	100	\$108,035	30	2008	2038				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Indian Queen Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Indian Queen Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$5,996,196 \$494,342	\$3,124,018 \$257,552	\$9,120,214 \$751,894	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$35,094	\$18,284	\$53,378	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$53,851	\$28,056	\$81,908	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,599,805	\$833,498	\$2,433,304	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106		Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$350,336	\$182,525	\$532,860	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$648,635	\$337,939	\$986,574	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$59,297	\$30,894	\$90,191	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$47,195	\$24,589	\$71,784	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$288,013	\$150,055	\$438,068	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120		Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$107,702	\$56,113	\$163,815	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$847,098	\$441,338	\$1,288,436	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$168,815	\$87,952	\$256,767	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$6,656	\$3,468	\$10,123	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$116,779	\$60,842	\$177,620	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$108,760	\$56,664	\$165,424	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking lot surfaces are in a poor condition, with potholes and areas that may cause tripping hazards. Removal and resurfacing of the area is recommended. ADA guidelines should be a part of this project to include new signage, curb cuts, and proper parking marking.

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$4,235	\$2,207	\$6,442	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$177,891	\$92,681	\$270,572	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$154,215	\$80,346	\$234,561	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$12,150	\$6,330	\$18,480	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$30,188	\$15,728	\$45,915	Necess ary- 2-5 Yrs	Deferred Maintena nce
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$187,572	\$97,725	\$285,297	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	60,507	S.F.	\$208,114	\$108,427	\$316,541	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$257,155	\$133,978	\$391,132	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$27,755	\$14,461	\$42,216	Necess ary- 2-5 Yrs	Deferred Maintena nce

Fittings are from original construction. Universal upgrades are recommended due to age and condition.

Facility Executive Summary

Facility: \Elementary Schools\J. Frank Dent Elementary
Address: 2700 Corning Avenue, Fort Washington, MD 20744

Attributes:

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1970, 34,700 S.F.
School Addition 1	Built in 1997, 4,536 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 39,236 S.F.

Year Built:
Last Renovation:

Facility Description:

J. Frank Dent Elementary School is a one-story, 39,236 square foot facility located on a 10-acre site close to Route 210 (Indian Head Highway) and Interstate 495 (Capital Beltway) in Fort Washington, MD. The original building was constructed in 1970 and an addition was constructed in 1997, with no major renovation. A POD conversion of 13,050 S.F. into classrooms is currently being programmed for a 2013 construction completion.

ACCESSIBILITY ISSUES

Access to this building is provided by curb ramp access from the parking area. Parking is limited based on non-compliant signage and location of the handicap parking spaces. Sidewalk paths only provide access to the main entrance. There are several sections where doors lead to sections of grass, which would limit wheelchair movement. Once in the main lobby, classrooms are generally accessible, while the addition of signage, door hardware, dual level drinking fountains and restroom amenities would enhance the current applications for ADA compliance. This facility was designed and constructed prior to any consideration for the physically challenged and is generally not in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is steel frame and load bearing masonry walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof replaced in 2002.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving and toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas is typically vinyl composition tile that was reported to have been installed in the late 1990s. Floor finishes in assignable spaces is typically vinyl tile. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 28,100 of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES
Conveying

The building does not include conveying equipment.

Plumbing

Fixtures are original with some of the toilets being replaced around 2007. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided by two original steam boilers that are natural gas and #2 oil-fired with an underground fuel-oil storage tank of current configuration and monitoring wells. The boilers supply steam to a steam to hot water heat exchanger which pumps hot water to fan-coil units, unit ventilators, and fin-tube radiators and make-up and roof mounted air handlers. The office/administration area has a small split system and the 1997 addition has a stand alone HVAC ducted system. The heating distribution system is a 2-pipe system. There is no central cooling equipment; classrooms are provided with window units. Fresh air is supplied by infiltration. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel that was upgraded and replaced in 2005. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically serving surface-mounted and pendent-mounted fluorescent. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and is centrally monitored. The system was upgraded several times, with the latest in 1996. The telephone and data systems are separate and include dedicated closets or cabinets that are inadequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap. The building does include fixed window treatments.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 66 are handicap spaces with a path to the building entrance. Drainage is generally handled by surface area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 10,000 gallon fuel oil tank of dual wall construction with level and leak detection systems.

Current Repair Cost: \$5,439,568.09**Replacement Cost:** \$10,816,775.80**FCI:** 50.29%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\J. Frank Dent Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1970

Gross Area: 34,700 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,153,265.53

Replacement Cost: \$9,646,179.03

FCI: 53.42%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\J. Frank Dent Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$277.99	S.F.	34,700	101	\$9,707,298	42	1975	1980			\$5,153,266	\$9,646,180	53
Substructure	\$20.56	S.F.	34,700	100	\$713,569	100	1970					\$713,569	
Foundations	\$15.82	S.F.	34,700	100	\$548,899	100	1970					\$548,899	
Standard Foundations	\$5.31	S.F.	34,700	0	\$184,198	100	1970					\$184,198	
Slab on Grade	\$10.51	S.F.	34,700	0	\$364,701	100	1970					\$364,701	
Basement Construction	\$4.75	S.F.	34,700	100	\$164,670	100	1970					\$164,670	
Basement Excavation	\$0.24	S.F.	34,700	0	\$8,445	100	1970					\$8,445	
Basement Walls	\$4.50	S.F.	34,700	0	\$156,225	100	1970					\$156,225	
Shell	\$67.03	S.F.	34,700	100	\$2,325,957	59	1976	2000			\$274,449	\$2,325,957	12
Superstructure	\$20.62	S.F.	34,700	100	\$715,679	100	1970					\$715,679	
Roof Construction	\$20.62	S.F.	34,700	0	\$715,679	100	1970					\$715,679	
Exterior Enclosure	\$19.13	S.F.	34,700	100	\$663,956	71	1970	2000			\$274,449	\$663,956	41
Exterior Walls	\$11.22	S.F.	34,700	0	\$389,507	100	1970					\$389,507	
Exterior Windows	\$4.82	S.F.	34,700	100	\$167,308	30	1970	2000			\$167,308	\$167,308	100
Exterior Doors	\$3.09	S.F.	34,700	100	\$107,141	30	1970	2000			\$107,141	\$107,141	100
Roofing	\$27.27	S.F.	34,700	100	\$946,322	20	2002	2022				\$946,322	
Roof Coverings	\$27.27	S.F.	34,700	100	\$946,322	20	2002	2022				\$946,322	
Interiors	\$51.44	S.F.	34,700	103	\$1,846,096	45	1979	1980			\$801,711	\$1,784,978	45
Interior Construction	\$18.45	S.F.	34,700	100	\$640,206	70	1970	1990			\$268,116	\$640,206	42
Partitions	\$10.72	S.F.	34,700	100	\$372,090	100	1970					\$372,090	
Concrete Block Partitions - Regular Weight	\$10.72	S.F.	34,700	0	\$372,090	100	1970					\$372,090	
Interior Doors	\$3.16	S.F.	34,700	100	\$109,780	40	1970	2010			\$109,780	\$109,780	100
Fittings	\$4.56	S.F.	34,700	100	\$158,336	20	1970	1990			\$158,336	\$158,336	100
Interior Finishes	\$32.99	S.F.	34,700	105	\$1,205,890	32	1989	1980			\$533,595	\$1,144,772	47
Wall Finishes	\$6.65	S.F.	34,700	100	\$230,643	5	2001	2006			\$230,643	\$230,643	100
Paint	\$6.65	S.F.	34,700	100	\$230,643	5	2001	2006			\$230,643	\$230,643	100
Floor Finishes	\$8.73	S.F.	34,700	100	\$302,952	12	1995	1980			\$302,952	\$302,952	100
Carpet	\$8.15	S.F.	1,000	100	\$8,153	5	2007	2012			\$8,153	\$8,153	100
Concrete	\$3.79	S.F.	3,000	100	\$11,362	10	1970	1980			\$11,362	\$11,362	100
VCT	\$9.23	S.F.	30,700	100	\$283,437	12	1997	2009			\$283,437	\$283,437	100
Ceiling Finishes	\$17.61	S.F.	34,700	110	\$672,295	50	1970	2020				\$611,177	
Plaster Ceilings	\$17.61	S.F.	34,700	110	\$672,295	50	1970	2020				\$611,177	
Services	\$119.37	S.F.	34,700	100	\$4,142,071	24	1975	1980			\$3,316,612	\$4,142,071	80
Plumbing	\$16.00	S.F.	34,700	100	\$555,231	30	1970	2000			\$555,231	\$555,231	100
Plumbing Fixtures	\$12.72	S.F.	34,700	100	\$441,230	30	1970	2000			\$441,230	\$441,230	100
Domestic Water Distribution	\$0.90	S.F.	34,700	100	\$31,139	30	1970	2000			\$31,139	\$31,139	100
Sanitary Waste	\$1.40	S.F.	34,700	100	\$48,556	30	1970	2000			\$48,556	\$48,556	100
Rain Water Drainage	\$0.99	S.F.	34,700	100	\$34,306	30	1970	2000			\$34,306	\$34,306	100
HVAC	\$69.77	S.F.	34,700	100	\$2,420,959	21	1970	1980			\$2,420,959	\$2,420,959	100
Heat Generating Systems	\$9.03	S.F.	34,700	100	\$313,505	30	1970	2000			\$313,505	\$313,505	100
Boilers	\$9.03	S.F.	34,700	100	\$313,505	30	1970	2000			\$313,505	\$313,505	100
Distribution Systems	\$16.73	S.F.	34,700	100	\$580,566	30	1970	2000			\$580,566	\$580,566	100
Terminal & Package Units	\$41.26	S.F.	34,700	100	\$1,431,886	15	1970	1985			\$1,431,886	\$1,431,886	100
Controls & Instrumentation	\$1.52	S.F.	34,700	100	\$52,779	20	1970	1990			\$52,779	\$52,779	100
Systems Testing & Balancing	\$1.22	S.F.	34,700	100	\$42,223	10	1970	1980			\$42,223	\$42,223	100
Fire Protection	\$6.27	S.F.	34,700	100	\$217,448	30	1970	2000			\$217,448	\$217,448	100
Sprinklers	\$6.27	S.F.	34,700	100	\$217,448	30	1970	2000			\$217,448	\$217,448	100
Electrical	\$27.33	S.F.	34,700	100	\$948,433	30	1986	2000			\$122,974	\$948,433	13
Electrical Service/Distribution	\$2.27	S.F.	34,700	100	\$78,640	30	1988	2000				\$78,640	
New Main Line	\$1.37	S.F.	34,700	100	\$47,501	30	1970	2000				\$47,501	
Main Panel	\$0.90	S.F.	34,700	100	\$31,139	30	2005	2035				\$31,139	
Lighting and Branch Wiring	\$21.52	S.F.	34,700	100	\$746,819	30	2000	2030				\$746,819	
Communications and Security	\$3.54	S.F.	34,700	100	\$122,974	30	1970	2000			\$122,974	\$122,974	100
Equipment & Furnishings	\$9.96	S.F.	34,700	100	\$345,621	25	1970	1985			\$345,621	\$345,621	100
Equipment	\$9.96	S.F.	34,700	100	\$345,621	25	1970	1985			\$345,621	\$345,621	100
Institutional Equipment	\$3.03	S.F.	34,700	100	\$105,030	15	1970	1985			\$105,030	\$105,030	100
Other Equipment	\$6.93	S.F.	34,700	100	\$240,591	30	1970	2000			\$240,591	\$240,591	100
Food Service Equipment, EACH	\$240,591.03	SYSTE M	1	100	\$240,591	30	1970	2000			\$240,591	\$240,591	100
Special Construction			0			0	0				\$80,889		
Special Construction			0			0	0				\$80,889		
ADA Compliance			0	0		0	0				\$80,889		
Building Sitework	\$9.62	S.F.	34,700	100	\$333,984	30	1970	2000			\$333,984	\$333,984	100
Site Improvements	\$6.41	S.F.	34,700	100	\$222,254	30	1970	2000			\$222,254	\$222,254	100
Parking Lots	\$2,495.25	Each	66	100	\$164,686	30	1970	2000			\$164,686	\$164,686	100
Pedestrian Paving	\$37.68	L.F.	1,528	100	\$57,568	30	1970	2000			\$57,568	\$57,568	100
Site Mechanical Utilities	\$3.22	S.F.	34,700	100	\$111,730	30	1970	2000			\$111,730	\$111,730	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution	\$3.22	S.F.	34,700	100	\$111,730	30	1970	2000			\$111,730	\$111,730	100
Natural Gas	\$0.11	S.F.	34,700	100	\$3,695	30	1970	2000			\$3,695	\$3,695	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1970	2000			\$108,035	\$108,035	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\J. Frank Dent Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,153,266					\$276,829			\$851,643		\$1,664,712
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$274,449										\$1,271,778
Superstructure											
Roof Construction											
Exterior Enclosure	\$274,449										
Exterior Walls											
Exterior Windows	\$167,308										
Exterior Doors	\$107,141										
Roofing											\$1,271,778
Roof Coverings											\$1,271,778
Interiors	\$801,710					\$276,829			\$851,643		\$336,191
Interior Construction	\$268,116										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$109,780										
Fittings	\$158,336										
Interior Finishes	\$533,594					\$276,829			\$851,643		\$336,191
Wall Finishes	\$230,643					\$267,378					\$309,965
Paint	\$230,643					\$267,378					\$309,965
Floor Finishes	\$302,951					\$9,451					\$26,226
Carpet	\$8,153					\$9,451					\$10,956
Concrete	\$11,362										\$15,269
VCT	\$283,437										
Ceiling Finishes									\$851,643		
Plaster Ceilings									\$851,643		
Services	\$3,316,614										\$56,744
Plumbing	\$555,232										
Plumbing Fixtures	\$441,230										
Domestic Water Distribution	\$31,139										
Sanitary Waste	\$48,556										
Rain Water Drainage	\$34,306										
HVAC	\$2,420,959										\$56,744
Heat Generating Systems	\$313,505										
Boilers	\$313,505										
Distribution Systems	\$580,566										
Terminal & Package Units	\$1,431,886										
Controls & Instrumentation	\$52,779										
Systems Testing & Balancing	\$42,223										\$56,744
Fire Protection	\$217,448										
Sprinklers	\$217,448										
Electrical	\$122,974										
Electrical Service/Distribution											
New Main Line											
Main Panel											
Lighting and Branch Wiring											
Communications and Security	\$122,974										
Equipment & Furnishings	\$345,621										
Equipment	\$345,621										
Institutional Equipment	\$105,030										
Other Equipment	\$240,591										
Food Service Equipment, EACH	\$240,591										
Special Construction	\$80,889										
Special Construction	\$80,889										
ADA Compliance	\$80,889										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\J. Frank Dent Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,388,077 \$109,999	\$1,765,188 \$57,309	\$5,153,266 \$167,308	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original and beyond the expected life cycle for this type of application. The windows are recommended to be replaced with weather tight applications within the next five years.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$70,441	\$36,700	\$107,141	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are from the original construction in most cases. Several of the doors are damaged. A universal upgrade is recommended within the next five years.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$104,100	\$54,236	\$158,336	Recom mended -3-10 Yrs	Deferred Maintena nce	The fittings are original to the building's construction. Although most fittings appear to be adequate for this application, there are several classrooms that will require upgrade to maintain a universal standard and appearance. Fittings upgrades are required school wide within the next ten years.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$290,092	\$151,138	\$441,230	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some fixtures are new. Replace remaining original fixtures.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$20,473	\$10,666	\$31,139	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$22,555	\$11,751	\$34,306	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$31,924	\$16,632	\$48,556	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$941,411	\$490,475	\$1,431,886	Necess ary- 2-5 Yrs	Deferred Maintena nce	Replace window cooling units with package HVAC terminal units.
	D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$206,118	\$107,387	\$313,505	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$381,700	\$198,866	\$580,566	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$34,700	\$18,079	\$52,779	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$27,760	\$14,463	\$42,223	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$142,964	\$74,484	\$217,448	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking surfaces are generally in fair condition. There are some potholes in the main lot. The service lot is relatively small and additional space is required to support the needs of the school. A parking redesign and universal upgrades are required. ADA requirements should be considered as part of this effort. The addition of compliant parking areas as well as proper signage should be included in this project. The main entrance has a covered concrete sidewalk system that provides access from the bus area to the entrance. The remaining section of the school has scattered sidewalk systems that are not complete for a successful path around the school. Additional sidewalk applications are recommended to enclose the school with proper access paths to each exterior door.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$80,851	\$42,123	\$122,974	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$69,053	\$35,977	\$105,030	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$108,275	\$56,411	\$164,686	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$37,849	\$19,719	\$57,568	Recom mended -3-10 Yrs	Deferred Maintena nce	
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$2,429	\$1,266	\$3,695	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$151,639	\$79,004	\$230,643	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$7,470	\$3,892	\$11,362	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$158,180	\$82,412	\$240,591	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	34,700	S.F.	\$53,181	\$27,707	\$80,889	Does Not Meet Current Code/St andards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$72,176	\$37,604	\$109,780	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$5,360	\$2,793	\$8,153	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

C3020410	VCT	System	Beyond Useful Life	Renew System	1 Ea.	\$186,349	\$97,088	\$283,437	Necess ary- 2-5 Yrs	Deferred Maintena nce
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\J. Frank Dent Elementary\4 Class Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1997

Gross Area: 4,536 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$286,302.57

Replacement Cost: \$1,170,596.77

FCI: 24.46%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\J. Frank Dent Elementary\4 Class Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.07	S.F.	4,536	102	\$1,196,202	42	1997	2002	2007		\$286,302	\$1,170,596	24
Substructure	\$15.92	S.F.	4,536	100	\$72,235	100	1997					\$72,235	
Foundations	\$15.92	S.F.	4,536	100	\$72,235	100	1997					\$72,235	
Standard Foundations	\$5.25	S.F.	4,536	0	\$23,802	100	1997					\$23,802	
Slab on Grade	\$10.68	S.F.	4,536	0	\$48,433	100	1997					\$48,433	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	0		100	1997						
Basement Walls	\$3.45	S.F.	0	0		100	1997						
Shell	\$70.53	S.F.	4,536	100	\$319,918	59	1998	2022				\$319,918	
Superstructure	\$21.84	S.F.	4,536	100	\$99,073	100	1997					\$99,073	
Roof Construction	\$21.84	S.F.	4,536	0	\$99,073	100	1997					\$99,073	
Exterior Enclosure	\$19.48	S.F.	4,536	100	\$88,379	71	1997	2027				\$88,379	
Exterior Walls	\$11.41	S.F.	4,536	0	\$51,744	100	1997					\$51,744	
Exterior Windows	\$4.91	S.F.	4,536	100	\$22,285	30	1997	2027				\$22,285	
Exterior Doors	\$3.16	S.F.	4,536	100	\$14,350	30	1997	2027				\$14,350	
Roofing	\$29.20	S.F.	4,536	100	\$132,466	20	2002	2022				\$132,466	
Roof Coverings	\$29.20	S.F.	4,536	100	\$132,466	20	2002	2022				\$132,466	
Interiors	\$56.89	S.F.	4,536	103	\$264,630	43	1997	2002	2007		\$47,053	\$258,031	18
Interior Construction	\$28.15	S.F.	4,536	101	\$128,729	63	1997	2017				\$127,705	
Partitions	\$20.27	S.F.	4,536	100	\$91,967	77	1997	2047				\$91,967	
Concrete Block Partitions - Regular Weight	\$10.89	S.F.	4,536	0	\$49,399	100	1997	2097				\$49,399	
Drywall Partitions/Metal Stud Framing	\$9.38		4,536	100	\$42,568	50	1997	2047				\$42,568	
Interior Doors	\$3.22	S.F.	4,536	107	\$15,650	40	1997	2037				\$14,626	
Fittings	\$4.65	S.F.	4,536	100	\$21,112	20	1997	2017				\$21,112	
Stairs	\$1.16	S.F.	4,536	125	\$6,554	50	1997	2047	2009			\$5,243	
Stair Construction	\$1.16	S.F.	4,536	125	\$6,554	50	1997	2047	2009			\$5,243	
Stairs	\$1.16	S.F.	4,536	125	\$6,554	50	1997	2047	2009			\$5,243	
Interior Finishes	\$27.58	S.F.	4,536	103	\$129,347	24	1997	2002	2007		\$47,053	\$125,083	38
Wall Finishes	\$10.40	S.F.	4,536	109	\$51,455	32	1997	2002			\$4,554	\$47,191	10
Paint	\$1.00	S.F.	4,536	100	\$4,554	5	1997	2002			\$4,554	\$4,554	100
Tile	\$9.40	S.F.	4,536	110	\$46,901	35	1997	2032				\$42,637	
Floor Finishes	\$9.37	S.F.	4,536	100	\$42,499	12	1997	2004	2007		\$42,499	\$42,499	100
Carpet	\$8.00	S.F.	0	100		7	1997	2004					
Ceramic Tile	\$20.43	S.F.	0	100		50	1997	2047					
Concrete	\$3.83	S.F.	0	0		10	1997	2007					
VCT	\$9.37	S.F.	4,536	100	\$42,499	12	1997	2009	2007		\$42,499	\$42,499	100
Ceiling Finishes	\$7.80	S.F.	4,536	100	\$35,393	25	1997	2022				\$35,393	
Services	\$111.55	S.F.	4,536	104	\$525,000	24	1997	2007			\$214,739	\$505,993	42
Plumbing	\$16.11	S.F.	4,536	100	\$73,064	30	1997	2027				\$73,064	
Plumbing Fixtures	\$12.78	S.F.	4,536	100	\$57,954	30	1997	2027				\$57,954	
Domestic Water Distribution	\$0.91	S.F.	4,536	100	\$4,140	30	1997	2027				\$4,140	
Sanitary Waste	\$1.41	S.F.	4,536	100	\$6,416	30	1997	2027				\$6,416	
Rain Water Drainage	\$1.00	S.F.	4,536	100	\$4,554	30	1997	2027				\$4,554	
HVAC	\$61.69	S.F.	4,536	107	\$298,841	19	1997	2007			\$214,739	\$279,834	77
Distribution Systems	\$16.99	S.F.	4,536	100	\$77,065	30	1997	2027				\$77,065	
Terminal & Package Units	\$41.90	S.F.	4,536	110	\$209,082	15	1997	2012			\$209,082	\$190,075	110
Controls & Instrumentation	\$1.55	S.F.	4,536	100	\$7,037	20	1997	2017				\$7,037	
Systems Testing & Balancing	\$1.25	S.F.	4,536	100	\$5,657	10	1997	2007			\$5,657	\$5,657	100
Fire Protection	\$6.36	S.F.	4,536	100	\$28,839	30	1997	2027				\$28,839	
Sprinklers	\$6.36	S.F.	4,536	100	\$28,839	30	1997	2027				\$28,839	
Electrical	\$27.39	S.F.	4,536	100	\$124,256	30	1997	2027				\$124,256	
Electrical Service/Distribution	\$2.81	S.F.	4,536	100	\$12,764	30	1997	2027				\$12,764	
Lighting and Branch Wiring	\$22.18	S.F.	4,536	100	\$100,591	30	1997	2027				\$100,591	
Communications and Security	\$2.40	S.F.	4,536	100	\$10,901	30	1997	2027				\$10,901	
Equipment & Furnishings	\$3.07	S.F.	4,536	100	\$13,936	15	1997	2012			\$13,936	\$13,936	100
Equipment	\$3.07	S.F.	4,536	100	\$13,936	15	1997	2012			\$13,936	\$13,936	100
Institutional	\$3.07	S.F.	4,536	100	\$13,936	15	1997	2012			\$13,936	\$13,936	100
Special Construction			0			0	0				\$10,574		
Special Construction			0			0	0				\$10,574		
ADA Compliance			0	0		0	0				\$10,574		
Building Sitework	\$0.11	S.F.	4,536	100	\$483	30	1997	2027				\$483	
Site Mechanical Utilities	\$0.11	S.F.	4,536	100	\$483	30	1997	2027				\$483	
Fuel Distribution	\$0.11	S.F.	4,536	100	\$483	30	1997	2027				\$483	
Gas Service Piping	\$0.11	S.F.	4,536	100	\$483	30	1997	2027				\$483	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\J. Frank Dent Elementary\4 Class Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\J. Frank Dent Elementary\4 Class Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$188,233 \$2,994	\$98,069 \$1,560	\$286,303 \$4,554	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$27,942	\$14,558	\$42,499	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,720	\$1,938	\$5,657	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,536	S.F.	\$6,952	\$3,622	\$10,574	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$137,463	\$71,618	\$209,082	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$9,163	\$4,774	\$13,936	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\James H. Harrison Elementary**Address:** 13200 Larchdale Road, Laurel, MD 20708**Attributes:**

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	23A
Original Building	Built in 1969, 56,925 S.F.
School Board District	1
School Grade	K-6th

General Information:

Function: Elementary School

Gross Area: 56,925 S.F.

Year Built:

Last Renovation:

Facility Description:

James H. Harrison Elementary School is a one-story, 56,925 square foot facility located on a 10-acre site close to I-295 (Baltimore-Washington Parkway) in Laurel, MD. The original building was constructed in 1969, with no additions constructed or major renovations performed since that time. In 2008 food service equipment was installed/replaced. In 2012 the kitchen grease trap and roof coverings were replaced and some minor updates were made to the security system. The exterior doors and storefront are currently being scheduled for replacement in 2013.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, door hardware, interior signage, and drinking fountains.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings and foundation walls. The building has a crawl space of cast in place concrete construction.

B. SHELL

The superstructure is concrete reinforced masonry with face brick, load bearing CMU, and glazed block wainscot. Floor construction is slab on grade. Roof construction is metal pan and insulation boards with a built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Window is aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames schedule for replacement in 2013 including storefront. Interior doors are solid core wood doors with hollow metal frames, without fire labels. Roofing is typically low-slope with built-up roof replaced in 2012.

C. INTERIORS

Interior partition wall types typically include painted CMU with a glazed block wainscot. There are metal stud and drywall partitions in the classrooms at the rear of the building. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. The interior wall finishes are typically CMU and glazed block wainscot. Interior painting was re-done in 2005. Floor finishes in common areas are typically VCT, carpet, ceramic tile, and wood (stage floor). Floor finishes in assignable spaces are typically carpet, VCT, and quarry tile in the kitchen. Ceiling finishes in common areas are typically suspended acoustical tiles. Ceiling finishes in assignable areas are typically suspended acoustical tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The plumbing fixtures are primarily American Standard with flush valve water closets. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas fired hot water generator, storage tank and re-circulating pump.

HVAC

Heating is provided by two Spencer gas and oil-fired hot water boilers. Cooling is supplied by package rooftop units of varying ages. Classroom units A&B are cooling only units. Classroom units C&D are one each (C&D) heating and cooling. The heating distribution system is a 2-pipe system to unit ventilators in classroom units A&B, to the rooftop units in C&D and to two suspended air handling, heat only units in the gym. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic, and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system except in storage rooms only. Fire extinguishers are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted utility transformer that delivers power to a main switch and distribution switchboard. Power distribution wiring is typically copper. Lighting is typically fluorescent lay-in fixtures, plus recessed box units in the corridors and box plus surface fluorescent fixtures in the classrooms. The lighting is primarily original to the building's construction. The exterior parking and roadway lighting consists of bracket mounted luminaires on steel poles and square concrete bases. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible devices in common spaces, interior corridors, etc. The fire alarm control panel is a non-addressable system, which is probably original to the building's construction. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and do not include dedicated closets or cabinets. The space containing the server rack is not separately air conditioned. The building includes an internal security system that is actuated by optical or combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction rooms.

G. SITE

Surface parking spaces available on-site where two out of 67 are handicap spaces with paths to the building entrances. Drainage is generally adequate and is handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon fuel oil tank, which was installed in 2007.

Current Repair Cost: \$8,585,115.95**Replacement Cost:** \$15,096,328.19**FCI:** 56.87%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\James H. Harrison Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1969

Gross Area: 56,925 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,585,115.95

Replacement Cost: \$15,096,328.19

FCI: 56.87%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\James H. Harrison Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$263.30	S.F.	56,925	101	\$15,098,768	40	1979	1974	2008		\$8,585,113	\$14,988,289	57
Substructure	\$15.96	S.F.	56,925	100	\$908,687	100	1969	2069				\$908,687	
Foundations	\$15.67	S.F.	56,925	100	\$891,804	100	1969					\$891,804	
Standard Foundations	\$5.26	S.F.	56,925	0	\$299,577	100	1969					\$299,577	
Slab on Grade	\$10.40	S.F.	56,925	0	\$592,227	100	1969					\$592,227	
Basement Construction	\$0.30	S.F.	56,925	100	\$16,883	100	1969	2069				\$16,883	
Crawl Space	\$3.38	S.F.	5,000	100	\$16,883	100	1969	2069				\$16,883	
Shell	\$66.95	S.F.	56,925	100	\$3,811,379	60	1986	1999	2008		\$271,870	\$3,811,379	7
Superstructure	\$21.25	S.F.	56,925	100	\$1,209,563	100	1969					\$1,209,563	
Roof Construction	\$21.25	S.F.	56,925	100	\$1,209,563	100	1969					\$1,209,563	
Exterior Enclosure	\$18.94	S.F.	56,925	100	\$1,077,957	71	1984	1999	2008		\$271,870	\$1,077,957	25
Exterior Walls	\$11.10	S.F.	56,925	100	\$632,055	100	1969	2069				\$632,055	
Exterior Windows	\$4.78	S.F.	56,925	100	\$271,870	30	1969	1999	2008		\$271,870	\$271,870	100
Exterior Doors	\$3.06	S.F.	56,925	100	\$174,032	30	2013	2043				\$174,032	
Roofing	\$26.77	S.F.	56,925	100	\$1,523,859	20	2012	2032				\$1,523,859	
Roof Coverings	\$26.77	S.F.	56,925	100	\$1,523,859	20	2012	2032				\$1,523,859	
Interiors	\$44.21	S.F.	56,925	100	\$2,516,830	32	1976	1974			\$1,496,987	\$2,516,830	59
Interior Construction	\$17.32	S.F.	56,925	100	\$985,836	63	1969	1989			\$434,646	\$985,836	44
Partitions	\$9.68	S.F.	56,925	100	\$551,190	90	1969	2019				\$551,190	
Concrete Block Partitions - Regular Weight	\$10.62	S.F.	41,925	0	\$445,100	100	1969					\$445,100	
Drywall Partitions/Metal Stud Framing	\$7.07	S.F.	15,000	100	\$106,090	50	1969	2019				\$106,090	
Interior Doors	\$3.10	S.F.	56,925	100	\$176,629	40	1969	2009			\$176,629	\$176,629	100
Fittings	\$4.53	S.F.	56,925	100	\$258,017	20	1969	1989			\$258,017	\$258,017	100
Interior Finishes	\$26.89	S.F.	56,925	100	\$1,530,994	13	1983	1974			\$1,062,341	\$1,530,994	69
Wall Finishes	\$6.57	S.F.	56,925	100	\$374,038	5	2012	2017				\$374,038	
Paint	\$6.57	S.F.	56,925	100	\$374,038	5	2012	2017				\$374,038	
Floor Finishes	\$10.20	S.F.	56,925	100	\$580,684	17	1969	1974			\$500,299	\$580,684	86
Carpet	\$7.79	S.F.	3,500	100	\$27,256	5	1969	1974			\$27,256	\$27,256	100
Ceramic Tile	\$19.93	S.F.	1,500	100	\$29,888	50	1969	2019				\$29,888	
Concrete finish floor	\$3.74	S.F.	1,900	100	\$7,109	10	1969	1979			\$7,109	\$7,109	100
Hardwood Floor	\$29.26	S.F.	1,600	100	\$46,822	13	1969	1982			\$46,822	\$46,822	100
Quarry Tile	\$20.20	S.F.	2,500	100	\$50,497	50	1969	2019				\$50,497	
VCT	\$9.13	S.F.	45,925	100	\$419,112	12	1969	1981			\$419,112	\$419,112	100
Ceiling Finishes			0	0		0	0						
Ceiling Finishes	\$10.12	S.F.	56,925	100	\$576,272	14	1969	1982			\$562,042	\$576,272	98
Plaster Ceilings	\$13.55	S.F.	1,050	100	\$14,230	50	1968	2018				\$14,230	
Drywall Ceilings	\$10.77	S.F.	4,750	100	\$51,151	13	1969	1982			\$51,151	\$51,151	100
Acoustical Ceilings	\$9.99	S.F.	51,125	100	\$510,891	13	1969	1982			\$510,891	\$510,891	100
Services	\$128.42	S.F.	56,925	102	\$7,420,505	25	1978	1989	2008		\$6,432,401	\$7,310,026	88
Plumbing	\$16.24	S.F.	56,925	100	\$924,613	30	1973	1989	2012		\$789,544	\$924,613	85
Plumbing Fixtures, Urinals	\$2.37	S.F.	56,925	100	\$135,069	30	1990	2020				\$135,069	
Plumbing Fixtures, W.C. & Lavs	\$10.27	S.F.	56,925	100	\$584,435	30	1969	1999			\$584,435	\$584,435	100
Domestic Water Distribution	\$0.97	S.F.	56,925	100	\$55,413	30	1969	1999	2012		\$55,413	\$55,413	100
Water Heater, gas, 91 MBTU/hr	\$14,627.35	SYSTEM	1	100	\$14,627	20	1969	1989			\$14,627	\$14,627	100
Sanitary Waste	\$1.40	S.F.	56,925	100	\$79,656	30	1969	1999	2012		\$79,656	\$79,656	100
Rain Water Drainage	\$0.97	S.F.	56,925	100	\$55,413	30	1969	1999	2012		\$55,413	\$55,413	100
HVAC	\$76.88	S.F.	56,925	103	\$4,486,642	22	1982	1989	2008		\$3,789,456	\$4,376,163	87
Heat Generating Systems	\$8.94	S.F.	56,925	110	\$560,018	30	1969	1999	2008		\$560,018	\$509,108	110
Cooling Generating Systems	\$10.46	S.F.	56,925	110	\$655,260	25	1969	1994			\$655,260	\$595,691	110
Distribution Systems	\$16.56	S.F.	56,925	100	\$942,888	20	1990	2010			\$942,888	\$942,888	100
Unit Ventilators	\$17.04	S.F.	19,924	100	\$339,409	20	1969	1989	2008		\$339,409	\$339,409	100
Terminal & Package Unit	\$40.82	S.F.	17,078	100	\$697,186	20	1996	2016				\$697,186	
Terminal & Package Unit	\$40.82	S.F.	27,849	100	\$1,136,898	20	1980	2000	2008		\$1,136,898	\$1,136,898	100
Controls & Instrumentation	\$1.51	S.F.	56,925	100	\$85,717	20	1990	2010			\$85,717	\$85,717	100
Systems Testing & Balancing	\$1.22	S.F.	56,925	100	\$69,266	10	1996	2006	2008		\$69,266	\$69,266	100
Fire Protection	\$6.49	S.F.	56,925	100	\$369,370	30	1970	1989	2008		\$369,370	\$369,370	100
Sprinklers, Balance	\$6.21	S.F.	54,079	100	\$335,597	30	1969	1999	2008		\$335,597	\$335,597	100
Sprinklers, Storage only	\$6.21	S.F.	2,846	100	\$17,661	30	1980	2010			\$17,661	\$17,661	100
Kitchen Fire Suppression	\$16,111.60	SYSTEM	1	100	\$16,112	20	1969	1989	2008		\$16,112	\$16,112	100
Electrical	\$28.81	S.F.	56,925	100	\$1,639,880	30	1980	1999	2012		\$1,484,031	\$1,639,880	90
Electrical Service/Distribution	\$2.74	S.F.	56,925	100	\$155,849	30	1990	2020				\$155,849	
Lighting and Branch Wiring	\$21.63	S.F.	56,925	100	\$1,231,209	30	1969	1999			\$1,231,209	\$1,231,209	100
Communications and Security	\$4.30	S.F.	56,925	100	\$245,030	30	1969	1999			\$245,030	\$245,030	100
Other Electrical Systems	\$0.14	S.F.	56,925	100	\$7,792	15	1990	2005	2012		\$7,792	\$7,792	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment & Furnishings	\$4.41	S.F.	56,925	100	\$251,158	29	1969	1984			\$251,158	\$251,158	100
Equipment	\$4.41	S.F.	56,925	100	\$251,158	29	1969	1984			\$251,158	\$251,158	100
Institutional	\$0.23	S.F.	56,925	100	\$12,987	15	1969	1984			\$12,987	\$12,987	100
Other Equipment	\$4.18	S.F.	56,925	100	\$238,171	30	1969	1999			\$238,171	\$238,171	100
Food Service Equipment, EACH	\$238,171.44	SYSTEM	1	100	\$238,171	30	1969	1999			\$238,171	\$238,171	100
Special Construction			0			0	0				\$132,697		
Special Construction			0			0	0				\$132,697		
ADA Compliance			0	0		0	0				\$132,697		
Building Sitework	\$3.34	S.F.	56,925	100	\$190,209	30	2007	1999	2019			\$190,209	
Site Improvements	\$3.23	S.F.	56,925	100	\$184,148	30	1969	1999	2019			\$184,148	
Parking Lots	\$2,470.16	Ea.	67	100	\$165,501	30	1969	1999	2019	7		\$165,501	
Pedestrian Paving	\$37.29	L.F.	500	100	\$18,647	30	1969	1999	2019	7		\$18,647	
Site Mechanical Utilities	\$0.11	S.F.	56,925	100	\$6,061	30	2007	2037				\$6,061	
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	56,925	100	\$6,061	30	2007	2037				\$6,061	
Gas Service Piping	\$0.11	S.F.	56,925	100	\$6,061	30	2007	2037				\$6,061	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\James H. Harrison Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,585,116				\$784,689	\$465,210	\$16,991	\$455,820	\$368,527		\$641,949
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Crawl Space											
Shell	\$271,870										
Superstructure											
Roof Construction											
Exterior Enclosure	\$271,870										
Exterior Walls											
Exterior Windows	\$271,870										
Exterior Doors											
Roofing											
Roof Coverings											
Interiors	\$1,496,988					\$465,210	\$16,991	\$229,340			\$548,860
Interior Construction	\$434,646							\$130,477			
Partitions								\$130,477			
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing								\$130,477			
Interior Doors	\$176,629										
Fittings	\$258,017										
Interior Finishes	\$1,062,341					\$465,210	\$16,991	\$98,863			\$548,860
Wall Finishes						\$433,613					\$502,676
Paint						\$433,613					\$502,676
Floor Finishes	\$500,299					\$31,598		\$98,863			\$46,184
Carpet	\$27,256					\$31,598					\$36,630
Ceramic Tile								\$36,758			
Concrete finish floor	\$7,109										\$9,554
Hardwood Floor	\$46,822										
Quarry Tile								\$62,105			
VCT	\$419,112										
Ceiling Finishes											
Ceiling Finishes	\$562,042						\$16,991				
Plaster Ceilings							\$16,991				
Drywall Ceilings	\$51,151										
Acoustical Ceilings	\$510,891										
Services	\$6,432,402				\$784,689				\$368,527		\$93,088
Plumbing	\$789,545								\$171,102		
Plumbing Fixtures, Urinls									\$171,102		
Plumbing Fixtures, W.C. & Lavs	\$584,435										
Domestic Water Distribution	\$55,413										
Water Heater, gas, 91 MBTU/hr	\$14,627										
Sanitary Waste	\$79,656										
Rain Water Drainage	\$55,413										
HVAC	\$3,789,456				\$784,689						\$93,088
Heat Generating Systems	\$560,018										
Cooling Generating Systems	\$655,260										
Distribution Systems	\$942,888										
Unit Ventilators	\$339,409										
Terminal & Package Unit					\$784,689						
Terminal & Package Unit	\$1,136,898										
Controls & Instrumentation	\$85,717										
Systems Testing & Balancing	\$69,266										\$93,088
Fire Protection	\$369,370										
Sprinklers, Balance	\$335,597										
Sprinklers, Storage only	\$17,661										
Kitchen Fire Suppression	\$16,112										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\James H. Harrison Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,644,389 \$178,745	\$2,940,727 \$93,126	\$8,585,116 \$271,870	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows do not work properly and have damaged caulking around the perimeters. The windows are beyond their useful life and should be replaced.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$169,637	\$88,381	\$258,017	Necess ary- 2-5 Yrs	Deferred Maintena nce	Millwork and shelving are old and in poor condition due to worn finishes, chipped plastic laminated tops, and missing and warped shelving. Millwork is beyond useful life and should be replaced.
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$275,550	\$143,562	\$419,112	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT is old an in poor condition due to cracks, separation, missing tiles, and patches that do not match. The tile is beyond useful life and should be replaced.
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$17,920	\$9,336	\$27,256	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet is old and in poor condition due to wear, tear, and patches that do not match. The carpet is beyond useful life and should be replaced.
C3020410		Concrete finish floor	System	Beyond Useful Life	Renew System	1	Ea.	\$4,674	\$2,435	\$7,109	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures, W.C. & Lavs	System	Beyond Useful Life	Renew System	1	Ea.	\$384,244	\$200,191	\$584,435	Necess ary- 2-5 Yrs	Capital Renewal	
D3050		Terminal & Package Unit	System	Beyond Useful Life	Renew System	1	Ea.	\$747,467	\$389,430	\$1,136,898	Necess ary- 2-5 Yrs	Capital Renewal	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$368,191	\$191,827	\$560,018	Necess ary- 2-5 Yrs	Capital Renewal	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$45,540	\$23,726	\$69,266	Necess ary- 2-5 Yrs	Environm ental	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$809,474	\$421,736	\$1,231,209	Necess ary- 2-5 Yrs	Capital Renewal	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$161,098	\$83,932	\$245,030	Necess ary- 2-5 Yrs	Complan ce	
E1020		Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$8,539	\$4,449	\$12,987	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers, Balance	System	Beyond Useful Life	Renew System	1	Ea.	\$220,642	\$114,955	\$335,597	Necess ary- 2-5 Yrs	Complan ce	
D2020		Water Heater, gas, 91 MBTU/hr	System	Beyond Useful Life	Renew System	1	Ea.	\$9,617	\$5,010	\$14,627	Necess ary- 2-5 Yrs	Capital Renewal	

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D3040	Unit Ventilators	System	Beyond Useful Life	Renew System	1	Ea.	\$223,149	\$116,261	\$339,409	Necess ary- 2-5 Yrs	Capital Renewal	
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$33,630	\$17,521	\$51,151	Necess ary- 2-5 Yrs	Deferred Maintena nce	Drywall ceiling in the restrooms and mechaincal room is in fair condition due to fading finish and some peeling paint.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$335,891	\$174,999	\$510,891	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in poor condition due to stains, fading and, sagging tile throughout the building.
C3020410	Hardwood Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$30,784	\$16,038	\$46,822	Necess ary- 2-5 Yrs	Deferred Maintena nce	Hardwood flooring appears to be of original construction and is in poor condition due to worn finishes and separating boards. The floor is beyond useful life and should be replaced.
D4090	Kitchen Fire Suppression	System	Beyond Useful Life	Renew System	1	Ea.	\$10,593	\$5,519	\$16,112	Necess ary- 2-5 Yrs	Complan ce	
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$430,808	\$224,451	\$655,260	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,589	\$81,583	\$238,171	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	56,925	S.F.	\$87,243	\$45,454	\$132,697	Does Not Meet Current Code/St andards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$116,127	\$60,502	\$176,629	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$36,432	\$18,981	\$55,413	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$52,371	\$27,285	\$79,656	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$36,432	\$18,981	\$55,413	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$619,913	\$322,975	\$942,888	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$56,356	\$29,361	\$85,717	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers, Storage only	System	Beyond Useful Life	Renew System	1	Ea.	\$11,612	\$6,050	\$17,661	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,123	\$2,669	\$7,792	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\James McHenry Elementary

Address: 8909 McHenry Lane, Lanham, MD 20706

Attributes:

School Area	2
Congressional	4
County Council	5
Historical Building	No
Legislative	23A
Original Building	Built in 1964, 24,698 S.F.
School Addition 1	Built in 1965, 13,968 S.F.
School Addition 2	Built in 1970, 7,238 S.F.
School Addition 3	Built in 1997, 7,258 S.F.
School Board District	4
School Grade	PreK-6th
Study - Energy	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	53,162 S.F.

Year Built:
Last Renovation:

Facility Description:

James McHenry Elementary School is a one-story, 53,162 square foot facility located on a 13.2-acre site close to I-95 (Capital Beltway) and US Route 50 in Lanham, MD. The original building was constructed in 1964 and additions were constructed in 1965, 1970, and 1997, with no major renovation. The underground fuel tank was replaced in 2008.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU and pre-cast architectural panels around exterior windows. Exterior windows were replaced in 1996. Exterior doors are hollow metal steel. Roofing was replaced in 1998.

C. INTERIORS

Interior partition wall types typically include painted CMU. The 1997 addition has painted CMU and drywall. Interior doors are generally solid core with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, and toilet partitions. The interior wall finishes are typically drywall (in the 1997 addition), tile, and glazed blocks. Floor finishes in common areas is typically ceramic tile, carpet and vinyl asbestos tiles. Floor finishes in assignable spaces is typically vinyl asbestos tiles and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 35,200 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels and plaster. Ceiling finishes in assignable areas are typically plaster and exposed deck. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 200 square feet of asbestos-containing, drilled ceiling tile.

D. SERVICES
Conveying

The building has a chair lift located in the new wing.

Plumbing

Fixtures are original, except for the low flow toilets, which were installed in 2007. Domestic water distribution is original and consists of copper and galvanized piping. Hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by a combination of two steam dual fired boilers that supply fan coil units, fin tube radiators throughout the building, and roof mounted gas and electric package units. Cooling is provided roof mounted package units and individual window units. Fresh air is supplied by the roof top units. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pole mounted transformer provides service. Minor circuit additions have been installed to address the air conditioner power, but most of the system is original. Lighting has been upgraded with electronic ballasts and T-8 lamps. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Kitchen range hood lacks a fire suppression system. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surfaces parking is available on-site where two out of 49 are handicap spaces with paths to the building. Drainage is generally handled by surface drainage. The site includes concrete sidewalks, site lighting and utility lines, including water, sewer and electrical. The underground fuel tank was replaced in 2008.

Current Repair Cost: \$9,426,659.85**Replacement Cost:** \$14,540,523.97**FCI:** 64.83%

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Facility Executive Summary

Facility: \Elementary Schools\James McHenry Elementary_ Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 45,904 S.F.

Last Renovation: 1970

Facility Description:

Current Repair Cost: \$8,964,301.67

Replacement Cost: \$12,663,834.36

FCI: 70.79%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\James McHenry Elementary_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$273.52	S.F.	45,904	102	\$12,750,220	40	1969	1969	2010		\$8,964,301	\$12,555,799	71
Substructure	\$19.36	S.F.	45,904	100	\$888,809	100	1964					\$888,809	
Foundations	\$15.76	S.F.	45,904	100	\$723,335	100	1964					\$723,335	
Standard Foundations	\$5.28	S.F.	45,904	0	\$242,275	100	1964					\$242,275	
Slab on Grade	\$10.48	S.F.	45,904	0	\$481,060	100	1964					\$481,060	
Basement Construction	\$3.60	S.F.	45,904	100	\$165,474	100	1964					\$165,474	
Basement Excavation	\$0.21	S.F.	45,904	0	\$9,775	100	1964					\$9,775	
Basement Walls	\$3.39	S.F.	45,904	0	\$155,699	100	1964					\$155,699	
Shell	\$67.58	S.F.	45,904	100	\$3,102,102	60	1977	1994	2010		\$1,385,927	\$3,102,102	45
Superstructure	\$21.42	S.F.	45,904	100	\$983,065	100	1964					\$983,065	
Roof Construction	\$21.42	S.F.	45,904	0	\$983,065	100	1964					\$983,065	
Exterior Enclosure	\$19.03	S.F.	45,904	100	\$873,448	71	1975	1994			\$140,338	\$873,448	16
Exterior Walls	\$11.16	S.F.	45,904	0	\$512,479	100	1964					\$512,479	
Exterior Windows	\$4.81	S.F.	45,904	100	\$220,631	30	1996	2026				\$220,631	
Exterior Doors	\$3.06	S.F.	45,904	100	\$140,338	30	1964	1994			\$140,338	\$140,338	100
Roofing	\$27.13	S.F.	45,904	100	\$1,245,589	20	1999	2019	2010		\$1,245,589	\$1,245,589	100
Roof Coverings	\$27.13	S.F.	45,904	100	\$1,245,589	20	1999	2019	2010		\$1,245,589	\$1,245,589	100
Interiors	\$54.79	S.F.	45,904	108	\$2,709,660	34	1964	1969			\$2,128,795	\$2,515,239	85
Interior Construction	\$18.33	S.F.	45,904	100	\$841,331	70	1964	1984			\$352,591	\$841,331	42
Partitions	\$10.65	S.F.	45,904	100	\$488,740	100	1964	2064				\$488,740	
Concrete Block Partitions - Regular Weight	\$10.65	S.F.	45,904	0	\$488,740	100	1964	2064				\$488,740	
Interior Doors	\$3.12	S.F.	45,904	100	\$143,131	40	1964	2004			\$143,131	\$143,131	100
Fittings	\$4.56	S.F.	45,904	100	\$209,460	20	1964	1984			\$209,460	\$209,460	100
Interior Finishes	\$36.47	S.F.	45,904	112	\$1,868,329	18	1964	1969			\$1,776,204	\$1,673,908	106
Wall Finishes	\$7.97	S.F.	45,904	100	\$365,628	14	1964	1969			\$365,628	\$365,628	100
Paint	\$6.62	S.F.	39,005	100	\$258,071	5	1964	1969			\$258,071	\$258,071	100
Tile	\$15.59	S.F.	6,899	100	\$107,557	35	1964	1999			\$107,557	\$107,557	100
Floor Finishes	\$18.46	S.F.	45,904	123	\$1,041,889	16	1964	1969			\$949,764	\$847,468	112
Carpet	\$7.82	S.F.	4,509	100	\$35,251	5	1964	1969			\$35,251	\$35,251	100
Ceramic Tile	\$20.03	S.F.	4,599	100	\$92,125	50	1964	2014				\$92,125	
Concrete	\$3.76	S.F.	2,300	100	\$8,641	10	1964	1974			\$8,641	\$8,641	100
VAT (Resilient Flooring)	\$23.48	S.F.	27,596	130	\$842,492	13	1964	1977			\$842,492	\$648,071	130
VCT	\$9.19	S.F.	6,899	100	\$63,380	12	1964	1976			\$63,380	\$63,380	100
Ceiling Finishes	\$10.04	S.F.	45,904	100	\$460,812	25	1964	1989			\$460,812	\$460,812	100
Services	\$118.94	S.F.	45,904	100	\$5,459,922	24	1970	1974			\$4,960,011	\$5,459,922	91
Plumbing	\$15.91	S.F.	45,904	100	\$730,317	30	1973	1994			\$659,101	\$730,317	90
Low Flow Toilets	\$1.55	S.F.	45,904	100	\$71,216	30	2007	2037				\$71,216	
Plumbing Fixtures	\$11.10	S.F.	45,904	100	\$509,686	30	1964	1994			\$509,686	\$509,686	100
Domestic Water Distribution	\$0.90	S.F.	45,904	100	\$41,194	30	1964	1994			\$41,194	\$41,194	100
Sanitary Waste	\$1.38	S.F.	45,904	100	\$63,536	30	1964	1994			\$63,536	\$63,536	100
Rain Water Drainage	\$0.97	S.F.	45,904	100	\$44,685	30	1964	1994			\$44,685	\$44,685	100
HVAC	\$67.94	S.F.	45,904	100	\$3,118,858	21	1964	1974			\$3,118,858	\$3,118,858	100
Heat Generating Systems	\$8.99	S.F.	45,904	100	\$412,636	30	1964	1994			\$412,636	\$412,636	100
Distribution Systems	\$16.65	S.F.	45,904	100	\$764,529	30	1964	1994			\$764,529	\$764,529	100
Terminal & Package Units	\$39.53	S.F.	45,904	100	\$1,814,621	15	1964	1979			\$1,814,621	\$1,814,621	100
Controls & Instrumentation	\$1.55	S.F.	45,904	100	\$71,216	20	1964	1984			\$71,216	\$71,216	100
Systems Testing & Balancing	\$1.22	S.F.	45,904	100	\$55,856	10	1964	1974			\$55,856	\$55,856	100
Fire Protection	\$6.24	S.F.	45,904	100	\$286,262	30	1964	1994			\$286,262	\$286,262	100
Sprinklers	\$6.24	S.F.	45,904	100	\$286,262	30	1964	1994			\$286,262	\$286,262	100
Electrical	\$28.85	S.F.	45,904	100	\$1,324,485	27	1975	1994			\$895,790	\$1,324,485	68
Electrical Service/Distribution	\$2.77	S.F.	45,904	100	\$127,072	30	1964	1994			\$127,072	\$127,072	100
Branch Wiring	\$12.41	S.F.	45,904	100	\$569,731	30	1964	1994			\$569,731	\$569,731	100
Lighting	\$9.34	S.F.	45,904	100	\$428,695	20	2007	2027				\$428,695	
Communications and Security	\$4.33	S.F.	45,904	100	\$198,987	30	1964	1994			\$198,987	\$198,987	100
Equipment & Furnishings	\$8.23	S.F.	45,904	100	\$377,675	25	1964	1979			\$377,675	\$377,675	100
Equipment	\$8.23	S.F.	45,904	100	\$377,675	25	1964	1979			\$377,675	\$377,675	100
Institutional Equipment	\$3.01	S.F.	45,904	100	\$138,244	15	1964	1979			\$138,244	\$138,244	100
Other Equipment	\$5.22	S.F.	45,904	100	\$239,431	30	1964	1994			\$239,431	\$239,431	100
Food Service Equipment, EACH	\$239,431.26	SYSTEM	1	100	\$239,431	30	1964	1994			\$239,431	\$239,431	100
Special Construction			0			0	0				\$107,006		
Special Construction			0			0	0				\$107,006		
ADA Compliance			0	0		0	0				\$107,006		
Building Sitework	\$4.62	S.F.	45,904	100	\$212,052	30	1964	1994	2014		\$4,887	\$212,052	2
Site Improvements	\$4.51	S.F.	45,904	100	\$207,165	30	1964	1994	2014			\$207,165	
Parking Lots	\$2,483.31	Each	49	100	\$121,682	30	1964	1994	2014	2		\$121,682	
Pedestrian Paving	\$37.49	L.F.	2,280	100	\$85,483	30	1964	1994	2014	2		\$85,483	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$0.11	S.F.	45,904	100	\$4,887	30	1964	1994			\$4,887	\$4,887	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	45,904	100	\$4,887	30	1964	1994			\$4,887	\$4,887	100
Gas Service Piping	\$0.11	S.F.	45,904	100	\$4,887	30	1964	1994			\$4,887	\$4,887	100

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eCOMET Facility Report

Facility Executive Summary

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Facility: \Elementary Schools\James McHenry Elementary_ **Building** (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,964,302		\$317,517			\$340,040					\$480,878
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$1,385,927										
Superstructure											
Roof Construction											
Exterior Enclosure	\$140,338										
Exterior Walls											
Exterior Windows											
Exterior Doors	\$140,338										
Roofing	\$1,245,589										
Roof Coverings	\$1,245,589										
Interiors	\$2,128,795		\$97,736			\$340,040					\$405,813
Interior Construction	\$352,591										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$143,131										
Fittings	\$209,460										
Interior Finishes	\$1,776,204		\$97,736			\$340,040					\$405,813
Wall Finishes	\$365,628					\$299,175					\$346,825
Paint	\$258,071					\$299,175					\$346,825
Tile	\$107,557										
Floor Finishes	\$949,764		\$97,736			\$40,866					\$58,987
Carpet	\$35,251					\$40,866					\$47,375
Ceramic Tile			\$97,736								
Concrete	\$8,641										\$11,613
VAT (Resilient Flooring)	\$842,492										
VCT	\$63,380										
Ceiling Finishes	\$460,812										
Services	\$4,960,012										\$75,066
Plumbing	\$659,101										
Low Flow Toilets											
Plumbing Fixtures	\$509,686										
Domestic Water Distribution	\$41,194										
Sanitary Waste	\$63,536										
Rain Water Drainage	\$44,685										
HVAC	\$3,118,859										\$75,066
Heat Generating Systems	\$412,636										
Distribution Systems	\$764,529										
Terminal & Package Units	\$1,814,621										
Controls & Instrumentation	\$71,216										
Systems Testing & Balancing	\$55,856										\$75,066
Fire Protection	\$286,262										
Sprinklers	\$286,262										
Electrical	\$895,790										
Electrical Service/Distribution	\$127,072										
Branch Wiring	\$569,731										
Lighting											
Communications and Security	\$198,987										
Equipment & Furnishings	\$377,675										
Equipment	\$377,675										
Institutional Equipment	\$138,244										
Other Equipment	\$239,431										
Food Service Equipment, EACH	\$239,431										
Special Construction	\$107,006										
Special Construction	\$107,006										
ADA Compliance	\$107,006										
Building Sitework	\$4,887		\$219,782								
Site Improvements			\$219,782								

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\James McHenry Elementary_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$5,893,689 \$92,267	\$3,070,612 \$48,071	\$8,964,302 \$140,338	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$94,103	\$49,028	\$143,131	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$137,712	\$71,748	\$209,460	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings such as carbinetry and restroom partitions are worn out and some are rusted.
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$169,672	\$88,399	\$258,071	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$70,715	\$36,842	\$107,557	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$41,670	\$21,710	\$63,380	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$23,176	\$12,075	\$35,251	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is old and worn out.
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$5,681	\$2,960	\$8,641	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$302,966	\$157,845	\$460,812	Necess ary- 2-5 Yrs	Deferred Maintena nce	Apart from a few spots, ceiling finishes appear to be in fair condition.
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$335,099	\$174,587	\$509,686	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$27,083	\$14,110	\$41,194	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$29,379	\$15,306	\$44,685	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$41,773	\$21,764	\$63,536	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$1,193,045	\$621,576	\$1,814,621	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$271,293	\$141,343	\$412,636	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$502,649	\$261,880	\$764,529	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$46,822	\$24,394	\$71,216	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$36,723	\$19,133	\$55,856	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$188,206	\$98,056	\$286,262	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$83,545	\$43,527	\$127,072	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$374,577	\$195,154	\$569,731	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$130,826	\$68,161	\$198,987	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$553,907	\$288,586	\$842,492	Necessary- 2-5 Yrs	Deferred Maintenance	Vinyl asbestos tiles are old and in poor condition.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,213	\$1,674	\$4,887	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$90,890	\$47,354	\$138,244	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,417	\$82,014	\$239,431	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	45,904	S.F.	\$70,352	\$36,654	\$107,006	Does Not Meet Current Code/Standards	ADA / Accessibility	
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$818,927	\$426,661	\$1,245,589	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\James McHenry Elementary\1997 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1997

Gross Area: 7,258 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$462,358.17

Replacement Cost: \$1,876,689.61

FCI: 24.64%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\James McHenry Elementary\1997 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	7,258	100	\$1,876,690	41	1997	2002	2007		\$462,359	\$1,876,690	25
Substructure	\$16.79	S.F.	7,258	100	\$121,875	100	1997					\$121,875	
Foundations	\$16.79	S.F.	7,258	100	\$121,875	100	1997					\$121,875	
Standard Foundations	\$5.64	S.F.	7,258	0	\$40,956	100	1997					\$40,956	
Slab on Grade	\$11.15	S.F.	7,258	0	\$80,919	100	1997					\$80,919	
Shell	\$73.69	S.F.	7,258	100	\$534,860	59	1997	2017				\$534,860	
Superstructure	\$22.88	S.F.	7,258	100	\$166,033	100	1997					\$166,033	
Roof Construction	\$22.88	S.F.	7,258	0	\$166,033	100	1997					\$166,033	
Exterior Enclosure	\$20.29	S.F.	7,258	100	\$147,266	71	1997	2027				\$147,266	
Exterior Walls	\$11.89	S.F.	7,258	0	\$86,328	100	1997					\$86,328	
Exterior Windows	\$5.13	S.F.	7,258	100	\$37,203	30	1997	2027				\$37,203	
Exterior Doors	\$3.27	S.F.	7,258	100	\$23,735	30	1997	2027				\$23,735	
Roofing	\$30.53	S.F.	7,258	100	\$221,561	20	1997	2017				\$221,561	
Roof Coverings	\$30.53	S.F.	7,258	100	\$221,561	20	1997	2017				\$221,561	
Interiors	\$49.72	S.F.	7,258	100	\$360,867	34	1997	2002	2007		\$105,150	\$360,867	29
Interior Construction	\$18.81	S.F.	7,258	100	\$136,557	56	1997	2017				\$136,557	
Partitions	\$10.59	S.F.	7,258	100	\$76,834	77	1997	2047				\$76,834	
Concrete Block Partitions - Regular Weight	\$11.38	S.F.	3,629	0	\$41,287	100	1997	2097				\$41,287	
Drywall Partitions/Metal Stud Framing	\$9.80	S.F.	3,629	100	\$35,547	50	1997	2047				\$35,547	
Interior Doors	\$3.36	S.F.	7,258	100	\$24,397	40	1997	2037				\$24,397	
Fittings	\$4.87	S.F.	7,258	100	\$35,326	20	1997	2017				\$35,326	
Stairs	\$1.19	S.F.	7,258	100	\$8,611	50	1997	2047	2009		\$8,611	\$8,611	100
Stair Construction	\$1.19	S.F.	7,258	100	\$8,611	50	1997	2047	2009		\$8,611	\$8,611	100
Stairs	\$1.19	S.F.	7,258	100	\$8,611	50	1997	2047	2009		\$8,611	\$8,611	100
Interior Finishes	\$29.72	S.F.	7,258	100	\$215,699	20	1997	2002	2007		\$96,539	\$215,699	45
Wall Finishes	\$8.48	S.F.	7,258	100	\$61,548	14	1997	2002			\$43,444	\$61,548	71
Paint	\$7.04	S.F.	6,169	100	\$43,444	5	1997	2002			\$43,444	\$43,444	100
Tile	\$16.62	S.F.	1,089	100	\$18,104	35	1997	2032				\$18,104	
Floor Finishes	\$10.55	S.F.	7,258	100	\$76,544	20	1997	2002	2007		\$53,095	\$76,544	69
Carpet	\$8.35	S.F.	5,081	100	\$42,428	5	1997	2002			\$42,428	\$42,428	100
Ceramic Tile	\$21.55	S.F.	1,088	100	\$23,449	50	1997	2047				\$23,449	
VCT	\$9.80	S.F.	1,089	100	\$10,667	12	1997	2009	2007		\$10,667	\$10,667	100
Ceiling Finishes	\$10.69	S.F.	7,258	100	\$77,607	25	1997	2022				\$77,607	
Services	\$115.05	S.F.	7,258	100	\$835,022	24	1997	2007			\$326,988	\$835,022	39
Conveying	\$2.56	S.F.	7,258	100	\$18,546	20	1997	2017				\$18,546	
Elevators and Lifts	\$2.56	S.F.	7,258	100	\$18,546	20	1997	2017				\$18,546	
Plumbing	\$16.97	S.F.	7,258	100	\$123,201	30	1997	2027				\$123,201	
Plumbing Fixtures	\$13.49	S.F.	7,258	100	\$97,920	30	1997	2027				\$97,920	
Domestic Water Distribution	\$0.96	S.F.	7,258	100	\$6,955	30	1997	2027				\$6,955	
Sanitary Waste	\$1.49	S.F.	7,258	100	\$10,819	30	1997	2027				\$10,819	
Rain Water Drainage	\$1.03	S.F.	7,258	100	\$7,507	30	1997	2027				\$7,507	
HVAC	\$58.16	S.F.	7,258	100	\$422,148	18	1997	2007			\$326,988	\$422,148	77
Distribution Systems	\$11.48	S.F.	7,258	100	\$83,348	30	1997	2027				\$83,348	
Terminal & Package Units	\$43.76	S.F.	7,258	100	\$317,604	15	1997	2012			\$317,604	\$317,604	100
Controls & Instrumentation	\$1.63	S.F.	7,258	100	\$11,812	20	1997	2017				\$11,812	
Systems Testing & Balancing	\$1.29	S.F.	7,258	100	\$9,384	10	1997	2007			\$9,384	\$9,384	100
Fire Protection	\$6.65	S.F.	7,258	100	\$48,242	30	1997	2027				\$48,242	
Sprinklers	\$6.65	S.F.	7,258	100	\$48,242	30	1997	2027				\$48,242	
Electrical	\$30.71	S.F.	7,258	100	\$222,885	30	1997	2027				\$222,885	
Electrical Service/Distribution	\$2.94	S.F.	7,258	100	\$21,306	30	1997	2027				\$21,306	
Lighting and Branch Wiring	\$23.16	S.F.	7,258	100	\$168,130	30	1997	2027				\$168,130	
Communications and Security	\$4.61	S.F.	7,258	100	\$33,449	30	1997	2027				\$33,449	
Equipment & Furnishings	\$3.21	S.F.	7,258	100	\$23,293	15	1997	2012			\$23,293	\$23,293	100
Equipment	\$3.21	S.F.	7,258	100	\$23,293	15	1997	2012			\$23,293	\$23,293	100
Institutional	\$3.21	S.F.	7,258	100	\$23,293	15	1997	2012			\$23,293	\$23,293	100
Special Construction			0			0	0				\$6,928		
Special Construction			0			0	0				\$6,928		
ADA Compliance			0	0		0	0				\$6,928		
Building Sitework	\$0.11	S.F.	7,258	100	\$773	30	1997	2027				\$773	
Site Mechanical Utilities	\$0.11	S.F.	7,258	100	\$773	30	1997	2027				\$773	
Fuel Distribution	\$0.11	S.F.	7,258	100	\$773	30	1997	2027				\$773	
Gas Service Piping	\$0.11	S.F.	7,258	100	\$773	30	1997	2027				\$773	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\James McHenry Elementary\1997 Addition (continued)[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\James McHenry Elementary\1997 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$303,983 \$28,562	\$158,375 \$14,881	\$462,358 \$43,444	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$7,013	\$3,654	\$10,667	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$27,895	\$14,533	\$42,428	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$6,169	\$3,214	\$9,384	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	7,258	S.F.	\$4,555	\$2,373	\$6,928	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$5,661	\$2,950	\$8,611	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$208,813	\$108,791	\$317,604	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$15,314	\$7,979	\$23,293	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\James R. Randall Elementary**Address:** 5410 Kirby Road, Clinton, MD 20735**Attributes:**

School Area	1
Congressional	5
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1964, 51,294 S.F.
School Addition 1	Built in 1967, 5,397 S.F.
School Addition 2	Built in 1978, 5,800 S.F.
School Addition 3	Built in 1991, 8,400 S.F.
School Board District	8
School Grade	PreK-5th

General Information:

Function: Elementary School

Gross Area: 70,891 S.F.

Year Built:**Last Renovation:****Facility Description:**

James R. Randall Elementary School is a one-story, 70,891 square foot facility located on a 10.1-acre site close to Freeway MD 5 in Clinton, MD. The original building was constructed in 1964 and additions were constructed in 1967, 1978, and 1990, with no major renovation. In 2010 the gymnasium flooring was replaced. In 2012 some ADA upgrades were made.

ACCESSIBILITY ISSUES

The main entrance to the building is not handicap accessible because the doors are not wide enough for wheelchairs or walkers. Handicap students, staff, and visitors typically enter the building through the cafeteria, which has a wide enough door, but does not have a push button wall switch and automatic door opener. Only one door to the building has a push button wall switch and automatic door opener for handicap access. Limited handicap egress is a safety hazard. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade foundation. The building has an accessible crawl space of CMU construction.

B. SHELL

The superstructure is masonry bearing walls with brick exterior and interior CMU walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof and single ply membrane replaced in 1998.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block wainscot in the corridors, and drywall. Interior doors are generally solid core wood doors and composite core fire doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, and shelving, toilet accessories, toilet partitions and handrails. There are no stairs in the building. The interior wall finishes are typically painted CMU and drywall. Floor finishes in common areas are typically vinyl asbestos tile. Floor finishes in assignable spaces are typically vinyl asbestos tile and carpet. Gym flooring was replaced in 2010. During the 2008 Assessment it was noted in the A.H.E.R.A Management Plan Report, the school contains 43,100 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels, drywall, and plaster.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Most of urinals and toilets were installed in 2007. Sinks, faucets, and other plumbing fixtures were not updated at that time. Most of the water fountains are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is a combination of internal and external with roof drains. Domestic hot water is provided by gas hot water heater located in the boiler room.

HVAC

Heating is provided by two gas-fired boilers. Cooling is supplied by approximately 70% of window units and 30% roof top units. The window units were installed at various times in the past. The rooftop units were installed in 1995. The heating/cooling distribution system is a mix of ductwork and 2-pipe system using fan coil units, air handlers and unit ventilators. The heating and cooling distribution system, piping, pumps, ductwork, and fittings, are mostly original. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in bathrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system. Most of the HVAC system is original.

Facility Executive Summary

Fire Protection

The building has approximately 60% fire sprinkler original system installed. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors, installed 2005.

Electrical

The electrical service is fed from a pole mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are inadequately secured and cooled. The building does not include an internal security system.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where four out of 38 paved parking spaces are reserved for handicap parking. Drainage is generally handled by area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic, especially in the rear of the building. Underground fuel tank was installed in 2000.

Current Repair Cost: \$10,380,516.97**Replacement Cost:** \$19,558,738.66**FCI:** 53.07%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\James R. Randall Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 62,491 S.F.

Last Renovation: 1991

Facility Description:

Current Repair Cost: \$9,815,007.59

Replacement Cost: \$17,386,502.43

FCI: 56.45%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\James R. Randall Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$276.50	S.F.	62,491	102	\$17,543,793	39	1970	1964	2007		\$9,815,010	\$17,278,470	57
Substructure	\$15.71	S.F.	62,491	100	\$981,854	100	1964					\$981,854	
Foundations	\$15.71	S.F.	62,491	100	\$981,854	100	1964					\$981,854	
Standard Foundations	\$5.19	S.F.	62,491	0	\$324,116	100	1964					\$324,116	
Slab on Grade	\$10.53	S.F.	62,491	0	\$657,738	100	1964					\$657,738	
Shell	\$70.70	S.F.	62,491	100	\$4,417,870	60	1971	1994			\$495,205	\$4,417,870	11
Superstructure	\$22.71	S.F.	62,491	100	\$1,419,079	100	1964					\$1,419,079	
Roof Construction	\$22.71	S.F.	62,491	0	\$1,419,079	100	1964					\$1,419,079	
Exterior Enclosure	\$19.13	S.F.	62,491	100	\$1,195,715	71	1964	1994			\$495,205	\$1,195,715	41
Exterior Walls	\$11.21	S.F.	62,491	0	\$700,510	100	1964					\$700,510	
Exterior Windows	\$4.82	S.F.	62,491	100	\$301,305	30	1964	1994			\$301,305	\$301,305	100
Exterior Doors	\$3.10	S.F.	62,491	100	\$193,900	30	1964	1994			\$193,900	\$193,900	100
Roofing	\$28.85	S.F.	62,491	100	\$1,803,076	20	1998	2018				\$1,803,076	
Roof Coverings	\$28.85	S.F.	62,491	100	\$1,803,076	20	1998	2018				\$1,803,076	
Interiors	\$58.01	S.F.	62,491	107	\$3,890,675	30	1964	1964			\$3,250,540	\$3,625,352	90
Interior Construction	\$16.53	S.F.	62,491	100	\$1,032,919	57	1964	1984			\$483,799	\$1,032,919	47
Partitions	\$8.79	S.F.	62,491	100	\$549,120	82	1964	2014				\$549,120	
Concrete Block Partitions - Regular Weight	\$10.74	S.F.	33,023	0	\$354,610	100	1964	2064				\$354,610	
Drywall Partitions/Metal Stud Framing	\$9.23	S.F.	21,068	100	\$194,510	50	1964	2014				\$194,510	
Interior Doors	\$3.16	S.F.	62,491	100	\$197,702	40	1964	2004			\$197,702	\$197,702	100
Fittings	\$4.58	S.F.	62,491	100	\$286,097	20	1964	1984			\$286,097	\$286,097	100
Interior Finishes	\$41.48	S.F.	62,491	110	\$2,857,756	16	1964	1964			\$2,766,741	\$2,592,433	107
Wall Finishes	\$14.33	S.F.	62,491	100	\$895,353	9	1964	1964			\$895,353	\$895,353	100
Glazed Wainscot	\$31.09	S.F.	17,885	100	\$556,031	0	1964	1964			\$556,031	\$556,031	100
Paint	\$6.62	S.F.	41,770	100	\$276,365	5	1964	1969			\$276,365	\$276,365	100
Tile	\$22.69	S.F.	2,127	100	\$48,269	35	1964	1999			\$48,269	\$48,269	100
Wood	\$20.72	S.F.	709	100	\$14,688	0	1964	1964			\$14,688	\$14,688	100
Floor Finishes	\$18.30	S.F.	62,491	123	\$1,408,840	14	1964	1969			\$1,366,039	\$1,143,517	119
Carpet	\$7.86	S.F.	3,545	100	\$27,876	5	1964	1969			\$27,876	\$27,876	100
Ceramic Tile	\$20.12	S.F.	2,127	100	\$42,801	50	1964	2014				\$42,801	
Sheet Vinyl	\$9.23	S.F.	1,418	100	\$13,092	13	1964	1977			\$13,092	\$13,092	100
VAT	\$23.83	S.F.	37,107	130	\$1,149,734	13	1964	1977			\$1,149,734	\$884,411	130
VCT	\$9.23	S.F.	17,585	100	\$162,353	12	1964	1976			\$162,353	\$162,353	100
Wood	\$18.31	S.F.	709	100	\$12,984	40	1964	2004			\$12,984	\$12,984	100
Ceiling Finishes	\$8.86	S.F.	62,491	100	\$553,563	30	1964	1964			\$505,349	\$553,563	91
Plaster Ceilings	\$13.70	S.F.	709	100	\$9,716	50	1964	2014				\$9,716	
Drywall Ceilings	\$10.86	S.F.	3,545	100	\$38,498	130	1964	2094				\$38,498	
Tectum	\$7.68	S.F.	34,091	100	\$261,855	0	1964	1964			\$261,855	\$261,855	100
Acoustical Ceilings	\$10.08	S.F.	24,146	100	\$243,494	13	1964	1977			\$243,494	\$243,494	100
Services	\$122.33	S.F.	62,491	100	\$7,644,777	25	1973	1974			\$5,555,604	\$7,644,777	73
Plumbing	\$18.43	S.F.	62,491	100	\$1,151,992	30	1973	1994			\$1,001,815	\$1,151,992	87
Plumbing Fixtures	\$12.76	S.F.	62,491	100	\$797,460	30	1964	1994			\$797,460	\$797,460	100
Plumbing Fixtures	\$2.40	S.F.	62,491	100	\$150,177	30	2007	2037				\$150,177	
Low Flow Toilets	\$2.40	S.F.	62,491	100	\$150,177	30	2007	2037				\$150,177	
Domestic Water Distribution	\$0.90	S.F.	62,491	100	\$56,079	30	1964	1994			\$56,079	\$56,079	100
Sanitary Waste	\$1.40	S.F.	62,491	100	\$87,445	30	1964	1994			\$87,445	\$87,445	100
Rain Water Drainage	\$0.97	S.F.	62,491	100	\$60,831	30	1964	1994			\$60,831	\$60,831	100
HVAC	\$68.54	S.F.	62,491	100	\$4,282,900	21	1971	1974			\$3,708,805	\$4,282,900	87
Heat Generating Systems	\$9.19	S.F.	62,491	100	\$574,095	30	1999	2029				\$574,095	
Distribution Systems	\$16.73	S.F.	62,491	100	\$1,045,537	30	1964	1994			\$1,045,537	\$1,045,537	100
Terminal & Package Units	\$39.87	S.F.	62,491	100	\$2,491,229	15	1964	1979			\$2,491,229	\$2,491,229	100
Controls & Instrumentation	\$1.52	S.F.	62,491	100	\$95,049	20	1964	1984			\$95,049	\$95,049	100
Systems Testing & Balancing	\$1.23	S.F.	62,491	100	\$76,990	10	1964	1974			\$76,990	\$76,990	100
Fire Protection	\$6.25	S.F.	62,491	100	\$390,651	30	1964	1994			\$390,651	\$390,651	100
Sprinklers	\$6.25	S.F.	62,491	100	\$390,651	30	1964	1994			\$390,651	\$390,651	100
Electrical	\$29.11	S.F.	62,491	100	\$1,819,234	30	1978	1979			\$454,333	\$1,819,234	25
Electrical Service/Distribution	\$2.78	S.F.	62,491	100	\$173,939	30	1978	2008			\$173,939	\$173,939	100
Lighting and Branch Wiring	\$21.84	S.F.	62,491	100	\$1,364,901	30	2007	2037				\$1,364,901	
Communications and Security	\$4.35	S.F.	62,491	100	\$271,840	30	1964	1994			\$271,840	\$271,840	100
Other Electrical Systems	\$0.14	S.F.	62,491	100	\$8,554	15	1964	1979			\$8,554	\$8,554	100
Equipment & Furnishings	\$6.86	S.F.	62,491	100	\$428,825	23	1964	1979	2015		\$188,197	\$428,825	44
Equipment	\$6.86	S.F.	62,491	100	\$428,825	23	1964	1979	2015		\$188,197	\$428,825	44
Institutional Equipment	\$3.01	S.F.	62,491	100	\$188,197	15	1964	1979			\$188,197	\$188,197	100
Other Equipment	\$3.85	S.F.	62,491	100	\$240,628	30	1964	1994	2015			\$240,628	
Food Service Equipment, EACH	\$240,628.01	SYSTE M	1	100	\$240,628	30	1964	1994	2015	3		\$240,628	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$145,672		
Special Construction			0			0	0				\$145,672		
ADA Compliance			0	0		0	0				\$145,672		
Building Sitework	\$2.88	S.F.	62,491	100	\$179,792	30	1964	1994	2007		\$179,792	\$179,792	100
Site Improvements	\$2.66	S.F.	62,491	100	\$166,228	30	1964	1994	2007		\$166,228	\$166,228	100
Parking Lots	\$2,495.64	Each	38	100	\$94,834	30	1964	1994	2007		\$94,834	\$94,834	100
Pedestrian Paving	\$37.68	L.F.	1,895	100	\$71,394	30	1964	1994	2007		\$71,394	\$71,394	100
Site Mechanical Utilities	\$0.22	S.F.	62,491	100	\$13,564	30	1964	1994			\$13,564	\$13,564	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	62,491	100	\$6,653	30	1964	1994			\$6,653	\$6,653	100
Gas Service Piping	\$0.11	S.F.	62,491	100	\$6,653	30	1964	1994			\$6,653	\$6,653	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1964	1994			\$6,911	\$6,911	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\James R. Randall Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,815,008		\$262,071	\$262,941		\$352,699	\$2,152,967				\$512,342
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$495,204						\$2,152,967				
Superstructure											
Roof Construction											
Exterior Enclosure	\$495,204										
Exterior Walls											
Exterior Windows	\$301,305										
Exterior Doors	\$193,900										
Roofing							\$2,152,967				
Roof Coverings							\$2,152,967				
Interiors	\$3,250,538		\$262,071			\$352,699					\$408,875
Interior Construction	\$483,798		\$206,355								
Partitions			\$206,355								
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing			\$206,355								
Interior Doors	\$197,702										
Fittings	\$286,097										
Interior Finishes	\$2,766,740		\$55,716			\$352,699					\$408,875
Wall Finishes	\$895,352					\$320,383					\$371,411
Glazed Wainscot	\$556,031										
Paint	\$276,365					\$320,383					\$371,411
Tile	\$48,269										
Wood	\$14,688										
Floor Finishes	\$1,366,039		\$45,408			\$32,316					\$37,463
Carpet	\$27,876					\$32,316					\$37,463
Ceramic Tile			\$45,408								
Sheet Vinyl	\$13,092										
VAT	\$1,149,734										
VCT	\$162,353										
Wood	\$12,984										
Ceiling Finishes	\$505,348		\$10,308								
Plaster Ceilings			\$10,308								
Drywall Ceilings											
Tectum	\$261,855										
Acoustical Ceilings	\$243,494										
Services	\$5,555,603										\$103,467
Plumbing	\$1,001,814										
Plumbing Fixtures	\$797,460										
Plumbing Fixtures											
Low Flow Toilets											
Domestic Water Distribution	\$56,079										
Sanitary Waste	\$87,445										
Rain Water Drainage	\$60,831										
HVAC	\$3,708,805										\$103,467
Heat Generating Systems											
Distribution Systems	\$1,045,537										
Terminal & Package Units	\$2,491,229										
Controls & Instrumentation	\$95,049										
Systems Testing & Balancing	\$76,990										\$103,467
Fire Protection	\$390,651										
Sprinklers	\$390,651										
Electrical	\$454,333										
Electrical Service/Distribution	\$173,939										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\James R. Randall Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,452,996 \$198,096	\$3,362,011 \$103,208	\$9,815,008 \$301,305	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$127,482	\$66,418	\$193,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$129,981	\$67,720	\$197,702	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$188,098	\$97,999	\$286,097	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$181,700	\$94,665	\$276,365	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$106,741	\$55,612	\$162,353	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$18,328	\$9,549	\$27,876	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$755,907	\$393,827	\$1,149,734	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$36,870	\$19,209	\$56,079	Necess ary- 2-5 Yrs	Deferred Maintena nce	Piping for both the hot and cold water is mostly original. The distribution system was not updated and needs update. Some of the faucets had low pressure that could indicate line blockage.
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$39,994	\$20,837	\$60,831	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$57,492	\$29,953	\$87,445	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,637,889	\$853,340	\$2,491,229	Necess ary- 2-5 Yrs	Deferred Maintena nce	There are window units that are not code compliant. Most of the roof top units are in good condition with some control problem.
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$687,401	\$358,136	\$1,045,537	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$62,491	\$32,558	\$95,049	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is not functioning properly. Some class rooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot. Specifically the computer lab overheats in winter and summer.

Prince George County Public Schools

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Upper Marlboro, MD 20772

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D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$50,618	\$26,372	\$76,990	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is not functioning properly. Some classrooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$256,838	\$133,813	\$390,651	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$178,724	\$93,115	\$271,840	Necess ary- 2-5 Yrs	Deferred Maintena nce	The communication and security systems are original and beyond useful life. Some components are out of order according to school engineer.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,624	\$2,930	\$8,554	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,374	\$2,279	\$6,653	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$114,359	\$59,581	\$173,939	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$62,350	\$32,484	\$94,834	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$46,939	\$24,455	\$71,394	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$31,735	\$16,534	\$48,269	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$160,088	\$83,406	\$243,494	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$123,732	\$64,464	\$188,197	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$524,299	\$273,160	\$797,460	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$8,536	\$4,447	\$12,984	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Sheet Vinyl	System	Beyond Useful Life	Renew System	1	Ea.	\$8,607	\$4,484	\$13,092	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	62,491	S.F.	\$95,774	\$49,898	\$145,672	Does Not Meet Current Code/St andards	ADA / Accessibility	
C3010230	Glazed Wainscot	System	Beyond Useful Life	Renew System	1	Ea.	\$365,569	\$190,462	\$556,031	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010235	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$9,657	\$5,031	\$14,688	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

C3030140	Tectum	System	Beyond Useful Life	Renew System	1 Ea.	\$172,160	\$89,695	\$261,855	Necess ary- 2-5 Yrs	Deferred Maintena nce
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\James R. Randall Elementary\1991 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1991

Gross Area: 8,400 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$565,509.38

Replacement Cost: \$2,172,236.23

FCI: 26.03%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\James R. Randall Elementary\1991 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.60	S.F.	8,400	100	\$2,172,238	38	1992	1996			\$565,509	\$2,172,238	26
Substructure	\$15.94	S.F.	8,400	100	\$133,897	100	1991					\$133,897	
Foundations	\$15.94	S.F.	8,400	100	\$133,897	100	1991					\$133,897	
Standard Foundations	\$5.35	S.F.	8,400	0	\$44,973	100	1991					\$44,973	
Slab on Grade	\$10.59	S.F.	8,400	0	\$88,924	100	1991					\$88,924	
Shell	\$69.78	S.F.	8,400	100	\$586,182	59	1994	2021				\$586,182	
Superstructure	\$21.64	S.F.	8,400	100	\$181,808	100	1991					\$181,808	
Roof Construction	\$21.64	S.F.	8,400	0	\$181,808	100	1991					\$181,808	
Exterior Enclosure	\$19.18	S.F.	8,400	100	\$161,111	71	1991	2021				\$161,111	
Exterior Walls	\$11.30	S.F.	8,400	0	\$94,929	100	1991					\$94,929	
Exterior Windows	\$4.78	S.F.	8,400	100	\$40,118	30	1991	2021				\$40,118	
Exterior Doors	\$3.10	S.F.	8,400	100	\$26,064	30	1991	2021				\$26,064	
Roofing	\$28.96	S.F.	8,400	100	\$243,263	20	2007	2027				\$243,263	
Roof Coverings	\$28.96	S.F.	8,400	100	\$243,263	20	2007	2027				\$243,263	
Interiors	\$42.22	S.F.	8,400	100	\$354,673	23	1991	1996			\$172,481	\$354,673	49
Interior Construction	\$18.54	S.F.	8,400	100	\$155,745	35	1991	2011			\$38,585	\$155,745	25
Partitions	\$10.78	S.F.	8,400	100	\$90,585	40	1991	2031				\$90,585	
Interior Doors	\$3.16	S.F.	8,400	100	\$26,575	40	1991	2031				\$26,575	
Fittings	\$4.59	S.F.	8,400	100	\$38,585	20	1991	2011			\$38,585	\$38,585	100
Interior Finishes	\$23.68	S.F.	8,400	100	\$198,928	13	1991	1996			\$133,896	\$198,928	67
Wall Finishes	\$6.68	S.F.	8,400	100	\$56,088	5	1991	1996			\$56,088	\$56,088	100
Paint	\$6.68	S.F.	8,400	100	\$56,088	5	1991	1996			\$56,088	\$56,088	100
Floor Finishes	\$9.26	S.F.	8,400	100	\$77,808	10	1991	2001			\$77,808	\$77,808	100
VCT	\$9.26	S.F.	8,400	100	\$77,808	10	1991	2001			\$77,808	\$77,808	100
Ceiling Finishes	\$7.74	S.F.	8,400	100	\$65,032	25	1991	2016				\$65,032	
Services	\$130.38	S.F.	8,400	100	\$1,095,187	25	1991	2001			\$372,042	\$1,095,187	34
Plumbing	\$14.04	S.F.	8,400	100	\$117,927	30	1991	2021				\$117,927	
Plumbing Fixtures	\$10.72	S.F.	8,400	100	\$90,074	30	1991	2021				\$90,074	
Domestic Water Distribution	\$0.91	S.F.	8,400	100	\$7,666	30	1991	2021				\$7,666	
Sanitary Waste	\$1.41	S.F.	8,400	100	\$11,882	30	1991	2021				\$11,882	
Rain Water Drainage	\$0.99	S.F.	8,400	100	\$8,305	30	1991	2021				\$8,305	
HVAC	\$80.87	S.F.	8,400	100	\$679,315	22	1991	2001			\$372,042	\$679,315	55
Heat Generating Systems	\$9.10	S.F.	8,400	100	\$76,403	30	1991	2021				\$76,403	
Cooling Generating Systems	\$10.65	S.F.	8,400	100	\$89,435	30	1991	2021				\$89,435	
Distribution Systems	\$16.84	S.F.	8,400	100	\$141,435	30	1991	2021				\$141,435	
Terminal & Package Units	\$41.52	S.F.	8,400	100	\$348,796	15	1991	2006			\$348,796	\$348,796	100
Controls & Instrumentation	\$1.54	S.F.	8,400	100	\$12,904	20	1991	2011			\$12,904	\$12,904	100
Systems Testing & Balancing	\$1.22	S.F.	8,499	100	\$10,342	10	1991	2001			\$10,342	\$10,342	100
Fire Protection	\$6.30	S.F.	8,400	100	\$52,894	30	1991	2021				\$52,894	
Sprinklers	\$6.30	S.F.	8,400	100	\$52,894	30	1991	2021				\$52,894	
Electrical	\$29.17	S.F.	8,400	100	\$245,051	30	1991	2021				\$245,051	
Electrical Service/Distribution	\$2.81	S.F.	8,400	100	\$23,636	30	1991	2021				\$23,636	
Lighting and Branch Wiring	\$21.98	S.F.	8,400	100	\$184,619	30	1991	2021				\$184,619	
Communications and Security	\$4.38	S.F.	8,400	100	\$36,796	30	1991	2021				\$36,796	
Equipment & Furnishings	\$0.17	S.F.	8,400	100	\$1,405	15	1991	2006			\$1,405	\$1,405	100
Equipment	\$0.17	S.F.	8,400	100	\$1,405	15	1991	2006			\$1,405	\$1,405	100
Institutional	\$0.17	S.F.	8,400	100	\$1,405	15	1991	2006			\$1,405	\$1,405	100
Special Construction			0			0	0				\$19,581		
Special Construction			0			0	0				\$19,581		
ADA Compliance			0	0		0	0				\$19,581		
Building Sitework	\$0.11	S.F.	8,400	100	\$894	30	1991	2021				\$894	
Site Mechanical Utilities	\$0.11	S.F.	8,400	100	\$894	30	1991	2021				\$894	
Fuel Distribution	\$0.11	S.F.	8,400	100	\$894	30	1991	2021				\$894	
Gas Service Piping	\$0.11	S.F.	8,400	100	\$894	30	1991	2021				\$894	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\James R. Randall Elementary\1991 Addition (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\James R. Randall Elementary\1991 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$371,801 \$36,876	\$193,708 \$19,212	\$565,509 \$56,088	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$51,156	\$26,652	\$77,808	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$229,320	\$119,476	\$348,796	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$6,799	\$3,542	\$10,342	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$924	\$481	\$1,405	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	8,400	S.F.	\$12,874	\$6,707	\$19,581	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$25,368	\$13,217	\$38,585	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$8,484	\$4,420	\$12,904	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\John H. Bayne Elementary
Address: 7010 Walker Mill Road, Capitol Heights, MD 20743

Attributes:

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1963, 40,635 S.F.
School Addition 1	Built in 1970, 2,768 S.F.
School Addition 2	Built in 1991, 6,376 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	49,779 S.F.	Last Renovation:

Facility Description:

The John H. Bayne Elementary School is a two-story, 49,779 square foot facility located on a 4-acre site in Capitol Heights, MD. The original building was constructed in 1963 and additions were constructed in 1970 and 1991, with a major renovation done in 2006. In 2012 a kitchen grease trap was installed.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The building's construction was prior to any consideration for the physically challenged. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are aluminum sash with fixed and operable single-pane and double pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU or exposed brick finish. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes steel risers and treads with rubber finishes. The interior wall finishes are typically painted CMU or exposed brick finish. Floor finishes in common areas are typically vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile. Ceiling finishes in common areas and assignable areas are typically suspended acoustical tile.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. The 1991 addition, however, has handicap toilet facilities in each classroom. Domestic water distribution is copper and galvanized steel. Sanitary waste system is cast iron. There is a sewage ejector system in the addition building. Rain water system is a combination of roof drains and scuppers. Domestic hot water is provided by a gas-fired hot water heater with separate storage and re-circulator, which was installed in 1998.

HVAC

Heating is provided by two gas/oil fired steam boilers, which were installed in 2007. Cooling is supplied by individual room window units. The heating distribution system is a 2-pipe, (steam and condensate) system using fan coil units, fin tube radiators, and unit ventilators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel, which was installed in 2004. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving recessed, surface-mounted and pendent-mounted fluorescent and some incandescent. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Facility Executive Summary

Communications and Security

The fire alarm system consists of audible/lighted annunciators in common spaces, interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap installed in 2012. The building also includes fixed window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where one out of 50 is a handicap space with a path to building entrance. Drainage is generally handled by area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon underground fuel oil tank reportedly of dual wall construction with level and leak detection systems installed in 1990.

Current Repair Cost: \$7,367,485.12**Replacement Cost:** \$13,737,810.52**FCI:** 53.63%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\John H. Bayne Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1961

Gross Area: 43,403 S.F.

Last Renovation: 2006

Facility Description:

Current Repair Cost: \$6,714,833.18

Replacement Cost: \$12,089,200.56

FCI: 55.54%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\John H. Bayne Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$276.34	S.F.	43,403	100	\$11,993,786	40	1973	1971	2009		\$6,714,832	\$11,993,786	56
Substructure	\$15.62	S.F.	43,403	100	\$677,984	100	1961					\$677,984	
Foundations	\$15.62	S.F.	43,403	100	\$677,984	100	1961					\$677,984	
Standard Foundations	\$5.25	S.F.	43,403	0	\$227,755	100	1961					\$227,755	
Slab on Grade	\$10.37	S.F.	43,403	0	\$450,229	100	1961					\$450,229	
Shell	\$68.50	S.F.	43,403	100	\$2,972,957	59	1988	2026				\$2,972,957	
Superstructure	\$21.16	S.F.	43,403	100	\$918,541	100	1961					\$918,541	
Floor Construction	\$20.93	S.F.	10,000	0	\$209,290	100	1961					\$209,290	
Roof Construction	\$21.23	S.F.	33,403	0	\$709,251	100	1961					\$709,251	
Exterior Enclosure	\$18.91	S.F.	43,403	100	\$820,578	71	1991	2036				\$820,578	
Exterior Walls	\$11.09	S.F.	43,403	0	\$481,256	100	1961					\$481,256	
Exterior Windows	\$4.78	S.F.	43,403	100	\$207,290	30	2006	2036				\$207,290	
Exterior Doors	\$3.04	S.F.	43,403	100	\$132,032	30	2006	2036				\$132,032	
Roofing	\$28.43	S.F.	43,403	100	\$1,233,838	20	2006	2026				\$1,233,838	
Roof Coverings	\$28.43	S.F.	43,403	100	\$1,233,838	20	2006	2026				\$1,233,838	
Interiors	\$60.04	S.F.	43,403	100	\$2,605,997	35	1970	1971	2009		\$1,293,925	\$2,605,997	50
Interior Construction	\$18.45	S.F.	43,403	100	\$800,773	70	1961	1981			\$330,079	\$800,773	41
Partitions	\$10.84	S.F.	43,403	100	\$470,694	100	1961	2061				\$470,694	
Concrete Block Partitions - Regular Weight	\$10.84	S.F.	43,403	0	\$470,694	100	1961	2061				\$470,694	
Interior Doors	\$3.09	S.F.	43,403	100	\$134,012	40	1961	2001			\$134,012	\$134,012	100
Fittings	\$4.52	S.F.	43,403	100	\$196,067	20	1961	1981			\$196,067	\$196,067	100
Stairs	\$1.11	S.F.	43,403	100	\$48,192	50	1961	2011	2009		\$48,192	\$48,192	100
Stair Construction	\$1.11	S.F.	43,403	100	\$48,192	50	1961	2011	2009		\$48,192	\$48,192	100
Stairs	\$1.11	S.F.	43,403	100	\$48,192	50	1961	2011	2009		\$48,192	\$48,192	100
Interior Finishes	\$40.48	S.F.	43,403	100	\$1,757,032	18	1982	1971			\$915,654	\$1,757,032	52
Wall Finishes	\$10.66	S.F.	43,403	100	\$462,790	25	1985	1996			\$462,790	\$462,790	100
Paint	\$6.56	S.F.	23,403	100	\$153,419	5	2006	2011			\$153,419	\$153,419	100
Tile	\$15.47	S.F.	20,000	100	\$309,371	35	1961	1996			\$309,371	\$309,371	100
Floor Finishes	\$20.27	S.F.	43,403	100	\$879,662	12	2001	1971			\$38,284	\$879,662	4
Carpet	\$7.77	S.F.	3,000	100	\$23,317	5	1998	2003			\$23,317	\$23,317	100
Ceramic Tile	\$19.86	S.F.	2,000	100	\$39,729	50	1998	2048				\$39,729	
Concrete	\$3.74	S.F.	4,000	100	\$14,967	10	1961	1971			\$14,967	\$14,967	100
Vinyl Tile	\$23.30	S.F.	34,403	100	\$801,649	10	2006	2016				\$801,649	
Ceiling Finishes	\$9.55	S.F.	43,403	100	\$414,580	25	1961	1986			\$414,580	\$414,580	100
Services	\$119.49	S.F.	43,403	100	\$5,186,214	25	1973	1971			\$4,699,016	\$5,186,214	91
Plumbing	\$15.83	S.F.	43,403	100	\$687,226	30	1972	1991			\$645,636	\$687,226	94
Plumbing Fixtures	\$12.61	S.F.	43,403	100	\$547,272	30	1961	1991			\$547,272	\$547,272	100
Domestic Water Distribution	\$0.88	S.F.	43,403	100	\$38,289	30	1961	1991			\$38,289	\$38,289	100
Sanitary Waste	\$1.38	S.F.	43,403	100	\$60,075	30	1961	1991			\$60,075	\$60,075	100
Rain Water Drainage	\$0.96	S.F.	43,403	100	\$41,590	30	2006	2036				\$41,590	
HVAC	\$68.90	S.F.	43,403	100	\$2,990,524	21	1976	1971			\$2,603,670	\$2,990,524	87
Heat Generating Systems	\$8.91	S.F.	43,403	100	\$386,854	30	2007	2037				\$386,854	
Distribution Systems	\$16.52	S.F.	43,403	100	\$716,933	30	1961	1991			\$716,933	\$716,933	100
Terminal & Package Units	\$40.75	S.F.	43,403	100	\$1,768,568	15	1991	2006			\$1,768,568	\$1,768,568	100
Controls & Instrumentation	\$1.52	S.F.	43,403	100	\$66,016	20	1961	1981			\$66,016	\$66,016	100
Systems Testing & Balancing	\$1.20	S.F.	43,403	100	\$52,153	10	1961	1971			\$52,153	\$52,153	100
Fire Protection	\$6.19	S.F.	43,403	100	\$268,685	30	1961	1991			\$268,685	\$268,685	100
Sprinklers	\$6.19	S.F.	43,403	100	\$268,685	30	1961	1991			\$268,685	\$268,685	100
Electrical	\$28.56	S.F.	43,403	100	\$1,239,779	30	1972	1991			\$1,181,025	\$1,239,779	95
Electrical Service	\$1.35	S.F.	43,403	100	\$58,754	30	1961	1991			\$58,754	\$58,754	100
Main Electrical Panel	\$1.35	S.F.	43,403	100	\$58,754	30	2004	2034				\$58,754	
Lighting and Branch Wiring	\$21.57	S.F.	43,403	100	\$936,106	30	1961	1991			\$936,106	\$936,106	100
Communications and Security	\$4.29	S.F.	43,403	100	\$186,165	30	1961	1991			\$186,165	\$186,165	100
Equipment & Furnishings	\$8.46	S.F.	43,403	100	\$366,994	25	1961	1976			\$366,994	\$366,994	100
Equipment	\$8.46	S.F.	43,403	100	\$366,994	25	1961	1976			\$366,994	\$366,994	100
Institutional Equipment	\$2.98	S.F.	43,403	100	\$129,391	15	1961	1976			\$129,391	\$129,391	100
Other Equipment	\$5.47	S.F.	43,403	100	\$237,603	30	1961	1991			\$237,603	\$237,603	100
Food Service Equipment, EACH	\$237,603.41	SYSTE M	1	100	\$237,603	30	1961	1991			\$237,603	\$237,603	100
Special Construction			0			0	0				\$227,062		
Special Construction			0			0	0				\$227,062		
ADA Compliance			0	0		0	0				\$227,062		
Building Sitework	\$4.23	S.F.	43,403	100	\$183,640	30	1963	1991	2011		\$127,835	\$183,640	70
Site Improvements	\$4.12	S.F.	43,403	100	\$179,019	30	2005	1991	2011		\$123,214	\$179,019	69
Parking Lots	\$2,464.28	Each	50	100	\$123,214	30	1961	1991	2011		\$123,214	\$123,214	100
Pedestrian Paving	\$37.20	L.F.	1,500	100	\$55,805	30	2006	2036				\$55,805	
Site Mechanical Utilities	\$0.11	S.F.	43,403	100	\$4,621	30	1961	1991			\$4,621	\$4,621	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	43,403	100	\$4,621	30	1961	1991			\$4,621	\$4,621	100
Natural Gas	\$0.11	S.F.	43,403	100	\$4,621	30	1961	1991			\$4,621	\$4,621	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\John H. Bayne Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,714,833				\$902,263	\$204,885			\$120,866		\$327,720
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings											
Interiors	\$1,293,925				\$902,263	\$204,885					\$257,632
Interior Construction	\$330,080										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$134,012										
Fittings	\$196,067										
Stairs	\$48,192										
Stair Construction	\$48,192										
Stairs	\$48,192										
Interior Finishes	\$915,654				\$902,263	\$204,885					\$257,632
Wall Finishes	\$462,790					\$177,854					\$206,182
Paint	\$153,419					\$177,854					\$206,182
Tile	\$309,371										
Floor Finishes	\$38,284				\$902,263	\$27,031					\$51,450
Carpet	\$23,317					\$27,031					\$31,336
Ceramic Tile											
Concrete	\$14,967										\$20,114
Vinyl Tile					\$902,263						
Ceiling Finishes	\$414,580										
Services	\$4,699,016										\$70,089
Plumbing	\$645,636										
Plumbing Fixtures	\$547,272										
Domestic Water Distribution	\$38,289										
Sanitary Waste	\$60,075										
Rain Water Drainage											
HVAC	\$2,603,670										\$70,089
Heat Generating Systems											
Distribution Systems	\$716,933										
Terminal & Package Units	\$1,768,568										
Controls & Instrumentation	\$66,016										
Systems Testing & Balancing	\$52,153										\$70,089
Fire Protection	\$268,685										
Sprinklers	\$268,685										
Electrical	\$1,181,026										
Electrical Service	\$58,754										
Main Electrical Panel											
Lighting and Branch Wiring	\$936,106										
Communications and Security	\$186,165										
Equipment & Furnishings	\$366,995										
Equipment	\$366,995										
Institutional Equipment	\$129,391										
Other Equipment	\$237,603										
Food Service Equipment, EACH	\$237,603										
Special Construction	\$227,062										
Special Construction	\$227,062										
ADA Compliance	\$227,062										
Building Sitework	\$127,835										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\John H. Bayne Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$4,414,749 \$88,108	\$2,300,084 \$45,904	\$6,714,833 \$134,012	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior door system is original to the buildings construction upgrades are recommended.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$128,907	\$67,161	\$196,067	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$15,330	\$7,987	\$23,317	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet system is nearing the end of its useful life cycle and repacement is recommended. Ceiling finishes are original and replacement is recommended.
C3030		Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$272,571	\$142,009	\$414,580	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$359,811	\$187,461	\$547,272	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$25,174	\$13,116	\$38,289	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$39,497	\$20,578	\$60,075	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,162,766	\$605,801	\$1,768,568	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$471,357	\$245,577	\$716,933	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$43,403	\$22,613	\$66,016	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$34,288	\$17,864	\$52,153	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$176,650	\$92,035	\$268,685	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$615,455	\$320,652	\$936,106	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$122,396	\$63,769	\$186,165	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$3,038	\$1,583	\$4,621	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$203,400	\$105,971	\$309,371	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$9,840	\$5,127	\$14,967	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$85,070	\$44,321	\$129,391	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,215	\$81,388	\$237,603	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$38,629	\$20,126	\$58,754	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	43,403	S.F.	\$149,285	\$77,777	\$227,062	Does Not Meet Current Code/Standards	ADA / Accessibility
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$31,684	\$16,507	\$48,192	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$100,867	\$52,552	\$153,419	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$81,009	\$42,205	\$123,214	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\John H. Bayne Elementary\1991 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1991

Gross Area: 6,376 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$652,651.94

Replacement Cost: \$1,648,609.95

FCI: 39.59%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\John H. Bayne Elementary\1991 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.56	S.F.	6,376	100	\$1,649,545	39	1991	1996			\$652,651	\$1,648,609	40
Substructure	\$16.67	S.F.	6,376	100	\$106,289	100	1991					\$106,289	
Foundations	\$16.67	S.F.	6,376	100	\$106,289	100	1991					\$106,289	
Standard Foundations	\$5.51	S.F.	6,376	0	\$35,106	100	1991					\$35,106	
Slab on Grade	\$11.16	S.F.	6,376	0	\$71,183	100	1991					\$71,183	
Shell	\$73.80	S.F.	6,376	100	\$470,542	59	1991	2011			\$194,928	\$470,542	41
Superstructure	\$22.86	S.F.	6,376	100	\$145,759	100	1991					\$145,759	
Roof Construction	\$22.86	S.F.	6,376	0	\$145,759	100	1991					\$145,759	
Exterior Enclosure	\$20.37	S.F.	6,376	100	\$129,855	71	1991	2021				\$129,855	
Exterior Walls	\$11.91	S.F.	6,376	0	\$75,935	100	1991					\$75,935	
Exterior Windows	\$5.14	S.F.	6,376	100	\$32,779	30	1991	2021				\$32,779	
Exterior Doors	\$3.32	S.F.	6,376	100	\$21,141	30	1991	2021				\$21,141	
Roofing	\$30.57	S.F.	6,376	100	\$194,928	20	1991	2011			\$194,928	\$194,928	100
Roof Coverings	\$30.57	S.F.	6,376	100	\$194,928	20	1991	2011			\$194,928	\$194,928	100
Interiors	\$46.37	S.F.	6,376	100	\$295,655	24	1991	1996			\$133,158	\$295,655	45
Interior Construction	\$19.65	S.F.	6,376	100	\$125,296	35	1991	2011			\$31,130	\$125,296	25
Partitions	\$11.39	S.F.	6,376	0	\$72,637	40	1991	2031				\$72,637	
Interior Doors	\$3.38	S.F.	6,376	100	\$21,529	40	1991	2031				\$21,529	
Fittings	\$4.88	S.F.	6,376	100	\$31,130	20	1991	2011			\$31,130	\$31,130	100
Interior Finishes	\$26.72	S.F.	6,376	100	\$170,359	16	1991	1996			\$102,028	\$170,359	60
Wall Finishes	\$8.05	S.F.	6,376	100	\$51,323	10	1991	1996			\$42,253	\$51,323	82
Paint	\$7.04	S.F.	6,000	100	\$42,253	5	1991	1996			\$42,253	\$42,253	100
Tile	\$24.12	S.F.	376	100	\$9,070	35	1991	2026				\$9,070	
Floor Finishes	\$10.50	S.F.	6,376	100	\$66,958	14	1991	2001			\$59,775	\$66,958	89
Ceramic Tile	\$19.10	S.F.	376	100	\$7,183	50	1991	2041				\$7,183	
VCT	\$9.96	S.F.	6,000	100	\$59,775	10	1991	2001			\$59,775	\$59,775	100
Ceiling Finishes	\$8.17	S.F.	6,376	100	\$52,078	25	1991	2016				\$52,078	
Services	\$118.52	S.F.	6,376	100	\$756,596	24	1991	2001			\$298,016	\$755,660	39
Plumbing	\$17.04	S.F.	6,376	100	\$108,617	30	1991	2021				\$108,617	
Plumbing Fixtures	\$13.55	S.F.	6,376	100	\$86,408	30	1991	2021				\$86,408	
Domestic Water Distribution	\$0.94	S.F.	6,376	100	\$6,013	30	1991	2021				\$6,013	
Sanitary Waste	\$1.49	S.F.	6,376	100	\$9,504	30	1991	2021				\$9,504	
Rain Water Drainage	\$1.05	S.F.	6,376	100	\$6,692	30	1991	2021				\$6,692	
HVAC	\$64.52	S.F.	6,376	100	\$411,384	19	1991	2001			\$298,016	\$411,384	72
Distribution Systems	\$17.78	S.F.	6,376	100	\$113,368	30	1991	2021				\$113,368	
Terminal & Package Units	\$43.82	S.F.	6,376	100	\$279,396	15	1991	2006			\$279,396	\$279,396	100
Controls & Instrumentation	\$1.63	S.F.	6,376	100	\$10,377	20	1991	2011			\$10,377	\$10,377	100
Systems Testing & Balancing	\$1.29	S.F.	6,376	100	\$8,243	10	1991	2001			\$8,243	\$8,243	100
Fire Protection	\$6.65	S.F.	6,376	100	\$42,380	30	1991	2021				\$42,380	
Sprinklers	\$6.65	S.F.	6,376	100	\$42,380	30	1991	2021				\$42,380	
Electrical	\$30.31	S.F.	6,376	100	\$194,215	30	1991	2021				\$193,279	
Electrical Service/Distribution	\$2.94	S.F.	6,376	105	\$19,653	30	1991	2021				\$18,717	
Lighting and Branch Wiring	\$23.21	S.F.	6,376	100	\$147,990	30	1991	2021				\$147,990	
Communications and Security	\$4.17	S.F.	6,376	100	\$26,572	30	1991	2021				\$26,572	
Equipment & Furnishings	\$3.21	S.F.	6,376	100	\$20,463	15	1991	2006			\$20,463	\$20,463	100
Equipment	\$3.21	S.F.	6,376	100	\$20,463	15	1991	2006			\$20,463	\$20,463	100
Institutional	\$3.21	S.F.	6,376	100	\$20,463	15	1991	2006			\$20,463	\$20,463	100
Special Construction			0			0	0				\$6,086		
Special Construction			0			0	0				\$6,086		
ADA Compliance			0	0		0	0				\$6,086		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\John H. Bayne Elementary\1991 Addition (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\John H. Bayne Elementary\1991 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$429,094 \$27,780	\$223,558 \$14,473	\$652,652 \$42,253	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$39,300	\$20,475	\$59,775	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$183,693	\$95,704	\$279,396	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$5,420	\$2,824	\$8,243	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$13,453	\$7,009	\$20,463	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	6,376	S.F.	\$4,002	\$2,085	\$6,086	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$128,158	\$66,770	\$194,928	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$20,467	\$10,663	\$31,130	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$6,822	\$3,554	\$10,377	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\John Hanson French Immersion/Montessori

Address: 6360 Oxon Hill Road, Oxon Hill, MD 20745

Attributes:

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1956, 70,099 S.F.
School Addition 1	Built in 1965, 14,274 S.F.
School Addition 2	Built in 1966, 26,040 S.F.
School Board District	8
School Grade	PreK-8th

General Information:

Function:	Elementary School
Gross Area:	110,413 S.F.

Year Built:
Last Renovation:

Facility Description:

John Hanson Alternative School is a two-story, 110,413 square foot facility located on a 16.1-acre site close to Interstate 295 and Interstate 495 (Capital Beltway) in Oxon Hill, MD. The original building was constructed in 1956 and additions were constructed in 1965 and 1966, with no major renovation. Some minor projects were performed that included replacement of the gymnasium flooring in 2011 and repair/replacement of bleachers in 2012; the gymnasium windows are scheduled for replacement in 2013.

ACCESSIBILITY ISSUES

The facility has a ramp to the main entrance. However, interior door hardware and the fire alarm system are not ADA compliant. The facility also lacks handicap accessible restrooms and drinking fountains, and does not have an elevator. Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane. Exterior doors are hollow metal steel with hollow metal frames. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, and toilet partitions. Stair construction includes concrete risers and treads with terrazzo finishes. Interior wall finishes are typically plaster, tile, and glazed CMU. Floor finishes in common areas are typically terrazzo, ceramic tile, and vinyl asbestos tile. Floor finishes in assignable spaces are typically vinyl asbestos tile, carpet, and wood. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan, the school contains 77,900 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, suspended acoustical panels.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow toilets. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a new gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is a combination of internal roof drains with gutters and downspouts in some areas. The building has sprinklers in the janitors closets only.

HVAC

Heating is provided by two new steam dual fired boilers that supply fin tube radiators and terminal units throughout the building. Cooling is provided by individual window units for each classroom and roof mounted cooling only package units for the media center and main office. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a 1500 amp main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. Some panels include screw-in glass fuses. Lighting has been upgraded with T-8 lamps and electronic ballasts. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where four out of 75 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines, including water, sewer, and electrical. The school has an 8,000 gallon underground fuel oil tank with level and leak detection systems, which was installed in 2004.

Current Repair Cost: \$21,692,772.68**Replacement Cost:** \$31,135,807.21**FCI:** 69.67%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\John Hanson French Immersion/Montessori_ Building

Address: , , 20745

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1956

Gross Area: 110,413 S.F.

Last Renovation: 1966

Facility Description:

Current Repair Cost: \$21,692,772.68

Replacement Cost: \$31,135,807.21

FCI: 69.67%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\John Hanson French Immersion/Montessori\ _ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.99	S.F.	110,413	101	\$31,499,672	43	1961	1961			\$21,692,771	\$31,135,806	70
Substructure	\$15.15	S.F.	110,413	100	\$1,672,664	100	1956					\$1,672,664	
Foundations	\$15.15	S.F.	110,413	100	\$1,672,664	100	1956					\$1,672,664	
Standard Foundations	\$5.10	S.F.	110,413	0	\$562,593	100	1956					\$562,593	
Slab on Grade	\$10.05	S.F.	110,413	0	\$1,110,071	100	1956					\$1,110,071	
Shell	\$75.02	S.F.	110,413	100	\$8,283,557	63	1956	1976			\$3,949,905	\$8,283,557	48
Superstructure	\$28.50	S.F.	110,413	100	\$3,146,329	100	1956					\$3,146,329	
Floor Construction	\$21.81	S.F.	40,000	0	\$872,446	100	1956					\$872,446	
Roof Construction	\$20.59	S.F.	110,413	0	\$2,273,883	100	1956					\$2,273,883	
Exterior Enclosure	\$18.36	S.F.	110,413	100	\$2,027,013	71	1956	1986			\$839,690	\$2,027,013	41
Exterior Walls	\$10.75	S.F.	110,413	0	\$1,187,323	100	1956					\$1,187,323	
Exterior Windows	\$4.64	S.F.	110,413	100	\$512,211	30	1956	1986			\$512,211	\$512,211	100
Exterior Doors	\$2.97	S.F.	110,413	100	\$327,479	30	1956	1986			\$327,479	\$327,479	100
Roofing	\$28.17	S.F.	110,413	100	\$3,110,215	20	1956	1976			\$3,110,215	\$3,110,215	100
Roof Coverings	\$28.14	S.F.	110,413	100	\$3,106,856	20	1956	1976			\$3,106,856	\$3,106,856	100
Roof Openings	\$0.03	S.F.	110,413	100	\$3,359	20	1956	1976			\$3,359	\$3,359	100
Interiors	\$73.29	S.F.	110,413	104	\$8,455,889	40	1956	1961			\$6,121,384	\$8,092,023	76
Interior Construction	\$17.65	S.F.	110,413	100	\$1,948,242	68	1956	1976			\$870,005	\$1,948,242	45
Partitions	\$10.22	S.F.	110,413	100	\$1,128,704	98	1956	2006			\$50,467	\$1,128,704	4
Concrete Block Partitions - Regular Weight	\$10.30	S.F.	104,712	0	\$1,078,237	100	1956					\$1,078,237	
Drywall Partitions/Metal Stud Framing	\$8.85	S.F.	5,701	100	\$50,467	50	1956	2006			\$50,467	\$50,467	100
Interior Doors	\$3.03	S.F.	110,413	100	\$334,197	40	1956	1996			\$334,197	\$334,197	100
Fittings	\$4.40	S.F.	110,413	100	\$485,341	20	1956	1976			\$485,341	\$485,341	100
Stairs	\$0.94	S.F.	110,413	100	\$104,122	100	1956	2056				\$104,122	
Stair Construction	\$0.94	S.F.	110,413	100	\$104,122	100	1956	2056				\$104,122	
Interior Finishes	\$54.70	S.F.	110,413	106	\$6,403,525	31	1957	1961			\$5,251,379	\$6,039,659	87
Wall Finishes	\$21.35	S.F.	110,413	100	\$2,357,852	26	1956	1961			\$2,357,852	\$2,357,852	100
Paint	\$6.34	S.F.	110,413	100	\$700,302	5	1956	1961			\$700,302	\$700,302	100
Tile	\$15.01	S.F.	110,413	100	\$1,657,550	35	1956	1991			\$1,657,550	\$1,657,550	100
Floor Finishes	\$23.37	S.F.	110,413	114	\$2,944,738	39	1959	1961			\$1,792,592	\$2,580,872	69
Carpet	\$7.51	S.F.	2,280	100	\$17,131	5	1956	1961			\$17,131	\$17,131	100
Ceramic Tile	\$19.29	S.F.	10,261	100	\$197,897	50	1956	2006			\$197,897	\$197,897	100
Concrete	\$3.64	S.F.	3,241	100	\$11,782	10	1956	1966			\$11,782	\$11,782	100
Terrazo	\$36.20	S.F.	29,643	100	\$1,073,071	75	1956	2031				\$1,073,071	
VAT (Resilient Flooring)	\$22.62	S.F.	52,567	130	\$1,545,599	13	1956	1969			\$1,545,599	\$1,188,922	130
VCT	\$8.85	S.F.	2,280	100	\$20,183	12	1956	1968			\$20,183	\$20,183	100
Wood	\$12.88	S.F.	5,580	110	\$79,075	40	2011	2051				\$71,886	
Ceiling Finishes	\$9.97	S.F.	110,413	100	\$1,100,935	20	1956	1969			\$1,100,935	\$1,100,935	100
Plaster Ceilings	\$16.87	S.F.	10,081	100	\$170,045	50	1956	2006			\$170,045	\$170,045	100
Drywall Ceilings	\$9.28	S.F.	4,561	100	\$42,317	35	1956	1991			\$42,317	\$42,317	100
Acoustical Ceilings	\$9.28	S.F.	95,771	100	\$888,573	13	1956	1969			\$888,573	\$888,573	100
Services	\$109.24	S.F.	110,413	100	\$12,061,319	24	1966	1971			\$10,125,651	\$12,061,319	84
Plumbing	\$15.38	S.F.	110,413	100	\$1,697,855	30	1966	1986			\$1,526,558	\$1,697,855	90
Low Flow Toilets	\$1.55	S.F.	110,413	100	\$171,297	30	2007	2037				\$171,297	
Plumbing Fixtures	\$10.65	S.F.	110,413	100	\$1,175,567	30	1956	1986			\$1,175,567	\$1,175,567	100
Domestic Water Distribution	\$0.88	S.F.	110,413	100	\$97,404	30	1956	1986			\$97,404	\$97,404	100
Sanitary Waste	\$1.35	S.F.	110,413	100	\$149,465	30	1956	1986			\$149,465	\$149,465	100
Rain Water Drainage	\$0.94	S.F.	110,413	100	\$104,122	30	1956	1986			\$104,122	\$104,122	100
HVAC	\$66.85	S.F.	110,413	100	\$7,380,882	21	1966	1971			\$6,432,691	\$7,380,882	87
Heat Generating Systems	\$8.65	S.F.	110,413	100	\$955,568	30	2007	2037				\$955,568	
Distribution Systems	\$16.03	S.F.	110,413	100	\$1,770,068	30	1956	1986			\$1,770,068	\$1,770,068	100
Terminal & Package Units	\$39.53	S.F.	110,413	100	\$4,364,713	15	1956	1971			\$4,372,090	\$4,364,713	100
Controls & Instrumentation	\$1.48	S.F.	110,413	100	\$162,900	20	1956	1976			\$162,900	\$162,900	100
Systems Testing & Balancing	\$1.16	S.F.	110,413	100	\$127,633	30	1956	1986			\$127,633	\$127,633	100
Fire Protection	\$0.68	S.F.	110,413	100	\$75,572	30	1956	1986			\$75,572	\$75,572	100
Sprinklers	\$0.68	S.F.	110,413	100	\$75,572	30	1956	1986			\$75,572	\$75,572	100
Electrical	\$26.33	S.F.	110,413	100	\$2,907,010	27	1966	1971			\$2,090,830	\$2,907,010	72
Electrical Service/Distribution	\$2.68	S.F.	110,413	100	\$295,571	30	1956	1986			\$295,571	\$295,571	100
Branch Wiring	\$11.96	S.F.	110,413	100	\$1,319,994	30	1956	1986			\$1,319,994	\$1,319,994	100
Lighting	\$7.39	S.F.	110,413	100	\$816,180	20	2007	2027				\$816,180	
Communications and Security	\$4.18	S.F.	110,413	100	\$461,830	30	1956	1986			\$461,830	\$461,830	100
Other Electrical Systems	\$0.12	S.F.	110,413	100	\$13,435	15	1956	1971			\$13,435	\$13,435	100
Equipment & Furnishings	\$5.36	S.F.	110,413	100	\$591,458	22	1956	1971			\$591,458	\$591,458	100
Equipment	\$5.36	S.F.	110,413	100	\$591,458	22	1956	1971			\$591,458	\$591,458	100
Institutional Equipment	\$2.91	S.F.	110,413	100	\$320,762	15	1956	1971			\$320,762	\$320,762	100
Other Equipment	\$2.45	S.F.	110,413	100	\$270,696	30	1956	1986			\$270,696	\$270,696	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Food Service Equipment, EACH	\$270,695.82	SYSTEM	1	100	\$270,696	30	1956	1986			\$270,696	\$270,696	100
Special Construction			0			0	0				\$577,623		
Special Construction			0			0	0				\$577,623		
ADA Compliance			0	0		0	0				\$577,623		
Building Sitework	\$3.94	S.F.	110,413	100	\$434,785	30	1956	1986			\$326,750	\$434,785	75
Site Improvements	\$2.84	S.F.	110,413	100	\$313,315	30	1956	1986			\$313,315	\$313,315	100
Parking Lots	\$2,390.33	Each	96	100	\$229,471	30	1956	1986			\$229,471	\$229,471	100
Pedestrian Paving	\$36.11	L.F.	2,322	100	\$83,844	30	1956	1986			\$83,844	\$83,844	100
Site Mechanical Utilities	\$1.10	S.F.	110,413	100	\$121,470	30	1956	1986			\$13,435	\$121,470	11
Fuel Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2004	2034				\$108,035	
NG Supply	\$0.12	S.F.	110,413	100	\$13,435	30	1956	1986			\$13,435	\$13,435	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\John Hanson French Immersion/Montessori_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$21,692,773					\$831,702					\$980,004
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$3,949,906										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$839,691										
Exterior Walls											
Exterior Windows	\$512,211										
Exterior Doors	\$327,479										
Roofing	\$3,110,215										
Roof Coverings	\$3,106,856										
Roof Openings	\$3,359										
Interiors	\$6,121,383					\$831,702					\$980,004
Interior Construction	\$870,005										
Partitions	\$50,467										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$50,467										
Interior Doors	\$334,197										
Fittings	\$485,341										
Stairs											
Stair Construction											
Interior Finishes	\$5,251,379					\$831,702					\$980,004
Wall Finishes	\$2,357,852					\$811,842					\$941,148
Paint	\$700,302					\$811,842					\$941,148
Tile	\$1,657,550										
Floor Finishes	\$1,792,591					\$19,860					\$38,857
Carpet	\$17,131					\$19,860					\$23,023
Ceramic Tile	\$197,897										
Concrete	\$11,782										\$15,834
Terrazo											
VAT (Resilient Flooring)	\$1,545,599										
VCT	\$20,183										
Wood											
Ceiling Finishes	\$1,100,936										
Plaster Ceilings	\$170,045										
Drywall Ceilings	\$42,317										
Acoustical Ceilings	\$888,573										
Services	\$10,125,652										
Plumbing	\$1,526,558										
Low Flow Toilets											
Plumbing Fixtures	\$1,175,567										
Domestic Water Distribution	\$97,404										
Sanitary Waste	\$149,465										
Rain Water Drainage	\$104,122										
HVAC	\$6,432,691										
Heat Generating Systems											
Distribution Systems	\$1,770,068										
Terminal & Package Units	\$4,372,090										
Controls & Instrumentation	\$162,900										
Systems Testing & Balancing	\$127,633										
Fire Protection	\$75,572										
Sprinklers	\$75,572										
Electrical	\$2,090,830										
Electrical Service/Distribution	\$295,571										
Branch Wiring	\$1,319,994										
Lighting											
Communications and Security	\$461										

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Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

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Facility: \Elementary Schools\John Hanson French Immersion/Montessori_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$14,262,178 \$336,760	\$7,430,595 \$175,452	\$21,692,773 \$512,211	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$215,305	\$112,174	\$327,479	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,042,641	\$1,064,216	\$3,106,856	Necess ary- 2-5 Yrs	Deferred Maintena nce	The roof is almost flat and in poor condition, with reported leaks. Roof drainage is very poor.
B3020		Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,208	\$1,151	\$3,359	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1010126		Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$33,180	\$17,287	\$50,467	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$219,722	\$114,475	\$334,197	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are beyond useful life, but in fair condition.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$319,094	\$166,248	\$485,341	Necess ary- 2-5 Yrs	Deferred Maintena nce	Toilet partitions and other fittings appear to be in fair condition.
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$460,422	\$239,880	\$700,302	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$1,089,776	\$567,773	\$1,657,550	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$13,270	\$6,913	\$20,183	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$11,263	\$5,868	\$17,131	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$7,746	\$4,036	\$11,782	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$130,109	\$67,787	\$197,897	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceramic tiles appear to be in fair condition.
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$1,016,173	\$529,426	\$1,545,599	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT (Resilient Flooring) is generally very old. Cracks and other damage has been observed in several places.
C3030105		Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$111,798	\$58,247	\$170,045	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030110		Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$27,822	\$14,495	\$42,317	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$584,203	\$304,370	\$888,573	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are generally in poor condition due to age and roof and pipe leaks.

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D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$772,891	\$402,676	\$1,175,567	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$64,040	\$33,365	\$97,404	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$68,456	\$35,666	\$104,122	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$98,268	\$51,197	\$149,465	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,869,634	\$1,495,079	\$4,364,713	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,163,753	\$606,315	\$1,770,068	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$107,101	\$55,799	\$162,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$83,914	\$43,719	\$127,633	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$49,686	\$25,886	\$75,572	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$194,327	\$101,244	\$295,571	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$867,846	\$452,148	\$1,319,994	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$303,636	\$158,194	\$461,830	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$8,833	\$4,602	\$13,435	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$150,869	\$78,603	\$229,471	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$55,124	\$28,720	\$83,844	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	2	Each	\$4,850	\$2,527	\$7,377	Necess ary- 2-5 Yrs	Functiona l Adequacy	Computer server rooms lacks independant cooling.
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$8,833	\$4,602	\$13,435	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$210,889	\$109,873	\$320,762	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$177,972	\$92,724	\$270,696	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	110,413	S.F.	\$379,766	\$197,858	\$577,623	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Facility Executive Summary**Facility:** \Elementary Schools\Kenilworth Elementary**Address:** 12520 Kembridge Drive, Bowie, MD 20715**Attributes:**

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	23A
Original Building	Built in 1963, 39,435 S.F.
School Addition 1	Built in 1967, 18,888 S.F.
School Board District	5
School Grade	PreK-5th

General Information:

Function: Elementary School
Gross Area: 58,323 S.F.

Year Built:
Last Renovation:

Facility Description:

Kenilworth Elementary School is a two-story, 58,323 square foot facility located on a 13.2-acre site close to MD Route 50 in Bowie, MD. The original building was constructed in 1963 and an addition was constructed in 1967, with no major renovation done.

ACCESSIBILITY ISSUES

The main entrance has ramps, curb cuts, and is wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap stalls are available in the gang restrooms on both first and second floors. The toilet configurations and accessories are adequate. Interior graphics and/or signage are inadequate or missing in some portions of the building and do not comply with ADA requirements. All the programs in the facility are handicap accessible, but programs on second story are accessible only with one chair lift. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on the concrete footings and foundation walls. The building does not have a basement, but does have crawl spaces.

B. SHELL

The superstructure is load bearing masonry walls. The roof construction is metal pan with lightweight fill and is resting on open web steel joist roof framing. The exterior enclosure is brick veneer over CMU with fireproof wall panels. The exterior windows in the facility are aluminum sash with operable single-pane glazing. Fire exit windows are available in all the classrooms. Most of the classrooms in the 1967 addition also have exterior doors. The exterior doors are hollow metal steel doors. The facility has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 2007.

C. INTERIORS

The interior partition walls typically include painted CMU and folding metal partitions (in two classrooms). The interior doors, including fire doors with no fire ratings, are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards. The building has steel stairs to access the second floor.

The interior wall finishes are typically painted CMU and folding metal partitions in two classrooms. The floor finishes throughout the building are typically vinyl composition tiles (VCT), vinyl asbestos tiles (VAT), carpet, and ceramic tiles. The VAT floor finish is in corridors, multipurpose room, kitchen, and several classrooms on both first and second floors. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 55,000 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended metal pan ceiling, vinyl faced ceiling and plaster ceiling. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 18,000 square feet of asbestos-containing ceiling tiles.

D. SERVICES**Conveying**

The two-story facility does not have an elevator, but does have one chair lift.

Plumbing

Fixtures are original. The toilets (with flush valves) were replaced throughout the original building in 2007. Other plumbing fixtures such as urinals and sinks are original. Domestic water distribution is copper and galvanized steel. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater, which was installed in 1993. There is an internal heat exchanger in the hot water storage.

HVAC

Heating is provided by two original Boilers, which were installed in 1967. Cooling is supplied by window units, and by gas-fired and rooftop units in the addition. The heating distribution system is 2-pipe, radiant system using air handlers, fan coil units, and fin tube radiators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in bathrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to switchgear with disconnect, which was added in 2000 for the window A/C unit service. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent with some incandescent. Emergency battery power and lighting and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has shelves and furniture, such as tables and chairs. The nurse's room has two beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in the cafeteria.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are three reserved handicap spaces out of total about 63 parking spaces. The parking lot was resurfaced and curbs / parking surface were striped around 2006. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic and underground fuel tank installed in 1994.

Current Repair Cost: \$10,232,368.74**Replacement Cost:** \$15,963,636.66**FCI:** 64.10%

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Facility Executive Summary

Facility: \Elementary Schools\Kenilworth Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1963

Gross Area: 58,323 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$10,232,368.74

Replacement Cost: \$15,963,636.66

FCI: 64.10%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Kenilworth Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$271.86	S.F.	58,323	102	\$16,144,288	39	1969	1968	2009		\$10,232,367	\$15,855,602	65
Substructure	\$15.71	S.F.	58,323	100	\$916,367	100	1963					\$916,367	
Foundations	\$15.71	S.F.	58,323	100	\$916,367	100	1963					\$916,367	
Standard Foundations	\$5.19	S.F.	58,323	0	\$302,499	100	1963					\$302,499	
Slab on Grade	\$10.53	S.F.	58,323	0	\$613,868	100	1963					\$613,868	
Shell	\$59.85	S.F.	58,323	100	\$3,490,558	65	1969	1993			\$462,176	\$3,490,558	13
Superstructure	\$21.42	S.F.	58,323	100	\$1,249,384	100	1963					\$1,249,384	
Floor Construction	\$21.20	S.F.	18,323	0	\$388,498	100	1963					\$388,498	
Roof Construction	\$21.52	S.F.	40,000	0	\$860,886	100	1963					\$860,886	
Exterior Enclosure	\$19.15	S.F.	58,323	100	\$1,116,851	71	1963	1993			\$462,176	\$1,116,851	41
Exterior Walls	\$11.22	S.F.	58,323	0	\$654,675	100	1963					\$654,675	
Exterior Windows	\$4.84	S.F.	58,323	100	\$282,096	30	1963	1993			\$282,096	\$282,096	100
Exterior Doors	\$3.09	S.F.	58,323	100	\$180,080	30	1963	1993			\$180,080	\$180,080	100
Roofing	\$19.28	S.F.	58,323	100	\$1,124,323	20	2007	2027				\$1,124,323	
Roof Coverings	\$28.11	S.F.	40,000	100	\$1,124,323	20	2007	2027				\$1,124,323	
Interiors	\$56.64	S.F.	58,323	109	\$3,592,052	31	1974	1968	2009		\$2,052,059	\$3,303,366	62
Interior Construction	\$18.46	S.F.	58,323	100	\$1,076,930	70	1963	1983			\$451,530	\$1,076,930	42
Partitions	\$10.72	S.F.	58,323	100	\$625,400	100	1963					\$625,400	
Concrete Block Partitions - Regular Weight	\$10.72	S.F.	58,323	0	\$625,400	100	1963					\$625,400	
Interior Doors	\$3.15	S.F.	58,323	100	\$183,628	40	1963	2003			\$183,628	\$183,628	100
Fittings	\$4.59	S.F.	58,323	100	\$267,902	20	1963	1983			\$267,902	\$267,902	100
Stairs	\$1.13	S.F.	58,323	100	\$65,645	50	1963	2013	2009		\$65,645	\$65,645	100
Stair Construction	\$1.13	S.F.	58,323	100	\$65,645	50	1963	2013	2009		\$65,645	\$65,645	100
Stairs	\$1.13	S.F.	58,323	100	\$65,645	50	1963	2013	2009		\$65,645	\$65,645	100
Interior Finishes	\$37.05	S.F.	58,323	113	\$2,449,477	13	1988	1968			\$1,534,884	\$2,160,791	71
Wall Finishes	\$6.65	S.F.	58,323	100	\$387,660	5	2008	2013				\$387,660	
Paint	\$6.65	S.F.	58,323	100	\$387,660	5	2008	2013				\$387,660	
Floor Finishes	\$20.33	S.F.	58,323	124	\$1,474,562	16	1967	1968			\$1,353,642	\$1,185,876	114
Carpet	\$7.88	S.F.	6,000	100	\$47,273	5	1963	1968			\$47,273	\$47,273	100
Ceramic Tile	\$20.15	S.F.	6,000	100	\$120,920	50	1963	2013				\$120,920	
VAT (Resilient Flooring)	\$23.86	S.F.	40,323	130	\$1,250,974	13	1963	1976			\$1,250,974	\$962,288	130
VCT	\$9.23	S.F.	6,000	100	\$55,395	12	2000	2012			\$55,395	\$55,395	100
Ceiling Finishes	\$10.07	S.F.	40,323	100	\$406,013	13	2002	2015				\$406,013	
Ceiling Finishes	\$10.07	S.F.	18,000	100	\$181,242	13	1963	1976			\$181,242	\$181,242	100
Services	\$128.59	S.F.	58,323	100	\$7,499,482	25	1968	1973			\$7,151,741	\$7,499,482	95
Plumbing	\$15.99	S.F.	58,323	100	\$932,335	30	1972	1993			\$839,190	\$932,335	90
Low Flow Toilets	\$1.60	S.F.	58,323	100	\$93,145	30	2007	2037				\$93,145	
Plumbing Fixtures	\$11.12	S.F.	58,323	100	\$648,465	30	1963	1993			\$648,465	\$648,465	100
Domestic Water Distribution	\$0.90	S.F.	58,323	100	\$52,338	30	1963	1993			\$52,338	\$52,338	100
Sanitary Waste	\$1.40	S.F.	58,323	100	\$81,613	30	1963	1993			\$81,613	\$81,613	100
Rain Water Drainage	\$0.97	S.F.	58,323	100	\$56,774	30	1963	1993			\$56,774	\$56,774	100
HVAC	\$77.33	S.F.	58,323	100	\$4,509,979	21	1963	1973			\$4,509,979	\$4,509,979	100
Heat Generating Systems	\$9.19	S.F.	58,323	100	\$535,804	30	1963	1993			\$535,804	\$535,804	100
Cooling Generating Systems	\$7.35	S.F.	58,323	100	\$428,466	30	1963	1993			\$428,466	\$428,466	100
Distribution Systems	\$16.75	S.F.	58,323	100	\$976,689	30	1963	1993			\$976,689	\$976,689	100
Terminal & Package Units	\$41.30	S.F.	58,323	100	\$2,408,457	15	1963	1978			\$2,408,457	\$2,408,457	100
Controls & Instrumentation	\$1.54	S.F.	58,323	100	\$89,596	20	1963	1983			\$89,596	\$89,596	100
Systems Testing & Balancing	\$1.22	S.F.	58,323	100	\$70,967	10	1963	1973			\$70,967	\$70,967	100
Fire Protection	\$6.27	S.F.	58,323	100	\$365,482	30	1963	1993			\$365,482	\$365,482	100
Sprinklers	\$6.27	S.F.	58,323	100	\$365,482	30	1963	1993			\$365,482	\$365,482	100
Electrical	\$29.01	S.F.	58,323	100	\$1,691,686	28	1973	1993			\$1,437,090	\$1,691,686	85
Electrical Service/Distribution	\$2.78	S.F.	58,323	100	\$162,338	30	1963	1993			\$162,338	\$162,338	100
Lighting and Branch Wiring	\$21.86	S.F.	58,323	100	\$1,274,752	30	1963	1993			\$1,274,752	\$1,274,752	100
Communications and Security	\$4.37	S.F.	58,323	100	\$254,596	20	1994	2014				\$254,596	
Equipment & Furnishings	\$7.16	S.F.	58,323	100	\$417,314	24	1963	1978			\$417,314	\$417,314	100
Equipment	\$7.16	S.F.	58,323	100	\$417,314	24	1963	1978			\$417,314	\$417,314	100
Institutional Equipment	\$3.03	S.F.	58,323	100	\$176,531	15	1963	1978			\$176,531	\$176,531	100
Other Equipment	\$4.13	S.F.	58,323	100	\$240,783	30	1963	1993			\$240,783	\$240,783	100
Food Service Equipment, EACH	\$240,783.43	SYSTEM	1	100	\$240,783	30	1963	1993			\$240,783	\$240,783	100
Special Construction			0			0	0				\$135,956		
Special Construction			0			0	0				\$135,956		
ADA Compliance			0	0		0	0				\$135,956		
Building Sitework	\$3.92	S.F.	58,323	100	\$228,515	30	1964	1993			\$13,121	\$228,515	6
Site Improvements	\$3.69	S.F.	58,323	100	\$215,394	30	2007	2037				\$215,394	
Parking Lots	\$2,497.25	Each	63	100	\$157,327	30	2007	2037				\$157,327	
Pedestrian Paving	\$37.71	L.F.	1,540	100	\$58,067	30	2007	2037				\$58,067	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$0.22	S.F.	58,323	100	\$13,121	30	1963	1993			\$13,121	\$13,121	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	58,323	100	\$6,210	30	1963	1993			\$6,210	\$6,210	100
Gas Service Piping	\$0.11	S.F.	58,323	100	\$6,210	30	1963	1993			\$6,210	\$6,210	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1963	1993			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Kenilworth Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,727,396 \$185,467	\$3,504,973 \$96,628	\$10,232,369 \$282,096	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in fair condition and beyond useful life. Water leaks into the building through some windows causing the plaster on the walls to peel. Exterior doors are beyond useful life and in fair condition (rusty with damaged weather stripping).
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$118,396	\$61,684	\$180,080	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors, including fire doors, are in fair condition, with chipped corners, worn surface finishes, and damaged hardware.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$120,729	\$62,900	\$183,628	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are beyond useful life and in fair condition. The toilet partitions are rusted and in poor condition. All of the old toilet accessories are beyond their useful life and need to be replaced.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$176,135	\$91,767	\$267,902	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office is beyond useful life and in poor condition (worn and stained).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$31,080	\$16,193	\$47,273	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tiles in corridors, multi-purpose room, kitchen, and several classrooms on both first and second floor are in fair to poor condition (beyond useful life, worn, and cracked).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$822,468	\$428,506	\$1,250,974	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal pan acoustical ceilings tiles in the office and some classrooms are beyond useful life and in fair condition (stained, bent, damaged, and painted over). The plaster ceiling in the boiler room is peeling.
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$119,160	\$62,082	\$181,242	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$426,341	\$222,124	\$648,465	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$34,411	\$17,928	\$52,338	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$53,657	\$27,955	\$81,613	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,583,469	\$824,988	\$2,408,457	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$281,700	\$146,766	\$428,466	Necess ary- 2-5 Yrs	Deferred Maintena nce	Original steam boilers in Boiler Room #1 need total replacement. Boiler room #2 has a newer boiler in good condition (installed in 2003).
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$642,136	\$334,553	\$976,689	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$58,906	\$30,690	\$89,596	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$46,658	\$24,309	\$70,967	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$240,291	\$125,191	\$365,482	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$106,731	\$55,607	\$162,338	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$838,102	\$436,651	\$1,274,752	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$352,271	\$183,533	\$535,804	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$37,327	\$19,447	\$56,774	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,083	\$2,127	\$6,210	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$116,063	\$60,469	\$176,531	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$158,306	\$82,477	\$240,783	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	58,323	S.F.	\$89,386	\$46,570	\$135,956	Does Not Meet Current Code/St andards	ADA / Accessibility	
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$43,159	\$22,486	\$65,645	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$36,420	\$18,975	\$55,395	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\Kenmoor Elementary**Address:** 3211 82nd Avenue, Landover, MD 20785**Attributes:**

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1966, 42,559 S.F.
School Addition 1	Built in 1969, 1,438 S.F.
School Board District	4
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	43,997 S.F.

Year Built:**Last Renovation:****Facility Description:**

Kenmoor Elementary School is a one-story, 43,997 square foot facility located on a 9-acre site close to MD Route 295 (Baltimore-Washington Parkway) and US Route 50 in Landover, MD. The original building was constructed in 1966 and an addition was constructed in 1969, with no major renovation. In 2012 some minor projects were performed including ADA upgrades, security upgrades, installation of a kitchen grease trap, and some structural projects.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The entrance ramp lacks change of color and texture, the main entrance door threshold is an impediment to wheelchairs, and interior door hardware needs to be upgraded. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are aluminum. Roofing is typically low-slope with built-up roof, which was replaced in 2006.

C. INTERIORS

Interior partition wall types typically painted CMU. Interior doors are generally solid core with hollow metal frames. Interior fittings include chalk and tack boards, shelving and toilet partitions. Interior wall finishes are typically painted CMU, tile, and glazed block. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, vinyl asbestos tiles, and carpet. Floor finishes in assignable spaces is typically vinyl tile, vinyl asbestos tiles, and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 40,570 square feet of vinyl asbestos tiles. Ceiling finishes in common and assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow toilets, which were installed around 2008. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is combination of internal roof drains and scuppers. The building does not have a sprinkler system except for individual heads in janitor closets.

HVAC

Heating is provided by two steam dual fired boilers that supply fin tube radiators and terminal units throughout the building. Cooling is provided by individual window units for each classroom and offices. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Most of the distribution system is original. Lighting has been upgraded. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of visual/audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where two out of 47 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, and electrical. Underground fuel tank with leak detection and level indicator was installed in 2006.

Current Repair Cost: \$7,765,613.59**Replacement Cost:** \$12,091,521.32**FCI:** 64.22%

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Facility Executive Summary

Facility: \Elementary Schools\Kenmoor Elementary_ **Building**

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1966

Gross Area: 43,997 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,765,613.59

Replacement Cost: \$12,091,521.32

FCI: 64.22%

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Facility Executive Summary

Facility: \Elementary Schools\Kenmoor Elementary_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$274.83	S.F.	43,997	101	\$12,267,191	39	1971	1971			\$7,765,615	\$12,091,524	64
Substructure	\$15.62	S.F.	43,997	100	\$687,263	100	1966				\$15,471	\$687,263	2
Foundations	\$15.62	S.F.	43,997	100	\$687,263	100	1966				\$15,471	\$687,263	2
Standard Foundations	\$5.25	S.F.	43,997	0	\$230,872	100	1966				\$15,471	\$230,872	7
Slab on Grade	\$10.37	S.F.	43,997	0	\$456,391	100	1966					\$456,391	
Shell	\$70.45	S.F.	43,997	100	\$3,099,710	60	1974	1996			\$343,297	\$3,099,710	11
Superstructure	\$22.74	S.F.	43,997	100	\$1,000,446	100	1966					\$1,000,446	
Roof Construction	\$22.74	S.F.	43,997	0	\$1,000,446	100	1966					\$1,000,446	
Exterior Enclosure	\$18.88	S.F.	43,997	100	\$830,471	71	1966	1996			\$343,297	\$830,471	41
Exterior Walls	\$11.07	S.F.	43,997	0	\$487,174	100	1966					\$487,174	
Exterior Windows	\$4.76	S.F.	43,997	100	\$209,458	30	1966	1996			\$209,458	\$209,458	100
Exterior Doors	\$3.04	S.F.	43,997	100	\$133,839	30	1966	1996			\$133,839	\$133,839	100
Roofing	\$28.84	S.F.	43,997	100	\$1,268,793	20	2006	2026				\$1,268,793	
Roof Coverings	\$28.84	S.F.	43,997	100	\$1,268,793	20	2006	2026				\$1,268,793	
Interiors	\$53.79	S.F.	43,997	107	\$2,542,221	33	1966	1971			\$2,005,991	\$2,366,554	85
Interior Construction	\$18.24	S.F.	43,997	100	\$802,364	70	1966	1986			\$336,605	\$802,364	42
Partitions	\$10.59	S.F.	43,997	100	\$465,759	100	1966					\$465,759	
Concrete Block Partitions - Regular Weight	\$10.59	S.F.	43,997	0	\$465,759	100	1966					\$465,759	
Interior Doors	\$3.12	S.F.	43,997	100	\$137,185	40	1966	2006			\$137,185	\$137,185	100
Fittings	\$4.53	S.F.	43,997	100	\$199,420	20	1966	1986			\$199,420	\$199,420	100
Interior Finishes	\$35.55	S.F.	43,997	111	\$1,739,857	16	1966	1971			\$1,669,386	\$1,564,190	107
Wall Finishes	\$9.23	S.F.	43,997	100	\$406,267	20	1966	1971			\$406,267	\$406,267	100
Paint	\$6.56	S.F.	30,798	100	\$201,897	5	1966	1971			\$201,897	\$201,897	100
Tile	\$15.48	S.F.	13,199	100	\$204,370	35	1966	2001			\$204,370	\$204,370	100
Floor Finishes	\$16.36	S.F.	43,997	124	\$895,467	14	1966	1971			\$863,243	\$719,800	120
Carpet	\$7.76	S.F.	2,200	100	\$17,066	5	1966	1971			\$17,066	\$17,066	100
Ceramic Tile	\$14.65	S.F.	2,200	100	\$32,224	50	1966	2016				\$32,224	
Concrete	\$3.73	S.F.	1,320	100	\$4,919	10	1966	1976			\$4,919	\$4,919	100
VAT (Resilient Flooring)	\$19.86	S.F.	29,478	130	\$761,226	13	1966	1979			\$761,226	\$585,559	130
VCT	\$9.10	S.F.	8,799	100	\$80,032	12	1966	1978			\$80,032	\$80,032	100
Ceiling Finishes	\$9.96	S.F.	43,997	100	\$438,123	16	1966	1979			\$399,876	\$438,123	91
Plaster Ceilings	\$17.39	S.F.	2,200	100	\$38,247	50	1966	2016				\$38,247	
Acoustical Ceilings	\$9.57	S.F.	41,797	100	\$399,876	13	1966	1979			\$399,876	\$399,876	100
Services	\$119.82	S.F.	43,997	100	\$5,271,913	24	1973	1976			\$4,740,246	\$5,271,913	90
Plumbing	\$15.83	S.F.	43,997	100	\$696,631	30	1966	1996			\$696,631	\$696,631	100
Plumbing Fixtures	\$12.59	S.F.	43,997	100	\$554,093	30	1966	1996			\$554,093	\$554,093	100
Domestic Water Distribution	\$0.88	S.F.	43,997	100	\$38,813	30	1966	1996			\$38,813	\$38,813	100
Sanitary Waste	\$1.38	S.F.	43,997	100	\$60,897	30	1966	1996			\$60,897	\$60,897	100
Rain Water Drainage	\$0.97	S.F.	43,997	100	\$42,828	30	1966	1996			\$42,828	\$42,828	100
HVAC	\$69.04	S.F.	43,997	100	\$3,037,474	21	1966	1976			\$3,041,162	\$3,037,474	100
Heat Generating Systems	\$8.91	S.F.	43,997	100	\$392,148	30	1966	1996			\$392,148	\$392,148	100
Boilers	\$8.91	S.F.	43,997	100	\$392,148	30	1966	1996			\$392,148	\$392,148	100
Distribution Systems	\$16.50	S.F.	43,997	100	\$726,076	30	1966	1996			\$726,076	\$726,076	100
Terminal & Package Units	\$40.90	S.F.	43,997	100	\$1,799,464	15	1966	1981			\$1,803,152	\$1,799,464	100
Controls & Instrumentation	\$1.51	S.F.	43,997	100	\$66,250	20	1966	1986			\$66,250	\$66,250	100
Systems Testing & Balancing	\$1.22	S.F.	43,997	100	\$53,536	10	1966	1976			\$53,536	\$53,536	100
Fire Protection	\$6.18	S.F.	43,997	100	\$271,693	30	1966	1996			\$271,693	\$271,693	100
Sprinklers	\$6.18	S.F.	43,997	100	\$271,693	30	1966	1996			\$271,693	\$271,693	100
Electrical	\$28.78	S.F.	43,997	100	\$1,266,115	27	1988	1996			\$730,760	\$1,266,115	58
Electrical Service/Distribution	\$2.87	S.F.	43,997	100	\$126,477	30	2000	2030				\$126,477	
New Main Line	\$1.52	S.F.	43,997	100	\$66,919	30	2000	2030				\$66,919	
Main Panel	\$1.35	S.F.	43,997	100	\$59,558	30	2000	2030				\$59,558	
Branch Wiring	\$12.30	S.F.	43,997	100	\$541,378	30	1966	1996			\$541,378	\$541,378	100
Lighting	\$9.29	S.F.	43,997	100	\$408,878	20	2007	2027				\$408,878	
Communications and Security	\$4.30	S.F.	43,997	100	\$189,382	30	1966	1996			\$189,382	\$189,382	100
Equipment & Furnishings	\$8.38	S.F.	43,997	100	\$368,596	25	1966	1981			\$368,596	\$368,596	100
Equipment	\$8.38	S.F.	43,997	100	\$368,596	25	1966	1981			\$368,596	\$368,596	100
Institutional Equipment	\$2.98	S.F.	43,997	100	\$131,162	15	1966	1981			\$131,162	\$131,162	100
Other Equipment	\$5.40	S.F.	43,997	100	\$237,434	30	1966	1996			\$237,434	\$237,434	100
Food Service Equipment	\$237,433.80	SYSTEM	1	100	\$237,434	30	1966	1996			\$237,434	\$237,434	100
Special Construction			0			0	0				\$102,561		
Special Construction			0			0	0				\$102,561		
ADA Compliance			0	0		0	0				\$102,561		
Building Sitework	\$6.76	S.F.	43,997	100	\$297,488	30	1966	1996			\$189,453	\$297,488	64
Site Improvements	\$4.20	S.F.	43,997	100	\$184,769	30	1966	1996			\$184,769	\$184,769	100
Parking Lots	\$2,462.51	Each	47	100	\$115,738	30	1966	1996			\$115,738	\$115,738	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$37.17	L.F.	1,857	100	\$69,031	30	1966	1996			\$69,031	\$69,031	100
Site Mechanical Utilities	\$2.56	S.F.	43,997	100	\$112,719	30	1966	1996			\$4,684	\$112,719	4
Fuel Distribution	\$2.56	S.F.	43,997	100	\$112,719	30	1966	1996			\$4,684	\$112,719	4
NG Supply	\$0.11	S.F.	43,997	100	\$4,684	30	1966	1996			\$4,684	\$4,684	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2007	2037				\$108,035	

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Facility: \Elementary Schools\Kenmoor Elementary_ **Building** (continued)

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Report Date: 08 Sep 2012

Facility: \Elementary Schools\Kenmoor Elementary_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$5,105,597 \$137,711	\$2,660,016 \$71,747	\$7,765,614 \$209,458	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$87,994	\$45,845	\$133,839	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are worn out, damaged, and do not seal properly.
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$90,194	\$46,991	\$137,185	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior door hardware needs to be upgraded.
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$131,111	\$68,309	\$199,420	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$132,739	\$69,157	\$201,897	Necess ary- 2-5 Yrs	Deferred Maintena nce	Extensive damage to paint has been observed throughout the building.
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$134,366	\$70,005	\$204,370	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$52,618	\$27,414	\$80,032	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$11,220	\$5,846	\$17,066	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is old and worn out.
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$3,234	\$1,685	\$4,919	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System		Beyond Useful Life	Renew System	1	Ea.	\$500,477	\$260,749	\$761,226	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$262,903	\$136,973	\$399,876	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are beyond useful life.
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$364,295	\$189,798	\$554,093	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$25,518	\$13,295	\$38,813	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$28,158	\$14,670	\$42,828	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$40,037	\$20,859	\$60,897	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$1,183,079	\$616,384	\$1,799,464	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System		Beyond Useful Life	Renew System	1	Ea.	\$257,822	\$134,325	\$392,148	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$477,367	\$248,708	\$726,076	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$43,557	\$22,693	\$66,250	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$35,198	\$18,338	\$53,536	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$178,628	\$93,065	\$271,693	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$355,936	\$185,443	\$541,378	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$124,512	\$64,870	\$189,382	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$86,234	\$44,928	\$131,162	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$76,093	\$39,645	\$115,738	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$45,385	\$23,646	\$69,031	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is cracked and overgrown.
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$3,080	\$1,605	\$4,684	Necess ary- 2-5 Yrs	Deferred Maintena nce	
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	A structural engineer should investigate slab/wall/foundation failure.
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necess ary- 2-5 Yrs	Functiona l Adequacy	Server room lacks adequate cooling.
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$156,104	\$81,330	\$237,434	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	43,997	S.F.	\$67,430	\$35,131	\$102,561	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Facility Executive Summary**Facility:** \Elementary Schools\Kettering Elementary**Address:** 11000 Layton Street, Upper Marlboro, MD 20772**Attributes:**

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1969, 50,376 S.F.
School Addition 1	Built in 1998, 7,275 S.F.
School Board District	6
School Grade	PreK-5th

General Information:

Function: Elementary School
Gross Area: 57,651 S.F.

Year Built:
Last Renovation:

Facility Description:

Kettering Elementary School is located on a 10-acre site outside the I-495 beltway in Upper Marlboro, MD. The one-story, 57,651 square foot facility was originally constructed in 1969, with an addition constructed in 1998. Parking was improved in 2012. A POD conversion of 13,545 S.F. into 12 classrooms is currently being programmed for a 2013 construction completion.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and doors are wide enough for wheel chair access but lack push button wall switches and automatic door openers. The school has an exterior ramp that facilitates access to the 1998 addition. A handicap toilet stall is available in only one gang restroom (near the 1998-addition). Toilet configurations and accessories are inadequate. Interior graphics and/or signage for ADA compliance are inadequate and missing in some portions of the building (parking lot has handicap signs). All programs in this one-story facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on the slab-on-grade. The building does not have a basement or the crawl spaces.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill and is resting on open web steel joist roof framing. The exterior enclosure is brick veneer over CMU. The exterior windows in the original building are aluminum sash with operable single-pane glazing. The exterior windows in the 1998 addition are double pane windows. Fire exit windows are available in all classrooms. Some of the classrooms (especially primaries) also have an exterior door. The exterior doors in the original building are hollow metal steel doors. A very few exterior doors have been replaced in the past, for example in the boiler room. The facility has low-slope built up roof with gravel ballast. The built-up roof over the original building was replaced in 2002.

C. INTERIORS

Interior partition walls typically include CMU, gypsum drywalls, and folding metal partition walls. Interior doors (including fire doors with no fire ratings) are generally solid core wood doors with metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards. The metal toilet partitions are original. The facility does not have stair construction.

Interior wall finishes are typically painted CMU and gypsum drywalls. The paint was redone in 2008. Floor finishes throughout the building are typically vinyl composition tiles (VCT), vinyl asbestos tiles (VAT), carpet, and ceramic tiles. The overall ceiling finishes are typically suspended acoustical tiles and sheetrock drop-in ceiling in the kitchen, stage, restrooms and in the boiler room. The fissured ceiling tiles in all other classroom and corridors in the original building are original.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original except for the low flow toilets installed around 2008. Domestic water distribution is original and consists of copper and galvanized. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system except in janitors closets.

HVAC

Heating is provided by two steam dual fired boilers (replaced in 2007) that supply air handlers, fan coil units, fin tube radiators, and terminal units throughout the building. Cooling is provided a new air cooled chiller to the mezzanine air handlers. Distribution is a 2-pipe system, with metal duct from the air handlers to the spaces. Heating and cooling for the 1998 addition is provided by roof mounted gas fired package units. Fresh air is supplied by fan coil units and air handlers. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Facility Executive Summary

Electrical

A pole mounted transformer provides service to a main disconnect. Minor additions were done for the air condition system, but most of the distribution system is original. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of visual/audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has shelves and furniture such as tables/chairs. The nurse's room has two beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment and multiple seating furnishings (folding chairs and tables) in the cafeteria.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where it was improved in 2012 with 129 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting, utility lines and an underground fuel tank. Pedestrian and vehicular traffic is separated.

Current Repair Cost: \$8,201,779.92**Replacement Cost:** \$15,857,807.29**FCI:** 51.72%

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Facility Executive Summary

Facility: \Elementary Schools\Kettering Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1969

Gross Area: 50,376 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,073,448.34

Replacement Cost: \$13,976,710.53

FCI: 57.76%

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Facility: \Elementary Schools\Kettering Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$275.09	S.F.	50,376	101	\$14,009,841	39	1975	1974	2011		\$8,073,447	\$13,857,756	58
Substructure	\$15.45	S.F.	50,376	100	\$778,479	100	1969					\$778,479	
Foundations	\$15.45	S.F.	50,376	100	\$778,479	100	1969					\$778,479	
Standard Foundations	\$5.19	S.F.	50,376	0	\$261,281	100	1969					\$261,281	
Slab on Grade	\$10.27	S.F.	50,376	0	\$517,198	100	1969					\$517,198	
Shell	\$67.88	S.F.	50,376	100	\$3,419,636	59	1976	1999			\$390,772	\$3,419,636	11
Superstructure	\$21.04	S.F.	50,376	100	\$1,059,681	100	1969					\$1,059,681	
Roof Construction	\$21.04	S.F.	50,376	0	\$1,059,681	100	1969					\$1,059,681	
Exterior Enclosure	\$18.72	S.F.	50,376	100	\$943,216	71	1969	1999			\$390,772	\$943,216	41
Exterior Walls	\$10.97	S.F.	50,376	0	\$552,444	100	1969					\$552,444	
Exterior Windows	\$4.73	S.F.	50,376	100	\$238,294	30	1969	1999			\$238,294	\$238,294	100
Exterior Doors	\$3.03	S.F.	50,376	100	\$152,478	30	1969	1999			\$152,478	\$152,478	100
Roofing	\$28.12	S.F.	50,376	100	\$1,416,739	20	2002	2022				\$1,416,739	
Roof Coverings	\$28.12	S.F.	50,376	100	\$1,416,739	20	2002	2022				\$1,416,739	
Interiors	\$51.39	S.F.	50,376	106	\$2,741,038	35	1976	1974	2011		\$1,547,217	\$2,588,953	60
Interior Construction	\$18.02	S.F.	50,376	100	\$907,969	70	1969	1989	2011		\$380,044	\$907,969	42
Partitions	\$10.48	S.F.	50,376	100	\$527,925	100	1969					\$527,925	
Concrete Block Partitions - Regular Weight	\$10.48	S.F.	50,376	0	\$527,925	100	1969					\$527,925	
Interior Doors	\$3.07	S.F.	50,376	100	\$154,776	40	1969	2009	2011		\$154,776	\$154,776	100
Fittings	\$4.47	S.F.	50,376	100	\$225,268	20	1969	1989			\$225,268	\$225,268	100
Stairs	\$1.10	S.F.	50,376	100	\$55,168	50	1969	2019				\$55,168	
Stair Construction	\$1.10	S.F.	50,376	100	\$55,168	50	1969	2019				\$55,168	
Stairs	\$1.10	S.F.	50,376	100	\$55,168	50	1969	2019				\$55,168	
Interior Finishes	\$32.27	S.F.	50,376	109	\$1,777,901	17	1986	1974	2015		\$1,167,173	\$1,625,816	72
Wall Finishes	\$6.49	S.F.	50,376	100	\$327,175	5	2008	2013				\$327,175	
Paint	\$6.49	S.F.	50,376	100	\$327,175	5	2008	2013				\$327,175	
Floor Finishes	\$16.30	S.F.	50,376	119	\$973,372	17	1980	1974	2015		\$689,819	\$821,287	84
Carpet	\$7.70	S.F.	4,000	100	\$30,785	5	1969	1974			\$30,785	\$30,785	100
Ceramic Tile	\$19.68	S.F.	6,000	100	\$118,090	50	1969	2019				\$118,090	
VAT (Resilient Flooring)	\$23.04	S.F.	22,000	130	\$659,034	13	1969	1982			\$659,034	\$506,949	130
VCT	\$9.00	S.F.	18,376	100	\$165,463	12	1998	2010	2015	3		\$165,463	
Ceiling Finishes	\$9.48	S.F.	50,376	100	\$477,354	25	1969	1994			\$477,354	\$477,354	100
Services	\$125.32	S.F.	50,376	100	\$6,312,877	25	1976	1979			\$5,428,660	\$6,312,877	86
Plumbing	\$15.59	S.F.	50,376	100	\$785,375	30	1977	1999			\$706,454	\$785,375	90
Low Flow Toilets	\$1.57	S.F.	50,376	100	\$78,921	30	2007	2037				\$78,921	
Plumbing Fixtures	\$10.84	S.F.	50,376	100	\$546,314	30	1969	1999			\$546,314	\$546,314	100
Domestic Water Distribution	\$0.88	S.F.	50,376	100	\$44,441	30	1969	1999			\$44,441	\$44,441	100
Sanitary Waste	\$1.35	S.F.	50,376	100	\$68,193	30	1969	1999			\$68,193	\$68,193	100
Rain Water Drainage	\$0.94	S.F.	50,376	100	\$47,506	30	1969	1999			\$47,506	\$47,506	100
HVAC	\$75.32	S.F.	50,376	100	\$3,794,315	21	1981	1979			\$2,989,019	\$3,794,315	79
Heat Generating Systems	\$8.82	S.F.	50,376	100	\$444,407	30	2007	2037				\$444,407	
Air Cooled Chiller	\$7.16	S.F.	50,376	100	\$360,889	30	2005	2035				\$360,889	
Distribution Systems	\$16.34	S.F.	50,376	100	\$822,919	30	1969	1999			\$822,919	\$822,919	100
Terminal & Package Units	\$40.31	S.F.	50,376	100	\$2,030,480	15	1969	1984			\$2,030,480	\$2,030,480	100
Controls & Instrumentation	\$1.49	S.F.	50,376	100	\$75,089	20	1969	1989			\$75,089	\$75,089	100
Systems Testing & Balancing	\$1.20	S.F.	50,376	100	\$60,531	10	1969	1979			\$60,531	\$60,531	100
Fire Protection	\$6.13	S.F.	50,376	100	\$308,786	30	1969	1999			\$308,786	\$308,786	100
Sprinklers	\$6.13	S.F.	50,376	100	\$308,786	30	1969	1999			\$308,786	\$308,786	100
Electrical	\$28.28	S.F.	50,376	100	\$1,424,401	30	1969	1999			\$1,424,401	\$1,424,401	100
Electrical Service/Distribution	\$2.71	S.F.	50,376	100	\$136,387	30	1969	1999			\$136,387	\$136,387	100
Lighting and Branch Wiring	\$21.32	S.F.	50,376	100	\$1,074,239	30	1969	1999			\$1,074,239	\$1,074,239	100
Communications and Security	\$4.24	S.F.	50,376	100	\$213,775	30	1969	1999			\$213,775	\$213,775	100
Equipment & Furnishings	\$7.63	S.F.	50,376	100	\$384,521	24	1969	1984			\$384,521	\$384,521	100
Equipment	\$7.63	S.F.	50,376	100	\$384,521	24	1969	1984			\$384,521	\$384,521	100
Institutional Equipment	\$2.97	S.F.	50,376	100	\$149,413	15	1969	1984			\$149,413	\$149,413	100
Other Equipment	\$4.67	S.F.	50,376	100	\$235,108	30	1969	1999			\$235,108	\$235,108	100
Food Service Equipment, EACH	\$235,108.06	SYSTE M	1	100	\$235,108	30	1969	1999			\$235,108	\$235,108	100
Special Construction			0			0	0				\$263,541		
Special Construction			0			0	0				\$263,541		
ADA Compliance			0	0		0	0				\$263,541		
Building Sitework	\$7.41	S.F.	50,376	100	\$373,290	30	1969	1999			\$58,736	\$373,290	16
Site Improvements	\$7.30	S.F.	50,376	100	\$367,926	30	1973	1999			\$53,372	\$367,926	15
Parking Lots	\$2,438.41	Ea.	129	100	\$314,554	30	2012	2042				\$314,554	
Pedestrian Paving	\$36.81	L.F.	1,450	100	\$53,372	30	1969	1999			\$53,372	\$53,372	100
Site Mechanical Utilities	\$0.11	S.F.	50,376	100	\$5,364	30	1969	1999			\$5,364	\$5,364	100
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.11	S.F.	50,376	100	\$5,364	30	1969	1999			\$5,364	\$5,364	100
Gas Service Piping	\$0.11	S.F.	50,376	100	\$5,364	30	1969	1999			\$5,364	\$5,364	100

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Facility: \Elementary Schools\Kettering Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,073,448	\$336,991		\$180,806		\$35,688	\$390,665	\$213,086			\$2,026,700
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$390,772										\$1,903,979
Superstructure											
Roof Construction											
Exterior Enclosure	\$390,772										
Exterior Walls											
Exterior Windows	\$238,294										
Exterior Doors	\$152,478										
Roofing											\$1,903,979
Roof Coverings											\$1,903,979
Interiors	\$1,547,218	\$336,991		\$180,806		\$35,688	\$390,665	\$213,086			\$41,373
Interior Construction	\$380,045										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$154,776										
Fittings	\$225,268										
Stairs								\$67,849			
Stair Construction								\$67,849			
Stairs								\$67,849			
Interior Finishes	\$1,167,174	\$336,991		\$180,806		\$35,688	\$390,665	\$145,236			\$41,373
Wall Finishes		\$336,991					\$390,665				
Paint		\$336,991					\$390,665				
Floor Finishes	\$689,819			\$180,806		\$35,688		\$145,236			\$41,373
Carpet	\$30,785					\$35,688					\$41,373
Ceramic Tile								\$145,236			
VAT (Resilient Flooring)	\$659,034										
VCT				\$180,806							
Ceiling Finishes	\$477,354										
Services	\$5,428,661										\$81,349
Plumbing	\$706,454										
Low Flow Toilets											
Plumbing Fixtures	\$546,314										
Domestic Water Distribution	\$44,441										
Sanitary Waste	\$68,193										
Rain Water Drainage	\$47,506										
HVAC	\$2,989,020										\$81,349
Heat Generating Systems											
Air Cooled Chiller											
Distribution Systems	\$822,919										
Terminal & Package Units	\$2,030,480										
Controls & Instrumentation	\$75,089										
Systems Testing & Balancing	\$60,531										\$81,349
Fire Protection	\$308,786										
Sprinklers	\$308,786										
Electrical	\$1,424,401										
Electrical Service/Distribution	\$136,387										
Lighting and Branch Wiring	\$1,074,239										
Communications and Security	\$213,775										
Equipment & Furnishings	\$384,521										
Equipment	\$384,521										
Institutional Equipment	\$149,413										
Other Equipment	\$235,108										
Food Service Equipment, EACH	\$235,108										
Special Construction	\$263,541										
Special Construction	\$263,541										

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[illegible]

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Report Date: 08 Sep 2012

Facility: \Elementary Schools\Kettering Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$5,307,987 \$203,015	\$2,765,461 \$105,771	\$8,073,448 \$308,786	Necess ary- 2-5 Yrs	Building Integrity	
	D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$89,669	\$46,718	\$136,387	Necess ary- 2-5 Yrs	Capital Renewal	
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$706,272	\$367,967	\$1,074,239	Necess ary- 2-5 Yrs	Capital Renewal	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$140,549	\$73,226	\$213,775	Necess ary- 2-5 Yrs	Compliance	
	G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,526	\$1,837	\$5,364	Necess ary- 2-5 Yrs	Environmental	
	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$156,669	\$81,625	\$238,294	Necess ary- 2-5 Yrs	Building Integrity	The exterior windows in the original building are aluminum sash with operable single-pane glazing, which are rusted, in fair condition, and beyond useful life, with no reported water leaks.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$100,248	\$52,229	\$152,478	Necess ary- 2-5 Yrs	Building Integrity	The exterior doors in the original building are hollow metal steel doors which are beyond their useful life and in fair condition (rusted with damaged weather-stripping). A very few exterior doors have been replaced in the past for example in the boiler room.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$148,105	\$77,163	\$225,268	Necess ary- 2-5 Yrs	Capital Renewal	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are beyond useful life and in fair condition. The metal toilet partitions are original, stained, and in fair condition. All old toilet accessories are beyond useful life and needs to be replaced. The mirrors in the restrooms are in fair condition and needs an upgrade. Restroom ventilation is fair and requires improvement, especially in the gang restrooms.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$20,240	\$10,545	\$30,785	Necess ary- 2-5 Yrs	Capital Renewal	The carpet in the main office, library, and few classrooms 15 and 16 is old, beyond useful life, and in poor condition (worn and stained).

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C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$313,842	\$163,512	\$477,354	Necess ary- 2-5 Yrs	Capital Renewal	The sheetrock drop-in ceiling in the kitchen, stage, and restrooms is in fair condition (beyond useful life). The plaster ceiling in the boiler room is in good condition. The fissured ceiling tiles in all other classrooms and corridors in the original building are old, beyond useful life, and in fair condition (stained, warped, and damaged).
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$359,181	\$187,133	\$546,314	Necess ary- 2-5 Yrs	Capital Renewal	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$29,218	\$15,223	\$44,441	Necess ary- 2-5 Yrs	Environm ental	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$31,233	\$16,272	\$47,506	Necess ary- 2-5 Yrs	Building Integrity	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$44,835	\$23,359	\$68,193	Necess ary- 2-5 Yrs	Environm ental	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,334,964	\$695,516	\$2,030,480	Necess ary- 2-5 Yrs	Capital Renewal	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$541,038	\$281,881	\$822,919	Necess ary- 2-5 Yrs	Capital Renewal	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$49,368	\$25,721	\$75,089	Necess ary- 2-5 Yrs	Environm ental	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$39,797	\$20,734	\$60,531	Necess ary- 2-5 Yrs	Environm ental	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$433,290	\$225,744	\$659,034	Necess ary- 2-5 Yrs	Environm ental	The 9x9 vinyl asbestos tile floor finish in corridors, multi-purpose room, and several classrooms in the original building are in fair to poor condition (beyond useful life, worn, and has cracks on surface).
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$35,090	\$18,282	\$53,372	Necess ary- 2-5 Yrs	Capital Renewal	Concrete sidewalks immediately adjacent to the facility are old, beyond useful life, and in fair condition, with cracks and damaged edges on the back of school.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$98,233	\$51,179	\$149,413	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$154,575	\$80,533	\$235,108	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	50,376	S.F.	\$173,268	\$90,273	\$263,541	Does Not Meet Current Code/St andards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$101,760	\$53,017	\$154,776	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Kettering Elementary\1998 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1998

Gross Area: 7,275 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$128,331.59

Replacement Cost: \$1,881,096.75

FCI: 6.82%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Kettering Elementary\1998 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	7,275	100	\$1,881,100	39	1998	2003			\$128,332	\$1,881,100	7
Substructure	\$15.45	S.F.	7,275	100	\$112,424	100	1998					\$112,424	
Foundations	\$15.45	S.F.	7,275	100	\$112,424	100	1998					\$112,424	
Standard Foundations	\$5.19	S.F.	7,275	0	\$37,733	100	1998					\$37,733	
Slab on Grade	\$10.27	S.F.	7,275	0	\$74,691	100	1998					\$74,691	
Shell	\$67.97	S.F.	7,275	100	\$494,508	59	1998	2018				\$494,508	
Superstructure	\$21.02	S.F.	7,275	100	\$152,922	100	1998					\$152,922	
Roof Construction	\$21.02	S.F.	7,275	0	\$152,922	100	1998					\$152,922	
Exterior Enclosure	\$18.83	S.F.	7,275	100	\$136,989	71	1998	2028				\$136,989	
Exterior Walls	\$11.06	S.F.	7,275	0	\$80,445	100	1998					\$80,445	
Exterior Windows	\$4.73	S.F.	7,275	100	\$34,413	30	1998	2028				\$34,413	
Exterior Doors	\$3.04	S.F.	7,275	100	\$22,131	30	1998	2028				\$22,131	
Roofing	\$28.12	S.F.	7,275	100	\$204,597	20	1998	2018				\$204,597	
Roof Coverings	\$28.12	S.F.	7,275	100	\$204,597	20	1998	2018				\$204,597	
Interiors	\$63.02	S.F.	7,275	100	\$458,435	32	1998	2003			\$112,755	\$458,435	25
Interior Construction	\$18.37	S.F.	7,275	100	\$133,669	35	1998	2018				\$133,669	
Partitions	\$10.78	S.F.	7,275	100	\$78,453	40	1998	2038				\$78,453	
Interior Doors	\$3.10	S.F.	7,275	100	\$22,573	40	1998	2038				\$22,573	
Fittings	\$4.49	S.F.	7,275	100	\$32,643	20	1998	2018				\$32,643	
Interior Finishes	\$44.64	S.F.	7,275	100	\$324,766	30	1998	2003			\$112,755	\$324,766	35
Wall Finishes	\$6.48	S.F.	7,275	100	\$47,138	5	1998	2003			\$47,138	\$47,138	100
Paint	\$6.48	S.F.	7,275	100	\$47,138	5	1998	2003			\$47,138	\$47,138	100
Floor Finishes	\$28.69	S.F.	7,275	100	\$208,691	37	1998	2008			\$65,617	\$208,691	31
Ceramic Tile	\$19.67	S.F.	7,275	100	\$143,074	50	1998	2048				\$143,074	
VCT	\$9.02	S.F.	7,275	100	\$65,617	10	1998	2008			\$65,617	\$65,617	100
Ceiling Finishes	\$9.48	S.F.	7,275	100	\$68,937	25	1998	2023				\$68,937	
Services	\$109.07	S.F.	7,275	100	\$793,491	24	1998	2008			\$8,631	\$793,491	1
Plumbing	\$15.68	S.F.	7,275	100	\$114,083	30	1998	2028				\$114,083	
Plumbing Fixtures	\$12.49	S.F.	7,275	100	\$90,846	30	1998	2028				\$90,846	
Domestic Water Distribution	\$0.87	S.F.	7,275	100	\$6,307	30	1998	2028				\$6,307	
Sanitary Waste	\$1.37	S.F.	7,275	100	\$9,959	30	1998	2028				\$9,959	
Rain Water Drainage	\$0.96	S.F.	7,275	100	\$6,971	30	1998	2028				\$6,971	
HVAC	\$59.36	S.F.	7,275	100	\$431,878	19	1998	2008			\$8,631	\$431,878	2
Distribution Systems	\$16.35	S.F.	7,275	100	\$118,952	30	1998	2028				\$118,952	
Terminal & Package Units	\$40.34	S.F.	7,275	100	\$293,451	15	1998	2013				\$293,451	
Controls & Instrumentation	\$1.49	S.F.	7,275	100	\$10,844	20	1998	2018				\$10,844	
Systems Testing & Balancing	\$1.19	S.F.	7,275	100	\$8,631	10	1998	2008			\$8,631	\$8,631	100
Fire Protection	\$6.13	S.F.	7,275	100	\$44,593	30	1998	2028				\$44,593	
Sprinklers	\$6.13	S.F.	7,275	100	\$44,593	30	1998	2028				\$44,593	
Electrical	\$27.90	S.F.	7,275	100	\$202,937	30	1998	2028				\$202,937	
Electrical Service/Distribution	\$2.72	S.F.	7,275	100	\$19,807	30	1998	2028				\$19,807	
Lighting and Branch Wiring	\$21.35	S.F.	7,275	100	\$155,356	30	1998	2028				\$155,356	
Communications and Security	\$3.82	S.F.	7,275	100	\$27,774	30	1998	2028				\$27,774	
Equipment & Furnishings	\$2.95	S.F.	7,275	100	\$21,467	15	1998	2013				\$21,467	
Equipment	\$2.95	S.F.	7,275	100	\$21,467	15	1998	2013				\$21,467	
Institutional	\$2.95	S.F.	7,275	100	\$21,467	15	1998	2013				\$21,467	
Special Construction			0			0	0				\$6,946		
Special Construction			0			0	0				\$6,946		
ADA Compliance			0	0		0	0				\$6,946		
Building Sitework	\$0.11	S.F.	7,275	100	\$775	30	1998	2028				\$775	
Site Mechanical Utilities	\$0.11	S.F.	7,275	100	\$775	30	1998	2028				\$775	
Fuel Distribution	\$0.11	S.F.	7,275	100	\$775	30	1998	2028				\$775	
Gas Service Piping	\$0.11	S.F.	7,275	100	\$775	30	1998	2028				\$775	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Kettering Elementary\1998 Addition (continued)[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Kettering Elementary\1998 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$84,373 \$30,992	\$43,958 \$16,147	\$128,332 \$47,138	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$43,141	\$22,476	\$65,617	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$5,675	\$2,956	\$8,631	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	7,276	S.F.	\$4,566	\$2,379	\$6,946	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Lamont Elementary

Address: 7101 Good Luck Road, New Carrollton, MD 20784

Attributes:

School Area	2
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1964, 38,063 S.F.
School Addition 1	Built in 1966, 15,184 S.F.
School Board District	2
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	53,247 S.F.

Year Built:
Last Renovation:

Facility Description:

Lamont Elementary School is a one-story, 53,247 square foot facility located on a 9.8-acre site close to I-495 (Capital Beltway) in New Carrollton, MD. The original building was constructed in 1964 and an addition was added in 1966 with no major renovation. In 2008 some minor projects were performed that included interior painting, and in 2012 a kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and ramps and is wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap toilet stalls are available in the gang restrooms. Toilet configurations and accessories are inadequate. Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements. All the programs in the facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure of the facility is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single panel metal windows with operable frames, and hollow metal steel doors. The metal windows throughout the building are original. The windows are single-pane glazing. All the classrooms in the original building have a fire window exit. All the classrooms in the 1966 addition have exterior doors. The original building has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 2004.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors and drywall in temporary buildings. The paint on some partition walls is peeling as of the 2008 Assessment. The interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. Metal toilet partitions are original. The facility has no stair construction. There is a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU and metal folding partitions. Interior painting was redone in 2008. Floor finishes throughout the building are typically vinyl composition tiles (VCT), vinyl asbestos tiles (VAT), carpet, and ceramic tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 45,000 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended acoustical tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 875 square feet of asbestos-containing fissured pattern (pinhole) acoustical tiles.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Toilets, including flush valves, were partially replaced (60%) throughout the building in 2006. Sinks and urinals are original. Domestic water distribution is copper and original to the building. Sanitary waste system is cast iron. Rain water system is combination with roof drains.

HVAC

Heating is provided by two gas/oil-fired boilers. Cooling is supplied by water cooled chillers. The heating/cooling distribution system is ductwork and 2-pipe system using unit ventilators and fin-tube radiators. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building does not have a fire sprinkler system, except in the boiler room and dry storage. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer that delivers power to a main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed fluorescents. Lighting has been updated to T8s. Classroom lights are automated. Emergency power and lighting are not present, but exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors and. The system is activated by pull stations and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored; there are no security cameras.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap installed in 2012. The library has shelves and furniture, such as tables and chairs. The nurse's room has two beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are four reserved handicap spaces out of a total of 62 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$9,626,352.96**Replacement Cost:** \$14,053,741.72**FCI:** 68.50%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Lamont Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 53,247 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,626,352.96

Replacement Cost: \$14,053,741.72

FCI: 68.50%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Lamont Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$261.91	S.F.	53,247	101	\$14,142,006	37	1968	1969	2010		\$9,518,317	\$13,945,705	68
Substructure	\$15.54	S.F.	53,247	100	\$827,704	100	1964				\$15,471	\$827,704	2
Foundations	\$15.54	S.F.	53,247	100	\$827,704	100	1964				\$15,471	\$827,704	2
Standard Foundations	\$5.22	S.F.	53,247	0	\$277,791	100	1964				\$15,471	\$277,791	6
Slab on Grade	\$10.33	S.F.	53,247	0	\$549,913	100	1964					\$549,913	
Shell	\$69.75	S.F.	53,247	100	\$3,714,142	60	1972	1994	2010		\$411,423	\$3,714,142	11
Superstructure	\$22.60	S.F.	53,247	100	\$1,203,492	100	1964					\$1,203,492	
Roof Construction	\$22.60	S.F.	53,247	0	\$1,203,492	100	1964					\$1,203,492	
Exterior Enclosure	\$18.75	S.F.	53,247	100	\$998,591	71	1964	1994	2010		\$411,423	\$998,591	41
Exterior Walls	\$11.03	S.F.	53,247	0	\$587,168	100	1964					\$587,168	
Exterior Windows	\$4.84	S.F.	53,247	100	\$257,544	30	1964	1994			\$257,544	\$257,544	100
Exterior Doors	\$2.89	S.F.	53,247	100	\$153,879	30	1964	1994	2010		\$153,879	\$153,879	100
Roofing	\$28.40	S.F.	53,247	100	\$1,512,059	20	2004	2024				\$1,512,059	
Roof Coverings	\$28.40	S.F.	53,247	100	\$1,512,059	20	2004	2024				\$1,512,059	
Interiors	\$41.20	S.F.	53,247	109	\$2,390,293	18	1977	1969	2010		\$1,764,344	\$2,193,992	80
Interior Construction	\$7.44	S.F.	53,247	100	\$396,035	28	1964	1984			\$396,035	\$396,035	100
Interior Doors	\$2.95	S.F.	53,247	100	\$157,118	40	1964	2004			\$157,118	\$157,118	100
Fittings	\$4.49	S.F.	53,247	100	\$238,917	20	1964	1984			\$238,917	\$238,917	100
Interior Finishes	\$33.77	S.F.	53,247	111	\$1,994,258	16	1985	1969	2010		\$1,368,309	\$1,797,957	76
Wall Finishes	\$6.53	S.F.	53,247	100	\$347,441	5	2000	2005			\$347,441	\$347,441	100
Paint	\$6.53	S.F.	53,247	100	\$347,441	5	2000	2005			\$347,441	\$347,441	100
Floor Finishes	\$17.34	S.F.	53,247	121	\$1,119,581	16	1964	1969	2010		\$1,020,868	\$923,280	111
Carpet	\$7.73	S.F.	8,000	100	\$61,813	5	1964	1969			\$61,813	\$61,813	100
Ceramic Tile	\$19.74	S.F.	5,000	100	\$98,713	50	1964	2014				\$98,713	
VAT (Resilient Flooring)	\$23.16	S.F.	28,247	130	\$850,638	13	1964	1977			\$850,638	\$654,337	130
VCT	\$9.03	S.F.	12,000	100	\$108,417	12	1964	1976	2010		\$108,417	\$108,417	100
Ceiling Finishes	\$9.90	S.F.	53,247	100	\$527,236	25	1992	2017				\$527,236	
Services	\$126.97	S.F.	53,247	100	\$6,760,935	25	1964	1974			\$6,760,935	\$6,760,935	100
Plumbing	\$13.40	S.F.	53,247	100	\$713,510	30	1964	1994			\$713,510	\$713,510	100
Plumbing Fixtures	\$10.18	S.F.	53,247	100	\$541,814	30	1964	1994			\$541,814	\$541,814	100
Domestic Water Distribution	\$0.88	S.F.	53,247	100	\$46,973	30	1964	1994			\$46,973	\$46,973	100
Sanitary Waste	\$1.38	S.F.	53,247	100	\$73,700	30	1964	1994			\$73,700	\$73,700	100
Rain Water Drainage	\$0.96	S.F.	53,247	100	\$51,023	30	1964	1994			\$51,023	\$51,023	100
HVAC	\$78.85	S.F.	53,247	100	\$4,198,454	22	1964	1974			\$4,198,454	\$4,198,454	100
Heat Generating Systems	\$8.87	S.F.	53,247	100	\$472,164	30	1964	1994			\$472,164	\$472,164	100
Cooling Generating Systems	\$10.37	S.F.	53,247	100	\$552,343	30	1964	1994			\$552,343	\$552,343	100
Distribution Systems	\$16.43	S.F.	53,247	100	\$874,678	30	1964	1994			\$874,678	\$874,678	100
Terminal & Package Units	\$40.49	S.F.	53,247	100	\$2,155,919	15	1964	1979			\$2,155,919	\$2,155,919	100
Controls & Instrumentation	\$1.51	S.F.	53,247	100	\$80,179	20	1964	1984			\$80,179	\$80,179	100
Systems Testing & Balancing	\$1.19	S.F.	53,247	100	\$63,171	10	1964	1974			\$63,171	\$63,171	100
Fire Protection	\$6.14	S.F.	53,247	100	\$327,194	30	1964	1994			\$327,194	\$327,194	100
Sprinklers	\$6.14	S.F.	53,247	100	\$327,194	30	1964	1994			\$327,194	\$327,194	100
Electrical	\$28.58	S.F.	53,247	100	\$1,521,777	30	1964	1979			\$1,521,777	\$1,521,777	100
Electrical Service/Distribution	\$2.72	S.F.	53,247	100	\$144,970	30	1964	1994			\$144,970	\$144,970	100
Lighting and Branch Wiring	\$21.45	S.F.	53,247	100	\$1,141,940	30	1964	1994			\$1,141,940	\$1,141,940	100
Communications and Security	\$4.27	S.F.	53,247	100	\$227,578	30	1964	1994			\$227,578	\$227,578	100
Other Electrical Systems	\$0.14	S.F.	53,247	100	\$7,289	15	1964	1979			\$7,289	\$7,289	100
Equipment & Furnishings	\$4.65	S.F.	53,247	100	\$247,511	29	1964	1979			\$247,511	\$247,511	100
Equipment	\$4.65	S.F.	53,247	100	\$247,511	29	1964	1979			\$247,511	\$247,511	100
Institutional	\$0.21	S.F.	53,247	100	\$11,338	15	1964	1979			\$11,338	\$11,338	100
Other Equipment	\$4.44	S.F.	53,247	100	\$236,173	30	1964	1994			\$236,173	\$236,173	100
Food Service Equipment, EACH	\$236,173.34	SYSTEM	1	100	\$236,173	30	1964	1994			\$236,173	\$236,173	100
Special Construction			0			0	0				\$124,123		
Special Construction			0			0	0				\$124,123		
ADA Compliance			0	0		0	0				\$124,123		
Building Sitework	\$3.78	S.F.	53,247	100	\$201,421	30	1964	1994			\$194,510	\$201,421	97
Site Improvements	\$3.55	S.F.	53,247	100	\$188,841	30	1964	1994			\$188,841	\$188,841	100
Parking Lots	\$2,449.43	Ea.	62	100	\$151,865	30	1964	1994			\$151,865	\$151,865	100
Pedestrian Paving	\$36.98	L.F.	1,000	100	\$36,976	30	1964	1994			\$36,976	\$36,976	100
Site Mechanical Utilities	\$0.24	S.F.	53,247	100	\$12,580	30	1964	1994			\$5,669	\$12,580	45
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	53,247	100	\$5,669	30	1964	1994			\$5,669	\$5,669	100
Gas Service Piping	\$0.11	S.F.	53,247	100	\$5,669	30	1964	1994			\$5,669	\$5,669	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1964	1994				\$6,911	

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Facility Executive Summary

Facility: \Elementary Schools\Lamont Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,626,353		\$104,725			\$1,085,650					\$634,901
Substructure	\$15,471										
Foundations	\$15,471										
Standard Foundations	\$15,471										
Slab on Grade											
Shell	\$411,423										
Superstructure											
RooF Construction											
Exterior Enclosure	\$411,423										
Exterior Walls											
Exterior Windows	\$257,544										
Exterior Doors	\$153,879										
Roofing											
RooF Coverings											
Interiors	\$1,764,345		\$104,725			\$1,085,650					\$550,004
Interior Construction	\$396,035										
Interior Doors	\$157,118										
Fittings	\$238,917										
Interior Finishes	\$1,368,310		\$104,725			\$1,085,650					\$550,004
Wall Finishes	\$347,441					\$402,780					\$466,932
Paint	\$347,441					\$402,780					\$466,932
Floor Finishes	\$1,020,868		\$104,725			\$71,659					\$83,072
Carpet	\$61,813					\$71,659					\$83,072
Ceramic Tile			\$104,725								
VAT (Resilient Flooring)	\$850,638										
VCT	\$108,417										
Ceiling Finishes						\$611,211					
Services	\$6,760,936										\$84,897
Plumbing	\$713,510										
Plumbing Fixtures	\$541,814										
Domestic Water Distribution	\$46,973										
Sanitary Waste	\$73,700										
Rain Water Drainage	\$51,023										
HVAC	\$4,198,454										\$84,897
Heat Generating Systems	\$472,164										
Cooling Generating Systems	\$552,343										
Distribution Systems	\$874,678										
Terminal & Package Units	\$2,155,919										
Controls & Instrumentation	\$80,179										
Systems Testing & Balancing	\$63,171										\$84,897
Fire Protection	\$327,194										
Sprinklers	\$327,194										
Electrical	\$1,521,777										
Electrical Service/Distribution	\$144,970										
Lighting and Branch Wiring	\$1,141,940										
Communications and Security	\$227,578										
Other Electrical Systems	\$7,289										
Equipment & Furnishings	\$247,512										
Equipment	\$247,512										
Institutional	\$11,338										
Other Equipment	\$236,173										
Food Service Equipment, EACH	\$236,173										
Special Construction	\$124,123										
Special Construction	\$124,123										
ADA Compliance	\$124,123										
Building Sitework	\$302,545										
Site Improvements	\$188,840										
Parking Lots	\$151,865										
Pedestrian Paving	\$36,976										
Site Mechanical Utilities	\$113,704										
Fuel Distribution											

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Lamont Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,328,963 \$169,325	\$3,297,390 \$88,219	\$9,626,353 \$257,544	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original and beyond useful life, with reported leaks. The windows have a thick coat of paint on them making it difficult to open and close. The flashing and caulking around the windows are in fair condition, but are beyond useful life. The single pane windows are not energy efficient.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$103,299	\$53,819	\$157,118	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors are in fair to poor condition, with chipped corners and worn surface finishes. The interior doors (including fire doors) are beyond useful life and need refinishing. The door hardware is in fair to poor condition (hard to lock and unlock).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$157,079	\$81,838	\$238,917	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are beyond useful life and in fair condition. Metal toilet partitions are original, rusted, stained, and in poor condition. All of the old toilet accessories are beyond useful life and need to be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$228,430	\$119,012	\$347,441	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint on some partition walls is peeling.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$40,640	\$21,173	\$61,813	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the library and teacher's lounge is beyond useful life and in poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$559,262	\$291,376	\$850,638	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 vinyl asbestos tiles in the main lobby, corridors, and classrooms are beyond useful life and in fair to poor condition (worn and cracked).
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$99,845	\$52,019	\$151,865	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is in poor condition due to cracks, pot holes, and uneven surfaces. The road surface is in fair condition with some damage. There is insufficient parking capacity for the occupants.

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G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$24,310	\$12,666	\$36,976	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in fair condition (with cracks and damaged edges).
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure. Structural cracks were observed on the building walls in the boiler room, gang restrooms, and near the main entrance that indicates possible settlement or damage to the slab-on-grade.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$356,222	\$185,592	\$541,814	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original and need update. Some toilets and urinals were updated, while most sinks, faucets, drinking fountains and other plumbing fixtures were not updated. Some were covered with plastic bags to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$30,883	\$16,090	\$46,973	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water lines and equipment are mostly original, had a few line leaks, and have limited capacity.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$33,546	\$17,477	\$51,023	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$48,455	\$25,245	\$73,700	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,417,435	\$738,484	\$2,155,919	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update. The school engineer stated the units control system is not operating at times and, if operating, the temperature is not adequate.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$310,430	\$161,734	\$472,164	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heat generation system is original and is beyond useful life. The boilers are in poor condition. The school engineer indicated that the boilers are in constant break and repair.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$363,145	\$189,198	\$552,343	Necess ary- 2-5 Yrs	Deferred Maintena nce	Although most of the school has window units for cooling generation, a permanent cooling generation system is recommended.

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D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$575,068	\$299,610	\$874,678	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system pipes, pumps, ductwork, vents and units are mostly outdated and beyond useful life. Circulation pumps are old, pipe insulation is peeling off, and pipes are leaking. There are leaks and stains throughout the school.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$52,715	\$27,464	\$80,179	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system is limited to heating units and is original and needs to be updated.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$41,533	\$21,639	\$63,171	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$215,118	\$112,076	\$327,194	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$95,312	\$49,658	\$144,970	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$750,783	\$391,158	\$1,141,940	Necess ary- 2-5 Yrs	Deferred Maintena nce	The lighting system is partially updated, but most classrooms and offices are in need of update. Many of the light covers are stained and broken. Some rooms need ballast and wiring.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$149,624	\$77,954	\$227,578	Necess ary- 2-5 Yrs	Deferred Maintena nce	The security and communication systems are beyond useful life and in need of update. The communication system's equipment is original and has wires are in areas that could be a tripping hazard.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,792	\$2,497	\$7,289	Necess ary- 2-5 Yrs	Deferred Maintena nce	Other electrical systems are not located in dedicated space and jammed with other materials in a small storage room. Some electrical panels have no expanding capacity. The system shown in the photo needs adequate cooling and ventilation. The lack of both adequate cooling and ventilation might cause a fire hazard.
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$7,455	\$3,884	\$11,338	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,727	\$1,942	\$5,669	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$155,275	\$80,898	\$236,173	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	53,247	S.F.	\$81,606	\$42,517	\$124,123	Does Not Meet Current Code/St andards	ADA / Accessibil ity
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$101,169	\$52,709	\$153,879	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$71,280	\$37,137	\$108,417	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary

Facility: \Elementary Schools\Langley Park-McCormick Elementary

Address: 8201 15th Avenue, Hyattsville, MD 20783

Attributes:

School Area	1
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1958, 26,822 S.F.
School Addition 1	Built in 1979, 37,372 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	64,194 S.F.

Year Built:
Last Renovation:

Facility Description:

Langley Park-McCormick Elementary School is a two-story, 64,194 square foot facility located on a 10-acre site close to MD Route 650 in Hyattsville, MD. The original building was constructed in 1958 and an addition was constructed in 1979. No major renovations have been performed. In 2008 the chillers were replaced, and in 2010 the exterior was re-painted.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, interior signage, restrooms, drinking fountains, fire alarm, and door hardware. The fire alarm system is not ADA compliant.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings and foundation walls. The building has a crawl space of cast in place concrete construction.

B. SHELL

The superstructure is concrete reinforced masonry with face brick, load bearing CMU, and glaze block walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Interior doors are solid core wood doors with hollow metal frames. All the old doors have fire labels, except some of the ones that have been replaced do not have labels. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes concrete risers and treads with tile finishes. Interior wall finishes are typically CMU and glazed block. Floor finishes in common areas is typically VCT and ceramic tile. Floor finishes in assignable spaces are typically VCT, terrazzo, and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 56,600 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile and insulation board on bar joist.

D. SERVICES

Conveying

Conveying equipment includes one hydraulic elevator.

Plumbing

Fixtures are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by an RBI gas fired hot water generator, with a re-circulating pump and separate storage tank.

HVAC

Heating is provided by two oil-fired hot water boilers. Cooling is supplied by one water cooled chiller, and corresponding roof mounted BAC cooling tower. Chillers were replaced in 2008. The heating/cooling distribution system is a 2-pipe system to roof mounted air handling units. Twelve classrooms have unit ventilators. Fresh air is supplied from air handling units. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic, and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main switchboard. Power distribution wiring is typically copper. Lighting and branch wiring is typically. Lighting is typically fluorescent lay-in troffers with T-8 lamps in both the corridors and classrooms. The exterior parking and roadway lighting consists of bracket mounted HID luminaries on aluminum poles and concrete bases. Emergency power and lighting are present and exit signs are present at exit doors and near stairways.

Communications and Security

The fire alarm system consists of audible signal devices in common spaces, interior corridors, etc. The fire alarm control panel (FACP) is a non-addressable, six-zone system. The system is activated by pull stations and/or smoke detectors. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact, optical or combination devices, and is centrally monitored.

Other Electrical Systems:

The building has a roof/structure-mounted emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple-seating furnishings that are in fair condition.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking spaces available on-site where two out of 52 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting for vehicular and pedestrian night traffic and an underground fuel tank was replaced 2003. The school has an 8,000 gallon fuel oil tank of dual wall construction with level and leak detection systems.

Current Repair Cost: \$8,850,653.59**Replacement Cost:** \$18,109,947.22**FCI:** 48.87%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Langley Park-McCormick Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1958

Gross Area: 64,194 S.F.

Last Renovation: 2004

Facility Description:

Current Repair Cost: \$8,850,653.59

Replacement Cost: \$18,109,947.22

FCI: 48.87%

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Facility Executive Summary

Facility: \Elementary Schools\Langley Park-McCormick Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.11	S.F.	64,194	100	\$18,116,275	42	1973	1963	2008		\$8,850,655	\$18,109,950	49
Substructure	\$15.97	S.F.	64,194	100	\$1,024,951	100	1958	2058				\$1,024,951	
Foundations	\$15.58	S.F.	64,194	100	\$999,824	100	1958					\$999,824	
Standard Foundations	\$5.23	S.F.	64,194	0	\$335,878	100	1958					\$335,878	
Slab on Grade	\$10.34	S.F.	64,194	0	\$663,946	100	1958					\$663,946	
Basement Construction	\$0.39	S.F.	64,194	100	\$25,127	100	1958	2058				\$25,127	
Basement Excavation	\$0.24	S.F.	7,000	0	\$1,704	100	1958	2058				\$1,704	
Crawl Space	\$3.35	S.F.	7,000	0	\$23,423	100	1958	2058				\$23,423	
Shell	\$78.02	S.F.	64,194	100	\$5,008,398	64	1971	1988			\$501,865	\$5,008,398	10
Superstructure	\$30.79	S.F.	64,194	100	\$1,976,704	100	1958					\$1,976,704	
Floor Construction	\$19.27	S.F.	32,097	0	\$618,544	100	1958					\$618,544	
Roof Construction	\$21.16	S.F.	64,194	0	\$1,358,160	100	1958					\$1,358,160	
Exterior Enclosure	\$18.86	S.F.	64,194	100	\$1,210,725	71	1958	1988			\$501,865	\$1,210,725	41
Exterior Walls	\$11.04	S.F.	64,194	0	\$708,860	100	1958					\$708,860	
Exterior Windows	\$4.76	S.F.	64,194	100	\$305,610	30	1958	1988			\$305,610	\$305,610	100
Exterior Doors	\$3.06	S.F.	64,194	100	\$196,255	30	1958	1988			\$196,255	\$196,255	100
Roofing	\$28.37	S.F.	64,194	100	\$1,820,969	20	2001	2021				\$1,820,969	
Roof Coverings	\$28.32	S.F.	64,194	100	\$1,818,040	20	2001	2021				\$1,818,040	
Roof Openings	\$0.05	S.F.	64,194	100	\$2,929	20	2001	2021				\$2,929	
Interiors	\$46.10	S.F.	64,194	100	\$2,965,542	39	1958	1963	2008		\$2,155,867	\$2,959,217	73
Interior Construction	\$18.16	S.F.	64,194	100	\$1,165,810	70	1958	1978			\$488,195	\$1,165,810	42
Partitions	\$10.56	S.F.	64,194	100	\$677,615	100	1958					\$677,615	
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	64,194	0	\$677,615	100	1958					\$677,615	
Interior Doors	\$3.09	S.F.	64,194	100	\$198,207	40	1958	1998			\$198,207	\$198,207	100
Fittings	\$4.52	S.F.	64,194	100	\$289,988	20	1958	1978			\$289,988	\$289,988	100
Stairs	\$0.97	S.F.	64,194	100	\$62,489	100	1958	2058				\$62,489	
Stair Construction	\$0.97	S.F.	64,194	100	\$62,489	100	1958	2058				\$62,489	
Interior Finishes	\$26.96	S.F.	64,194	100	\$1,737,243	17	1958	1963	2008		\$1,667,672	\$1,730,918	96
Wall Finishes	\$6.53	S.F.	64,194	100	\$418,872	5	1958	1963			\$418,872	\$418,872	100
Paint	\$6.53	S.F.	64,194	100	\$418,872	5	1958	1963			\$418,872	\$418,872	100
Floor Finishes	\$10.74	S.F.	64,194	101	\$695,464	26	1958	1965			\$625,893	\$689,139	91
Carpet	\$7.74	S.F.	21,047	100	\$162,944	7	1958	1965			\$162,944	\$162,944	100
Ceramic Tile	\$19.80	S.F.	8,500	100	\$168,329	50	1958	2008			\$168,329	\$168,329	100
Concrete finish floor	\$3.73	S.F.	850	100	\$3,167	10	1958	1968			\$3,167	\$3,167	100
Terrazo	\$37.20	S.F.	1,700	110	\$69,571	75	1958	2033				\$63,246	
VCT	\$9.08	S.F.	32,097	100	\$291,453	12	1958	1970			\$291,453	\$291,453	100
Ceiling Finishes	\$9.70	S.F.	64,194	100	\$622,907	14	1958	1971	2008		\$622,907	\$622,907	100
Plaster Ceilings	\$17.34	S.F.	1,375	100	\$23,842	50	1958	2008			\$23,842	\$23,842	100
Tectum	\$9.54	S.F.	4,623	100	\$44,088	13	1958	1971	2008		\$44,088	\$44,088	100
Acoustical Ceilings	\$9.54	S.F.	58,194	100	\$554,977	13	1958	1971			\$554,977	\$554,977	100
Services	\$131.22	S.F.	64,194	100	\$8,423,324	24	1983	1973			\$5,464,091	\$8,423,324	65
Conveying	\$1.66	S.F.	64,194	100	\$106,427	30	1979	2009			\$106,427	\$106,427	100
Elevators and Lifts	\$1.66	S.F.	64,194	100	\$106,427	30	1979	2009			\$106,427	\$106,427	100
Plumbing	\$15.82	S.F.	64,194	100	\$1,015,447	30	1974	1988			\$1,015,447	\$1,015,447	100
Plumbing Fixtures	\$12.56	S.F.	64,194	100	\$806,499	30	1979	2009			\$806,499	\$806,499	100
Domestic Water Distribution	\$0.90	S.F.	64,194	100	\$57,607	30	1979	2009			\$57,607	\$57,607	100
Sanitary Waste	\$1.38	S.F.	64,194	100	\$88,852	30	1958	1988			\$88,852	\$88,852	100
Rain Water Drainage	\$0.97	S.F.	64,194	100	\$62,489	30	1979	2009			\$62,489	\$62,489	100
HVAC	\$79.08	S.F.	64,194	100	\$5,076,255	21	1988	1973			\$3,893,077	\$5,076,255	77
Heat Generating Systems	\$8.88	S.F.	64,194	100	\$570,212	25	2004	2029			\$228,683	\$570,212	40
Cooling Generating Systems	\$10.40	S.F.	64,194	100	\$667,851	25	2008	2033				\$667,851	
Distribution System	\$16.47	S.F.	64,194	100	\$1,057,431	30	1958	1988			\$1,057,431	\$1,057,431	100
Terminal & Package Units	\$40.61	S.F.	64,194	100	\$2,606,963	15	1958	1973			\$2,606,963	\$2,606,963	100
Controls & Instrumentation	\$1.51	S.F.	64,194	100	\$96,663	20	2000	2020				\$96,663	
Systems Testing & Balancing	\$1.20	S.F.	64,194	100	\$77,135	30	2000	2030				\$77,135	
Fire Protection	\$6.16	S.F.	64,194	100	\$395,438	30	1990	2020				\$395,438	
Sprinklers	\$6.16	S.F.	64,194	100	\$395,438	30	1990	2020				\$395,438	
Electrical	\$28.50	S.F.	64,194	100	\$1,829,757	28	1985	1994			\$449,140	\$1,829,757	25
Electrical Service/Distribution	\$2.72	S.F.	64,194	100	\$174,774	30	1979	2009			\$174,774	\$174,774	100
Lighting and Branch Wiring	\$21.51	S.F.	64,194	100	\$1,380,617	30	1997	2027				\$1,380,617	
Communications and Security	\$4.27	S.F.	64,194	100	\$274,366	15	1979	1994			\$274,366	\$274,366	100
Equipment & Furnishings	\$6.66	S.F.	64,194	100	\$427,367	23	1958	1973			\$427,367	\$427,367	100
Equipment	\$6.66	S.F.	64,194	100	\$427,367	23	1958	1973			\$427,367	\$427,367	100
Institutional Equipment	\$2.98	S.F.	64,194	100	\$191,373	15	1958	1973			\$191,373	\$191,373	100
Other Equipment	\$3.68	S.F.	64,194	100	\$235,994	30	1958	1988			\$235,994	\$235,994	100
Food Service Equipment	\$235,994.30	SYSTEM	1	100	\$235,994	30	1958	1988			\$235,994	\$235,994	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$149,642		
Special Construction			0			0	0				\$149,642		
ADA Compliance			0	0		0	0				\$149,642		
Building Sitework	\$4.15	S.F.	64,194	100	\$266,693	30	2000	1988			\$151,823	\$266,693	57
Site Improvements	\$2.37	S.F.	64,194	100	\$151,823	30	1958	1988			\$151,823	\$151,823	100
Parking Lots	\$2,456.16	Ea.	52	100	\$127,720	30	1958	1988			\$127,720	\$127,720	100
Pedestrian Paving	\$37.08	L.F.	650	100	\$24,103	30	1958	1988			\$24,103	\$24,103	100
Site Mechanical Utilities	\$1.79	S.F.	64,194	100	\$114,870	29	2000	2020				\$114,870	
Fuel Distribution	\$1.79	S.F.	64,194	100	\$114,870	29	2000	2020				\$114,870	
NG Supply	\$0.11	S.F.	64,194	100	\$6,835	20	2000	2020				\$6,835	
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2003	2033				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Langley Park-McCormick Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,850,654					\$485,587		\$200,400	\$632,037	\$2,375,951	\$567,185
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Crawl Space											
Shell	\$501,865									\$2,375,951	
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$501,865										
Exterior Walls											
Exterior Windows	\$305,610										
Exterior Doors	\$196,255										
Roofing										\$2,375,951	
Roof Coverings										\$2,372,129	
Roof Openings										\$3,822	
Interiors	\$2,155,866					\$485,587		\$200,400			\$567,185
Interior Construction	\$488,195										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$198,207										
Fittings	\$289,988										
Stairs											
Stair Construction											
Interior Finishes	\$1,667,671					\$485,587		\$200,400			\$567,185
Wall Finishes	\$418,872					\$485,587					\$562,928
Paint	\$418,872					\$485,587					\$562,928
Floor Finishes	\$625,893							\$200,400			\$4,257
Carpet	\$162,944							\$200,400			
Ceramic Tile	\$168,329										
Concrete finish floor	\$3,167										\$4,257
Terrazo											
VCT	\$291,453										
Ceiling Finishes	\$622,907										
Plaster Ceilings	\$23,842										
Tectum	\$44,088										
Acoustical Ceilings	\$554,977										
Services	\$5,464,090								\$623,379		
Conveying	\$106,427										
Elevators and Lifts	\$106,427										
Plumbing	\$1,015,446										
Plumbing Fixtures	\$806,499										
Domestic Water Distribution	\$57,607										
Sanitary Waste	\$88,852										
Rain Water Drainage	\$62,489										
HVAC	\$3,893,078								\$122,449		
Heat Generating Systems	\$228,683										
Cooling Generating Systems											
Distribution System	\$1,057,431										
Terminal & Package Units	\$2,606,963										
Controls & Instrumentation									\$122,449		
Systems Testing & Balancing											
Fire Protection									\$500,929		
Sprinklers									\$500,929		
Electrical	\$449,140										
Electrical Service/Distribution	\$174,774										
Lighting and Branch Wiring											
Communications and Security	\$274,366										
Equipment & Furnishings	\$427,367										

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Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Langley Park-McCormick Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,818,970 \$200,927	\$3,031,683 \$104,683	\$8,850,654 \$305,610	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows reportedly leak when it rains and do not lock properly. The windows should be replaced.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$129,030	\$67,225	\$196,255	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are rusting and fading, and the caulking is damaged. The hardware does not meet ADA requirements.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$130,314	\$67,894	\$198,207	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in poor condition due to worn finishes. Most doors have fire labels, except for the ones that have been replaced over the years. The door hardware does not meet ADA requirements.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$190,656	\$99,332	\$289,988	Necess ary- 2-5 Yrs	Deferred Maintena nce	The millwork is old and in poor condition due to plastic laminate finish coming unglued and chipped and cracked laminate. The millwork is beyond useful life and should be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$275,392	\$143,479	\$418,872	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint throughout the building has scuff marks, smudges, and some chips. The school needs to be repainted.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$191,619	\$99,834	\$291,453	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VCT throughout the building in poor condition due to cracks, separating tile, and misssing tile. The tile is beyond useful life and should be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$107,129	\$55,814	\$162,944	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet throughout the building is worn, torn, and patched. The carpet is beyond useful life and should be replaced.
	C3020410	Concrete finish floor	System	Beyond Useful Life	Renew System	1	Ea.	\$2,083	\$1,085	\$3,167	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$110,670	\$57,659	\$168,329	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 1x1 ceramic tiles are of the original construction and located mainly in the restrooms. There are several misssing tiles throughout the building. The tiles are beyond useful life and should be replaced.
	C3030105	Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$28,986	\$15,102	\$44,088	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tectum ceilings are in poor condition due stains, sagging tile, and fading. The tiles are beyond useful life and should be replaced.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$364,876	\$190,101	\$554,977	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in poor conditon due to stains and fading, and are beyond useful life and should be replaced.

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D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$58,417	\$30,435	\$88,852	Necess ary- 2-5 Yrs	Capital Renewal	
D3040	Distribution System	System	Beyond Useful Life	Renew System	1	Ea.	\$695,221	\$362,210	\$1,057,431	Necess ary- 2-5 Yrs	Capital Renewal	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$180,385	\$93,981	\$274,366	Necess ary- 2-5 Yrs	Compliance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$125,820	\$65,552	\$191,373	Necess ary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$83,971	\$43,749	\$127,720	Necess ary- 2-5 Yrs	Deferred Maintenance	The parking lot and service drive are in poor condition due to cracks and potholes, and need to be resurfaced and re-stripped.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$15,847	\$8,256	\$24,103	Necess ary- 2-5 Yrs	Deferred Maintenance	The sidewalks around the building and the site are in fair condition with some cracks and broken and uneven areas. These areas of sidewalk need to be replaced.
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$15,675	\$8,167	\$23,842	Necess ary- 2-5 Yrs	Deferred Maintenance	The plaster ceilings are in fair condition due to stains and paint that is beyond useful life, and need to be replaced.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,713,980	\$892,983	\$2,606,963	Necess ary- 2-5 Yrs	Deferred Maintenance	
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades-Refrigerant Equip in Blr Room	1	SYSTEM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/St andards	Compliance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$155,157	\$80,837	\$235,994	Necess ary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	64,194	S.F.	\$98,384	\$51,258	\$149,642	Does Not Meet Current Code/St andards	ADA / Accessibility	
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$69,971	\$36,455	\$106,427	Necess ary- 2-5 Yrs	Deferred Maintenance	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$530,242	\$276,256	\$806,499	Necess ary- 2-5 Yrs	Deferred Maintenance	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$37,874	\$19,733	\$57,607	Necess ary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$41,084	\$21,405	\$62,489	Necess ary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$114,907	\$59,867	\$174,774	Necess ary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary

Facility: \Elementary Schools\Laurel Elementary**Address:** 516 Montgomery Street, Laurel, MD 20707**Attributes:**

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1974, 59,444 S.F.
School Board District	1
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	59,444 S.F.

Year Built:
Last Renovation:

Facility Description:

Laurel Elementary School is a one-story, 59,444 square foot facility located on a 4.1-acre site less than two miles east of I-95 in Laurel, Maryland. The original building was constructed in 1974, with no additions constructed. In 2009 the underground fuel tank, food service equipment, and kitchen grease trap were replaced along with a major renovation for the HVAC systems. In 2012 there was a POD conversion of 30,122 S.F. into classrooms that also includes ADA compliance.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, with the POD conversion into classrooms performed in 2012 most of the facility was updated to comply with ADA requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings and foundation walls. The building has a crawl space of cast in place concrete construction.

B. SHELL

The superstructure is concrete reinforced masonry with face brick, load bearing CMU, and glazed block wainscot walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. With the POD conversion into classrooms performed in 2012 most exterior windows and doors were replaced. Roofing was replaced in 2007.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically CMU and glazed block. Floor finishes in common areas are typically VCT, carpet, ceramic tile, and wood (on the stage). Floor finishes in assignable spaces are typically VCT, ceramic tile, and carpet. Ceiling finishes in common areas and assignable areas are typically suspended acoustical tile. With the POD conversion into classrooms performed in 2012 most of the flooring and ceiling finishes were renovated including interior doors and fittings.

D. SERVICES**Conveying**

The building does not include conveying equipment; no elevator.

Plumbing

The plumbing fixtures have been recently renewed in 2008. The water closets are low-flow, flush valve. Domestic water distribution is copper. Sanitary waste system is primarily cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas fired water heater, with remote storage tank.

HVAC

Heating is provided by two oil-fired boilers. Cooling generation is provided by an indoor air cooled chiller with two remote outdoor heat discharge units. The heating and cooling distribution system is by rooftop and indoor penthouse air handling units. There are also some baseboard fin-tube radiators in some of the rooms. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic. HVAC was renovated in 2009.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

Electrical service is fed from a pole mounted to underground secondary utility that delivers power to a main switchboard. Power distribution wiring is typically copper. Lighting and branch wiring is typically grounded. Lighting is typically fluorescent lay-in troffers. The gym has suspended fluorescent units with wire guards. The school underwent a lamp and ballast change-out in early 2008 featuring T-8 lamps. Exterior/parking lighting is bracket mounted HID's on aluminum poles and concrete base. With the POD conversion into classrooms performed in 2012 most of lighting fixtures and branch wiring were replaced. Emergency power and lighting are present and exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and visible signal devices in common spaces, interior corridors, etc. The fire alarm control panel (FACP) is an addressable system with battery back-up. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and do not include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact, optical or combination devices and is centrally monitored. With the POD conversion into classrooms performed in 2012 most of communication systems were renovated.

Other Electrical Systems

The building has an emergency generator, gas fired, with an automatic transfer switch (ATS).

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment updated in 2009 and a kitchen grease trap replaced in 2009. The building includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings. With the POD conversion performed in 2012 most of Institutional equipment was replaced.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking spaces available on-site where three out of 50 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon underground fuel oil tank replaced in 2008.

Current Repair Cost: \$2,004,956.79**Replacement Cost:** \$15,798,689.00**FCI:** 12.69%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Laurel Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1974

Gross Area: 59,444 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$2,004,956.79

Replacement Cost: \$15,798,689.00

FCI: 12.69%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Laurel Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$266.03	S.F.	59,444	101	\$15,960,229	39	1997	1984	2008		\$2,004,954	\$15,813,667	13
Substructure	\$15.77	S.F.	59,444	100	\$937,601	100	1974	2074				\$937,601	
Foundations	\$15.44	S.F.	59,444	100	\$917,706	100	1974					\$917,706	
Standard Foundations	\$5.19	S.F.	59,444	0	\$308,313	100	1974					\$308,313	
Slab on Grade	\$10.25	S.F.	59,444	0	\$609,393	100	1974					\$609,393	
Basement Construction	\$0.33	S.F.	59,444	100	\$19,895	100	1974	2074				\$19,895	
Crawl Space	\$3.32	S.F.	6,000	100	\$19,895	100	1974	2074				\$19,895	
Shell	\$67.40	S.F.	59,444	100	\$4,006,258	59	1996	2026				\$4,006,258	
Superstructure	\$20.67	S.F.	59,444	100	\$1,228,731	100	1974					\$1,228,731	
Roof Construction	\$20.67	S.F.	59,444	100	\$1,228,731	100	1974					\$1,228,731	
Exterior Enclosure	\$18.65	S.F.	59,444	100	\$1,108,479	71	1999	2042				\$1,108,479	
Exterior Walls	\$10.94	S.F.	59,444	100	\$650,079	100	1974	2074				\$650,079	
Exterior Windows	\$4.72	S.F.	59,444	100	\$280,284	30	2012	2042				\$280,284	
Exterior Doors	\$3.00	S.F.	59,444	100	\$178,116	30	2012	2042				\$178,116	
Roofing	\$28.08	S.F.	59,444	100	\$1,669,048	20	2006	2026				\$1,669,048	
Roof Coverings	\$28.08	S.F.	59,444	100	\$1,669,048	20	2006	2026				\$1,669,048	
Interiors	\$43.25	S.F.	59,444	100	\$2,571,235	36	2005	1984			\$35,244	\$2,571,235	1
Interior Construction	\$17.98	S.F.	59,444	100	\$1,068,697	70	1999	2032				\$1,068,697	
Partitions	\$10.45	S.F.	59,444	100	\$621,146	100	1974	2074				\$621,146	
Concrete Block Partitions - Regular Weight	\$10.45	S.F.	59,444	0	\$621,146	100	1974	2074				\$621,146	
Interior Doors	\$3.06	S.F.	59,444	100	\$181,733	40	2012	2052				\$181,733	
Fittings	\$4.47	S.F.	59,444	100	\$265,818	20	2012	2032				\$265,818	
Interior Finishes	\$25.28	S.F.	59,444	100	\$1,502,538	11	2011	1984			\$35,244	\$1,502,538	2
Wall Finishes	\$6.46	S.F.	59,444	100	\$384,261	5	2012	2017				\$384,261	
Paint	\$6.46	S.F.	59,444	100	\$384,261	5	2012	2017				\$384,261	
Floor Finishes	\$8.94	S.F.	59,444	100	\$531,485	13	2010	1984			\$35,244	\$531,485	7
Carpet	\$7.68	S.F.	34,256	100	\$263,122	5	2012	2017				\$263,122	
Ceramic Tile	\$19.64	S.F.	3,500	100	\$68,726	50	2012	2062				\$68,726	
Concrete Finish Floor	\$3.68	S.F.	1,800	100	\$6,625	10	1974	1984			\$6,625	\$6,625	100
Hardwood Floor	\$17.89	S.F.	1,600	100	\$28,619	13	1974	1987			\$28,619	\$28,619	100
VCT	\$8.99	S.F.	18,288	100	\$164,393	12	2012	2024				\$164,393	
Ceiling Finishes	\$9.87	S.F.	59,444	100	\$586,792	13	2012	2025				\$586,792	
Drywall Ceilings	\$10.60	S.F.	3,500	100	\$37,105	13	2012	2025				\$37,105	
Acoustical Ceilings	\$9.83	S.F.	55,944	100	\$549,687	13	2012	2025				\$549,687	
Services	\$130.69	S.F.	59,444	102	\$7,915,227	24	1998	1989	2008		\$1,956,470	\$7,768,665	25
Plumbing	\$13.28	S.F.	59,444	100	\$789,147	30	1982	1989	2012		\$188,796	\$789,147	24
Plumbing Fixtures	\$10.10	S.F.	59,444	100	\$600,351	30	2007	2037				\$600,351	
Domestic Water Distribution	\$0.90	S.F.	59,444	100	\$53,344	30	1974	2004	2012		\$53,344	\$53,344	100
Domestic Water Heat	\$23,338.30	SYSTE M	1	100	\$23,338	15	1974	1989			\$23,338	\$23,338	100
Sanitary Waste	\$1.03	S.F.	59,444	100	\$61,482	30	1974	2004	2012		\$61,482	\$61,482	100
Rain Water Drainage	\$0.85	S.F.	59,444	100	\$50,632	30	1974	2004	2012		\$50,632	\$50,632	100
HVAC	\$83.85	S.F.	59,444	103	\$5,131,104	21	2009	2019	2008		\$1,249,164	\$4,984,542	25
Heat Generating Systems	\$8.81	S.F.	59,444	110	\$575,849	25	2009	2034	2008		\$575,849	\$523,499	110
Cooling Gen. Strms., Chiller	\$10.30	S.F.	59,444	110	\$673,315	30	2009	2039	2008		\$673,315	\$612,105	110
Heat Discharge, CUs	\$5.55	S.F.	59,444	110	\$363,014	20	2009	2029				\$330,012	
Distribution Systems	\$16.31	S.F.	59,444	100	\$969,242	30	2009	2039				\$969,242	
Terminal & Package Units	\$40.22	S.F.	59,444	100	\$2,390,555	15	2009	2024				\$2,390,555	
Controls & Instrumentation	\$1.49	S.F.	59,444	100	\$88,606	20	2009	2029				\$88,606	
Systems Testing & Balancing	\$1.19	S.F.	59,444	100	\$70,523	10	2009	2019				\$70,523	
Fire Protection	\$6.10	S.F.	59,444	100	\$362,561	30	1974	2004	2008		\$362,561	\$362,561	100
Sprinklers	\$6.10	S.F.	59,444	100	\$362,561	30	1974	2004	2008		\$362,561	\$362,561	100
Electrical	\$27.46	S.F.	59,444	100	\$1,632,415	30	1999	2000	2012		\$155,949	\$1,632,415	10
Electrical Service/Distribution	\$2.49	S.F.	59,444	100	\$148,279	30	1974	2004	2012		\$148,279	\$148,279	100
NEC Work Cl. Violation	\$7,670.01	SYSTE M	1	100	\$7,670	10	1990	2000			\$7,670	\$7,670	100
Lighting and Branch Wiring	\$21.35	S.F.	59,444	100	\$1,269,417	30	2012	2042				\$1,269,417	
Communications and Security	\$3.35	S.F.	59,444	100	\$198,912	30	2012	2042				\$198,912	
Other Electrical Systems	\$0.14	S.F.	59,444	100	\$8,137	15	2000	2015				\$8,137	
Equipment & Furnishings	\$4.17	S.F.	59,444	100	\$248,135	29	2012	2027				\$248,135	
Equipment	\$4.17	S.F.	59,444	100	\$248,135	29	2012	2027				\$248,135	
Institutional	\$0.23	S.F.	59,444	100	\$13,562	15	2012	2027				\$13,562	
Other Equipment	\$3.95	S.F.	59,444	100	\$234,573	30	2009	2039				\$234,573	
Food Service Equipment, EACH	\$234,572.92	SYSTE M	1	100	\$234,573	30	2009	2039				\$234,573	
Special Construction			0			0	0						
Special Construction			0			0	0						

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
ADA Compliance			0	0		0	0						
Building Sitework	\$4.74	S.F.	59,444	100	\$281,773	30	1974	2004	2008		\$13,240	\$281,773	5
Site Improvements	\$2.45	S.F.	59,444	100	\$145,518	30	1974	2004	2024			\$145,518	
Parking Lots	\$2,432.84	Ea.	50	100	\$121,642	30	1974	2004	2024	12		\$121,642	
Pedestrian Paving	\$36.73	S.F.	650	100	\$23,876	30	1974	2004	2024	12		\$23,876	
Site Mechanical Utilities	\$2.29	S.F.	59,444	100	\$136,255	30	1974	2004	2008		\$13,240	\$136,255	10
Fuel Distribution	\$14,979.75	SYSTEM	1	100	\$14,980	30	2008	2038	2008			\$14,980	
Fuel Distribution	\$1.92	S.F.	59,444	100	\$114,364	30	1974	2004	2012		\$6,329	\$114,364	6
Gas Service Piping	\$0.11	S.F.	59,444	100	\$6,329	30	1974	2004	2012		\$6,329	\$6,329	100
Fiberglass Fuel Tank, Double Wall	\$108,035.11	SYSTEM	1	100	\$108,035	30	2008	2038				\$108,035	
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1974	2004			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Laurel Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Laurel Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note	
Building Systems	C3020410	Concrete Finish Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$1,318,183 \$4,356	\$686,773 \$2,269	\$2,004,957 \$6,625	Necess ary- 2-5 Yrs	Deferred Maintena nce	There is a code violation issue involving fuel oil lines on the floor in front of the switchboard. This is an NEC "working clearance" violation.	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$238,370	\$124,191	\$362,561	Necess ary- 2-5 Yrs	Building Integrity		
	D2020	Domestic Water Heat	System	Beyond Useful Life	Renew System	1	Ea.	\$15,344	\$7,994	\$23,338	Necess ary- 2-5 Yrs	Capital Renewal		
	D5010	NEC Work Cl. Violation	System	Beyond Useful Life	Renew System	1	Ea.	\$5,043	\$2,627	\$7,670	Does Not Meet Current Code/St andards	Compliance		
	C3020410	Hardwood Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$18,816	\$9,803	\$28,619	Necess ary- 2-5 Yrs	Deferred Maintena nce	Hardwood floor is in poor condition due to worn finishes and separating boards. This flooring is beyond useful life and needs to be replaced.	
	G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce		
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$35,072	\$18,272	\$53,344	Necess ary- 2-5 Yrs	Deferred Maintena nce		
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$40,422	\$21,060	\$61,482	Necess ary- 2-5 Yrs	Deferred Maintena nce		
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$33,289	\$17,343	\$50,632	Necess ary- 2-5 Yrs	Deferred Maintena nce		
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$378,599	\$197,250	\$575,849	Necess ary- 2-5 Yrs	Deferred Maintena nce		
	D3030	Cooling Gen. Stms., Chiller	System	Beyond Useful Life	Renew System	1	Ea.	\$442,679	\$230,636	\$673,315	Necess ary- 2-5 Yrs	Deferred Maintena nce		
	D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$97,488	\$50,791	\$148,279	Necess ary- 2-5 Yrs	Deferred Maintena nce		
	G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,161	\$2,168	\$6,329	Necess ary- 2-5 Yrs	Deferred Maintena nce		

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Lewisdale Elementary

Address: 2400 Banning Place, Hyattsville, MD 20783

Attributes:

School Area	2
Congressional	4
County Council	2
Historical Building	No
Legislative	22
Original Building	Built in 1953, 19,245 S.F.
School Addition 1	Built in 1956, 9,219 S.F.
School Addition 2	Built in 1963, 5,730 S.F.
School Addition 3	Built in 1979, 15,225 S.F.
School Addition 4	Built in 1997, 4,684 S.F.
School Board District	3
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	54,103 S.F.

Year Built:

Last Renovation:

Facility Description:

Lewisdale Elementary School is a one-story, 54,103 square foot facility located on a 9.6-acre site close to MD Route 193 in Hyattsville, MD. The original building was constructed in 1953 and additions were constructed in 1956, 1963, 1979, and 1997, with no major renovation performed.

ACCESSIBILITY ISSUES

Access to this school from the parking area is through a rough asphalt sidewalk that is not to grade with the main entrance. The main entrance, which is not an assisted entrance, provides access to the lobby. From this location the remaining sections of the school are at grade level. However, the interior lacks proper ADA signage, door hardware, drinking fountains, and restrooms. This school was designed prior to any consideration for the handicapped. The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade, concrete footings, and foundation walls. The building does not have a basement cellar or sub-floor.

B. SHELL

The superstructure is a mixture of steel frame, concrete frame, and load bearing masonry walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum and steel sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat or low-slope with built-up roof replaced in 1998.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, and toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical panels and exposed deck. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. BUILDING SERVICES

Conveying Systems

This one-story building does not have an elevator.

Plumbing

Plumbing fixtures in the entire school are with flush valve water closets, except in Addition 4. Plumbing fixtures are original. Piping is primarily copper supply and cast iron drain. Domestic hot water is provided by a gas fired water heater and storage tank system.

HVAC

Heating is provided by two dual fuel boilers, both original to the building, 1953. Each of the boilers uses natural gas as primary fuel. Air conditioning is provided in the original building and Additions 1, 2 and 3 by two air cooled chillers. The system is a 2-pipe distribution system with individual controls for the unit ventilators in each classroom. Addition 4, the classroom module has five York package rooftop units with gas heat, original to the building construction in 1997. Fresh air is supplied by unit ventilators. Ceiling-mounted exhaust fans are installed in restrooms.

Fire Sprinkler System

The building is not fully sprinkled; in isolated areas only.

Electrical

Facility Executive Summary

The incoming electrical service is supplied by a pad mount transformer serving power to the MDP, located in the original building, installed in 1963. The later date additions are fed from the MDP. Power service is provided by a singular dry-type transformer. There is no emergency power generator system. Lighting is primarily fluorescent, recessed in corridors, surface in classrooms. The gym (Addition 1) has high-bay lighting, which were installed in 1985. The original building was renewed in 1985, Addition 2 was renewed in 1990, and Addition 4 (Modules), is original to construction, 1997.

Other Electrical

The building has an emergency generator.

Fire Protection/Life Safety Systems

The main fire alarm system is an addressable system, which was installed in 2006. There are audible and strobe signal devices in the corridors. There is a centrally monitored security system, intercom, and phone/data systems.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common and assignable spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and include dedicated closets or cabinets that are inadequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap. Kitchen was upgraded to code requirements in 2007. The building also includes fixed window treatment and temporary seating arrangements with standard furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where three out of 56 are handicap spaces with the path to the building entrance. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The water supply is provided from the campus distribution system.

Current Repair Cost: \$9,148,251.42**Replacement Cost:** \$14,415,614.19**FCI:** 63.46%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Lewisdale Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1953

Gross Area: 49,419 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,741,454.80

Replacement Cost: \$13,204,330.31

FCI: 66.20%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Lewisdale Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.19	S.F.	49,419	100	\$13,204,329	38	1960	1958	2005		\$8,741,454	\$13,204,329	66
Substructure	\$15.61	S.F.	49,419	100	\$771,206	100	1953					\$771,206	
Foundations	\$15.61	S.F.	49,419	100	\$771,206	100	1953					\$771,206	
Standard Foundations	\$5.25	S.F.	49,419	0	\$259,324	100	1953					\$259,324	
Slab on Grade	\$10.36	S.F.	49,419	0	\$511,882	100	1953					\$511,882	
Shell	\$68.48	S.F.	49,419	100	\$3,383,987	59	1962	1983			\$386,355	\$3,383,987	11
Superstructure	\$21.20	S.F.	49,419	100	\$1,047,818	100	1953					\$1,047,818	
Roof Construction	\$21.20	S.F.	49,419	0	\$1,047,818	100	1953					\$1,047,818	
Exterior Enclosure	\$18.89	S.F.	49,419	100	\$933,566	71	1953	1983			\$386,355	\$933,566	41
Exterior Walls	\$11.07	S.F.	49,419	0	\$547,211	100	1953					\$547,211	
Exterior Windows	\$4.76	S.F.	49,419	100	\$235,271	30	1953	1983			\$235,271	\$235,271	100
Exterior Doors	\$3.06	S.F.	49,419	100	\$151,084	30	1953	1983			\$151,084	\$151,084	100
Roofing	\$28.38	S.F.	49,419	100	\$1,402,603	20	1998	2018				\$1,402,603	
Roof Coverings	\$28.38	S.F.	49,419	100	\$1,402,603	20	1998	2018				\$1,402,603	
Interiors	\$42.62	S.F.	49,419	100	\$2,106,288	27	1953	1958			\$1,746,306	\$2,106,288	83
Interior Construction	\$17.10	S.F.	49,419	100	\$844,890	49	1953	1973			\$484,908	\$844,890	57
Partitions	\$9.48	S.F.	49,419	100	\$468,307	65	1953	2003			\$108,325	\$468,307	23
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	34,103	0	\$359,982	70	1953					\$359,982	
Drywall Partitions/Metal Stud Framing	\$7.07	S.F.	15,316	100	\$108,325	50	1953	2003			\$108,325	\$108,325	100
Interior Doors	\$3.10	S.F.	49,419	100	\$153,339	40	1953	1993			\$153,339	\$153,339	100
Fittings	\$4.52	S.F.	49,419	100	\$223,244	20	1953	1973			\$223,244	\$223,244	100
Interior Finishes	\$25.52	S.F.	49,419	100	\$1,261,398	12	1953	1958			\$1,261,398	\$1,261,398	100
Wall Finishes	\$6.54	S.F.	49,419	100	\$323,215	5	1953	1958			\$323,215	\$323,215	100
Paint	\$6.54	S.F.	49,419	100	\$323,215	5	1953	1958			\$323,215	\$323,215	100
Floor Finishes	\$9.45	S.F.	49,419	100	\$466,890	16	1953	1963			\$466,890	\$466,890	100
Ceramic Tile	\$23.61	S.F.	1,920	100	\$45,323	50	1953	2003			\$45,323	\$45,323	100
Concrete	\$3.86	S.F.	2,000	100	\$7,727	10	1953	1963			\$7,727	\$7,727	100
VCT	\$9.10	S.F.	45,499	100	\$413,840	12	1953	1965			\$413,840	\$413,840	100
Ceiling Finishes	\$9.54	S.F.	49,419	100	\$471,293	13	1953	1966			\$471,293	\$471,293	100
Acoustical Ceilings	\$9.54	S.F.	49,419	100	\$471,293	13	1953	1966			\$471,293	\$471,293	100
Services	\$126.36	S.F.	49,419	100	\$6,244,815	24	1964	1963	2005		\$6,032,846	\$6,244,815	97
Plumbing	\$15.83	S.F.	49,419	100	\$782,480	30	1953	1983			\$782,480	\$782,480	100
Plumbing Fixtures	\$12.58	S.F.	49,419	100	\$621,625	30	1953	1983			\$621,625	\$621,625	100
Domestic Water Distribution	\$0.90	S.F.	49,419	100	\$44,348	30	1953	1983			\$44,348	\$44,348	100
Sanitary Waste	\$1.38	S.F.	49,419	100	\$68,401	30	1953	1983			\$68,401	\$68,401	100
Rain Water Drainage	\$0.97	S.F.	49,419	100	\$48,106	30	1953	1983			\$48,106	\$48,106	100
HVAC	\$75.62	S.F.	49,419	100	\$3,737,269	21	1975	1963	2008		\$3,737,269	\$3,737,269	100
Heat Generating Systems	\$8.91	S.F.	49,419	100	\$440,475	30	1953	1983	2008		\$440,475	\$440,475	100
Boilers	\$8.91	S.F.	49,419	100	\$440,475	30	1953	1983	2008		\$440,475	\$440,475	100
Cooling Generating Systems	\$6.83	S.F.	49,419	100	\$337,497	20	1997	2017	2009		\$337,497	\$337,497	100
Chilled Water, Air Cooled	\$6.83	S.F.	49,419	100	\$337,497	20	1997	2017	2009		\$337,497	\$337,497	100
Condenser Systems													
Distribution Systems	\$16.50	S.F.	49,419	100	\$815,554	30	1997	2027	2009		\$815,554	\$815,554	100
Terminal & Package Units	\$40.69	S.F.	49,419	100	\$2,010,698	15	1953	1968	2012		\$2,010,698	\$2,010,698	100
Controls & Instrumentation	\$1.51	S.F.	49,419	100	\$74,415	20	1997	2017	2009		\$74,415	\$74,415	100
Systems Testing & Balancing	\$1.19	S.F.	49,419	100	\$58,630	10	1953	1963			\$58,630	\$58,630	100
Fire Protection	\$6.18	S.F.	49,419	100	\$305,175	30	1953	1983			\$305,175	\$305,175	100
Sprinklers	\$6.18	S.F.	49,419	100	\$305,175	30	1953	1983			\$305,175	\$305,175	100
Electrical	\$28.73	S.F.	49,419	100	\$1,419,891	30	1962	1983	2005		\$1,207,922	\$1,419,891	85
Electrical Service/Distribution	\$2.74	S.F.	49,419	100	\$135,299	30	1953	1983			\$135,299	\$135,299	100
Main Panel	\$2.74	S.F.	49,419	100	\$135,299	30	1953	1983			\$135,299	\$135,299	100
Lighting and Branch Wiring	\$21.54	S.F.	49,419	100	\$1,064,355	30	1953	1983	2005		\$1,064,355	\$1,064,355	100
Communications and Security	\$4.29	S.F.	49,419	100	\$211,969	30	1953	1983	2018	6		\$211,969	
Other Electrical Systems	\$0.17	S.F.	49,419	100	\$8,268	15	1990	2005			\$8,268	\$8,268	100
Equipment & Furnishings	\$7.78	S.F.	49,419	100	\$384,612	24	1953	1968			\$147,326	\$384,612	38
Equipment	\$7.78	S.F.	49,419	100	\$384,612	24	1953	1968			\$147,326	\$384,612	38
Institutional Equipment	\$2.98	S.F.	49,419	100	\$147,326	15	1953	1968			\$147,326	\$147,326	100
Other Equipment	\$4.80	S.F.	49,419	100	\$237,286	30	2007	2037				\$237,286	
Food Service Equipment	\$237,285.78	SYSTE M	1	100	\$237,286	30	2007	2037				\$237,286	
Special Construction			0			0	0				\$115,200		
Special Construction			0			0	0				\$115,200		
ADA Compliance			0	0		0	0				\$115,200		
Building Sitework	\$6.34	S.F.	49,419	100	\$313,421	30	1953	1983			\$313,421	\$313,421	100
Site Improvements	\$3.85	S.F.	49,419	100	\$190,207	30	1953	1983			\$190,207	\$190,207	100
Parking Lots	\$2,460.96	Each	56	100	\$137,814	30	1953	1983			\$137,814	\$137,814	100

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$37.16	S.F.	1,410	100	\$52,393	30	1953	1983			\$52,393	\$52,393	100
Site Mechanical Utilities	\$2.49	S.F.	49,419	100	\$123,214	30	1953	1983			\$123,214	\$123,214	100
Fuel Distribution	\$2.49	S.F.	49,419	100	\$123,214	30	1953	1983			\$123,214	\$123,214	100
Natural Gas	\$0.17	S.F.	49,419	100	\$8,268	30	1953	1983			\$8,268	\$8,268	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1953	1983			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	1978	2008			\$108,035	\$108,035	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Lewisdale Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,741,455					\$374,695	\$1,927,884				\$523,551
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$386,355						\$1,674,781				
Superstructure											
Roof Construction											
Exterior Enclosure	\$386,355										
Exterior Walls											
Exterior Windows	\$235,271										
Exterior Doors	\$151,084										
Roofing							\$1,674,781				
Roof Coverings							\$1,674,781				
Interiors	\$1,746,305					\$374,695					\$444,758
Interior Construction	\$484,908										
Partitions	\$108,325										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$108,325										
Interior Doors	\$153,339										
Fittings	\$223,244										
Interior Finishes	\$1,261,398					\$374,695					\$444,758
Wall Finishes	\$323,215					\$374,695					\$434,374
Paint	\$323,215					\$374,695					\$434,374
Floor Finishes	\$466,890										\$10,384
Ceramic Tile	\$45,323										
Concrete	\$7,727										\$10,384
VCT	\$413,840										
Ceiling Finishes	\$471,293										
Acoustical Ceilings	\$471,293										
Services	\$6,032,847						\$253,102				\$78,793
Plumbing	\$782,481										
Plumbing Fixtures	\$621,625										
Domestic Water Distribution	\$44,348										
Sanitary Waste	\$68,401										
Rain Water Drainage	\$48,106										
HVAC	\$3,737,268										\$78,793
Heat Generating Systems	\$440,475										
Boilers	\$440,475										
Cooling Generating Systems	\$337,497										
Chilled Water, Air Cooled Condenser Systems	\$337,497										
Distribution Systems	\$815,554										
Terminal & Package Units	\$2,010,698										
Controls & Instrumentation	\$74,415										
Systems Testing & Balancing	\$58,630										\$78,793
Fire Protection	\$305,175										
Sprinklers	\$305,175										
Electrical	\$1,207,922						\$253,102				
Electrical Service/Distribution	\$135,299										
Main Panel	\$135,299										
Lighting and Branch Wiring	\$1,064,355										
Communications and Security							\$253,102				
Other Electrical Systems	\$8,268										
Equipment & Furnishings	\$147,326										
Equipment	\$147,326										
Institutional Equipment	\$147,326										
Other Equipment											
Food Service Equipment											
Special Construction	\$115,200										
Special Construction	\$115,200										
ADA Compliance	\$115,200				</						

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Lewisdale Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$5,747,176 \$200,641	\$2,994,279 \$104,534	\$8,741,455 \$305,175	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240		Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$88,954	\$46,345	\$135,299	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$699,773	\$364,582	\$1,064,355	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$96,861	\$50,465	\$147,326	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$90,607	\$47,206	\$137,814	Necess ary- 2-5 Yrs	Deferred Maintena nce	The asphalt parking surface is in poor condition and will require resurfacing and re-striping. Any ADA considerations should be included as part of this upgrade.
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$34,446	\$17,947	\$52,393	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sidewalks are a mixture of asphalt and concrete. The asphalt application is in very poor condition and will require upgrade. This project provides a budgetary consideration to remove the current asphalt application and replace it with a concrete application compliant with today's ADA legislation.
G3060110		Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$5,436	\$2,832	\$8,268	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$154,681	\$80,589	\$235,271	Necess ary- 2-5 Yrs	Deferred Maintena nce	The single pane, aluminum framed window applications are weathered. It is recommended that a new double pane aluminum framed weather tight application be installed within the next two to five years.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$99,332	\$51,752	\$151,084	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main entrance and service entrances are beyond the expected life cycle for this type of application. Universal upgrades are recommended. Any ADA requirement should be addressed during this upgrade.

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C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$71,219	\$37,105	\$108,325	Recommended -3-10 Yrs	Deferred Maintenance	Drywall partitions are in fair condition considering the age of the application. Interior resurfacing and wall repairs, as well as wall replacement is required within the next ten years.
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$100,815	\$52,524	\$153,339	Necessary- 2-5 Yrs	Deferred Maintenance	Interior door systems are from original construction and beyond the expected life cycle for this type of application. Universal upgrades are recommended. Any ADA consideration should be designed into this upgrade.
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$146,774	\$76,469	\$223,244	Necessary- 2-5 Yrs	Deferred Maintenance	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$212,502	\$110,713	\$323,215	Recommended -3-10 Yrs	Deferred Maintenance	Interior painted finishes appear to be apart of a cyclical renewal program. This project provides a budgetary consideration for a universal upgrade within the next ten years.
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$272,084	\$141,756	\$413,840	Recommended -3-10 Yrs	Deferred Maintenance	Tile applications are expected to end their normal life cycle within the next ten years. Removal and replacement is recommended.
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$29,798	\$15,525	\$45,323	Necessary- 2-5 Yrs	Deferred Maintenance	Several areas of ceramic tile are damaged. Considering the current age and condition replacement is warranted.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$309,857	\$161,436	\$471,293	Necessary- 2-5 Yrs	Deferred Maintenance	Acoustical ceilings are damaged and stained. Grid and tile universal replacement is recommended within the next two to five years.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$408,695	\$212,930	\$621,625	Necessary- 2-5 Yrs	Deferred Maintenance	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$29,157	\$15,191	\$44,348	Necessary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$31,628	\$16,478	\$48,106	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$44,971	\$23,430	\$68,401	Necessary- 2-5 Yrs	Deferred Maintenance	
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$289,595	\$150,879	\$440,475	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$38,547	\$20,083	\$58,630	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,436	\$2,832	\$8,268	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$5,080	\$2,647	\$7,727	Necessary- 2-5 Yrs	Deferred Maintenance	

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F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	49,419	S.F.	\$75,740	\$39,460	\$115,200	Does Not Meet Current Code/Standards	ADA / Accessibility
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance
D3030110	Chilled Water, Air Cooled Condenser Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$221,891	\$115,605	\$337,497	Necessary- 2-5 Yrs	Deferred Maintenance
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$536,196	\$279,358	\$815,554	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,321,958	\$688,740	\$2,010,698	Necessary- 2-5 Yrs	Deferred Maintenance
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$48,925	\$25,490	\$74,415	Necessary- 2-5 Yrs	Deferred Maintenance

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Facility Executive Summary

Facility: \Elementary Schools\Lewisdale Elementary\1997 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1997

Gross Area: 4,684 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$406,796.62

Replacement Cost: \$1,211,283.88

FCI: 33.58%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Lewisdale Elementary\1997 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.60	S.F.	4,684	92	\$1,112,731	33	1997	2002			\$406,797	\$1,211,285	34
Substructure	\$15.06	S.F.	4,684	15	\$10,612	100	1997					\$70,531	
Foundations	\$15.06	S.F.	4,684	15	\$10,612	100	1997					\$70,531	
Standard Foundations	\$5.06	S.F.	4,684	25	\$5,931	100	1997					\$23,724	
Slab on Grade	\$9.99	S.F.	4,684	10	\$4,681	100	1997					\$46,807	
Shell	\$66.09	S.F.	4,684	100	\$309,555	59	1997	2017				\$309,555	
Superstructure	\$20.46	S.F.	4,684	100	\$95,823	100	1997					\$95,823	
Roof Construction	\$20.46	S.F.	4,684	0	\$95,823	100	1997					\$95,823	
Exterior Enclosure	\$18.25	S.F.	4,684	100	\$85,493	71	1997	2027				\$85,493	
Exterior Walls	\$10.69	S.F.	4,684	0	\$50,084	100	1997					\$50,084	
Exterior Windows	\$4.59	S.F.	4,684	100	\$21,516	30	1997	2027				\$21,516	
Exterior Doors	\$2.97	S.F.	4,684	100	\$13,893	30	1997	2027				\$13,893	
Roofing	\$27.38	S.F.	4,684	100	\$128,239	20	1997	2017				\$128,239	
Roof Coverings	\$27.38	S.F.	4,684	100	\$128,239	20	1997	2017				\$128,239	
Interiors	\$40.17	S.F.	4,684	75	\$141,101	19	1997	2002			\$67,623	\$188,154	36
Interior Construction	\$17.90	S.F.	4,684	50	\$41,941	30	1997	2017				\$83,854	
Partitions	\$10.53	S.F.	4,684	25	\$12,325	40	1997	2037				\$49,301	
Interior Doors	\$3.01	S.F.	4,684	65	\$9,169	40	1997	2037				\$14,106	
Fittings	\$4.37	S.F.	4,684	100	\$20,447	20	1997	2017				\$20,447	
Interior Finishes	\$22.27	S.F.	4,684	95	\$99,160	14	1997	2002			\$67,623	\$104,300	65
Wall Finishes	\$6.31	S.F.	4,684	100	\$29,566	5	1997	2002			\$29,566	\$29,566	100
Paint	\$6.31	S.F.	4,684	100	\$29,566	5	1997	2002			\$29,566	\$29,566	100
Tile	\$14.91	S.F.	0	25		35	1997	2032					
Floor Finishes	\$8.64	S.F.	4,684	100	\$40,466	12	1997	2004			\$38,057	\$40,466	94
Carpet	\$9.49	S.F.	0	100		7	1997	2004					
Ceramic Tile	\$12.05	S.F.	200	100	\$2,409	50	1997	2047				\$2,409	
VCT	\$8.52	S.F.	4,468	100	\$38,057	10	1997	2007			\$38,057	\$38,057	100
Ceiling Finishes	\$7.32	S.F.	4,684	85	\$29,128	25	1997	2022				\$34,268	
Services	\$106.14	S.F.	4,684	102	\$505,556	24	1997	2007			\$189,295	\$497,138	38
Plumbing	\$15.24	S.F.	4,684	100	\$71,385	30	1997	2027				\$71,385	
Plumbing Fixtures	\$12.14	S.F.	4,684	100	\$56,852	30	1997	2027				\$56,852	
Domestic Water Distribution	\$0.84	S.F.	4,684	100	\$3,918	30	1997	2027				\$3,918	
Sanitary Waste	\$1.32	S.F.	4,684	100	\$6,198	30	1997	2027				\$6,198	
Rain Water Drainage	\$0.94	S.F.	4,684	100	\$4,417	30	1997	2027				\$4,417	
HVAC	\$57.78	S.F.	4,684	103	\$278,453	19	1997	2007			\$189,295	\$270,655	70
Distribution Systems	\$15.92	S.F.	4,684	110	\$82,051	30	1997	2027				\$74,592	
Terminal & Package Units	\$39.26	S.F.	4,684	100	\$183,880	15	1997	2012			\$183,880	\$183,880	100
Controls & Instrumentation	\$1.44	S.F.	4,684	105	\$7,107	20	1997	2017				\$6,768	
Systems Testing & Balancing	\$1.16	S.F.	4,684	100	\$5,415	10	1997	2007			\$5,415	\$5,415	100
Fire Protection	\$5.96	S.F.	4,684	100	\$27,928	30	1997	2027				\$27,928	
Sprinklers	\$5.96	S.F.	4,684	100	\$27,928	30	1997	2027				\$27,928	
Electrical	\$27.15	S.F.	4,684	100	\$127,790	30	1997	2027				\$127,170	
Electrical Service/Distribution	\$2.65	S.F.	4,684	105	\$13,016	30	1997	2027				\$12,396	
Lighting and Branch Wiring	\$20.78	S.F.	4,684	100	\$97,319	30	1997	2027				\$97,319	
Communications and Security	\$3.73	S.F.	4,684	100	\$17,455	30	1997	2027				\$17,455	
Equipment & Furnishings	\$31.04	S.F.	4,684	100	\$145,408	15	1997	2012			\$145,408	\$145,408	100
Equipment	\$31.04	S.F.	4,684	100	\$145,408	15	1997	2012			\$145,408	\$145,408	100
Institutional	\$31.04	S.F.	4,684	100	\$145,408	15	1997	2012			\$145,408	\$145,408	100
Special Construction			0			0	0				\$4,471		
Special Construction			0			0	0				\$4,471		
ADA Compliance			0	0		0	0				\$4,471		
Building Sitework	\$0.11	S.F.	4,684	100	\$499	30	1997	2027				\$499	
Site Mechanical Utilities	\$0.11	S.F.	4,684	100	\$499	30	1997	2027				\$499	
Fuel Distribution	\$0.11	S.F.	4,684	100	\$499	30	1997	2027				\$499	
Gas Service Piping	\$0.11	S.F.	4,684	100	\$499	30	1997	2027				\$499	

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Facility: \Elementary Schools\Lewisdale Elementary\1997 Addition (continued)

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Lewisdale Elementary\1997 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$267,453 \$19,439	\$139,343 \$10,128	\$406,797 \$29,566	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$25,021	\$13,036	\$38,057	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,560	\$1,855	\$5,415	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,684	S.F.	\$2,940	\$1,532	\$4,471	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$120,894	\$62,986	\$183,880	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$95,600	\$49,808	\$145,408	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Longfields Elementary
Address: 3300 Newkirk Avenue, Forestville, MD 20747

Attributes:

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1969, 52,565 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	52,565 S.F.	Last Renovation:

Facility Description:

Longfields Elementary School is located on an 11.7-acre site inside I-495 (Capital Beltway) in Forestville, MD. This one-story, 52,565 square foot facility was constructed in 1969 with no additions constructed or major renovations performed since that time. In 2012 a kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and doors wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap toilet stalls are available in the gang restrooms (both boys and girls). Toilet configurations and accessories are adequate. Interior graphics and/or signage for ADA compliance are adequate and present on the restroom doors but missing on some entrance doors. All programs in this one-story facility appear to be handicap accessible. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement, cellar, or crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. The exterior has brick veneer. The metal windows throughout the building are original. Most of the classrooms have a fire exit windows. The exterior doors throughout the building are original. All the exterior doors have been repainted in 2004. The original building has low-slope built up roof with gravel ballast that was replaced in 2004.

C. INTERIORS

The interior partition walls typically include painted CMU with glazed wainscot in the corridors and folding metal partitions in classrooms 8 and 9. The interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. Toilet accessories such as metal toilet partitions are original.

The interior wall finishes are typically painted CMU and folding metal partitions. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT), carpet, and ceramic tiles. There is VAT floor finish in corridors, classrooms, multi-purpose room and underneath the carpet in the library. The overall ceiling finishes are typically suspended acoustical needlepoint tiles. Most stained acoustical ceiling tiles throughout the building were replaced in 2004.

D. SERVICES

Conveying

The building does not have conveying system.

Plumbing

Fixtures are original. Sinks, faucets, and other plumbing fixtures were not updated while some urinals and toilets were. Most of the water fountains are original. Domestic water distribution is mostly copper. Sanitary waste system is cast iron. Rain water system is external with roof drains. Domestic hot water is provided by a new gas hot water heater.

HVAC

Heating is provided by two original oil/gas fired boilers. Cooling is supplied by an original chiller and a newer cooling tower. The heating/cooling distribution system is ductwork, 2-pipe, and air handlers. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in restrooms. Controls system is pneumatic and is not centrally controlled by an energy management system.

Fire Protection

The building does not have fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

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The electrical service is fed from a pole-mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Most of the switch gear is still original. Lighting and branch wiring is serving recessed, surface-mounted, and pendant-mounted fluorescent and incandescent. 40% of illumination was updated in 2007. Emergency power and lighting is present but the generator is original. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors. The system is activated by pull stations and heat sensors and is not centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are not adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems:

The building has an original emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The library has shelves and furniture such as tables/chairs. The nurse's room has two beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site and where there is one reserved handicap space out of a total of 65 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$10,458,717.77**Replacement Cost:** \$14,822,816.69**FCI:** 70.56%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Longfields Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1969

Gross Area: 52,565 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$10,458,717.77

Replacement Cost: \$14,822,816.69

FCI: 70.56%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Longfields Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.93	S.F.	52,565	102	\$14,998,659	39	1972	1974	2012		\$10,350,680	\$14,714,779	70
Substructure	\$14.92	S.F.	52,565	100	\$784,323	100	1969					\$784,323	
Foundations	\$14.92	S.F.	52,565	100	\$784,323	100	1969					\$784,323	
Standard Foundations	\$4.65	S.F.	52,565	0	\$244,651	100	1969					\$244,651	
Slab on Grade	\$10.27	S.F.	52,565	0	\$539,672	100	1969					\$539,672	
Shell	\$67.29	S.F.	52,565	100	\$3,537,047	59	1976	1999			\$406,952	\$3,537,047	12
Superstructure	\$21.01	S.F.	52,565	100	\$1,104,128	100	1969					\$1,104,128	
Roof Construction	\$21.01	S.F.	52,565	0	\$1,104,128	100	1969					\$1,104,128	
Exterior Enclosure	\$18.71	S.F.	52,565	100	\$983,401	71	1969	1999			\$406,952	\$983,401	41
Exterior Walls	\$10.97	S.F.	52,565	0	\$576,449	100	1969					\$576,449	
Exterior Windows	\$4.72	S.F.	52,565	100	\$247,849	30	1969	1999			\$247,849	\$247,849	100
Exterior Doors	\$3.03	S.F.	52,565	100	\$159,103	30	1969	1999			\$159,103	\$159,103	100
Roofing	\$27.58	S.F.	52,565	100	\$1,449,518	20	2004	2024				\$1,449,518	
Roof Coverings	\$27.58	S.F.	52,565	100	\$1,449,518	20	2004	2024				\$1,449,518	
Interiors	\$56.88	S.F.	52,565	109	\$3,273,742	32	1981	1974	2012		\$2,614,711	\$2,989,862	87
Interior Construction	\$18.02	S.F.	52,565	100	\$947,424	70	1969	1989			\$396,559	\$947,424	42
Partitions	\$10.48	S.F.	52,565	100	\$550,865	100	1969	2069				\$550,865	
Concrete Block Partitions - Regular Weight	\$10.48	S.F.	52,565	0	\$550,865	100	1969	2069				\$550,865	
Interior Doors	\$3.07	S.F.	52,565	100	\$161,502	40	1969	2009			\$161,502	\$161,502	100
Fittings	\$4.47	S.F.	52,565	100	\$235,057	20	1969	1989			\$235,057	\$235,057	100
Interior Finishes	\$38.86	S.F.	52,565	114	\$2,326,318	16	1992	1974	2012		\$2,218,152	\$2,042,438	109
Wall Finishes	\$6.48	S.F.	52,565	100	\$340,593	5	2004	2009			\$340,593	\$340,593	100
Paint	\$6.48	S.F.	52,565	100	\$340,593	5	2004	2009			\$340,593	\$340,593	100
Floor Finishes	\$20.94	S.F.	52,565	126	\$1,384,491	16	1969	1974			\$1,276,325	\$1,100,611	116
Carpet	\$7.70	S.F.	6,000	100	\$46,178	5	1969	1974			\$46,178	\$46,178	100
Ceramic Tile	\$19.67	S.F.	5,500	100	\$108,166	50	1969	2019				\$108,166	
VAT (Resilient Flooring)	\$23.04	S.F.	41,065	130	\$1,230,147	13	1969	1982			\$1,230,147	\$946,267	130
Ceiling Finishes	\$11.44	S.F.	52,565	100	\$601,234	25	2004	2029	2012		\$601,234	\$601,234	100
Services	\$129.44	S.F.	52,565	100	\$6,803,859	25	1969	1979			\$6,803,859	\$6,803,859	100
Plumbing	\$15.68	S.F.	52,565	100	\$824,298	30	1969	1999			\$824,298	\$824,298	100
Plumbing Fixtures	\$12.47	S.F.	52,565	100	\$655,601	30	1969	1999			\$655,601	\$655,601	100
Domestic Water Distribution	\$0.88	S.F.	52,565	100	\$46,372	30	1969	1999			\$46,372	\$46,372	100
Sanitary Waste	\$1.37	S.F.	52,565	100	\$71,956	30	1969	1999			\$71,956	\$71,956	100
Rain Water Drainage	\$0.96	S.F.	52,565	100	\$50,369	30	1969	1999			\$50,369	\$50,369	100
HVAC	\$79.24	S.F.	52,565	100	\$4,165,466	22	1969	1979			\$4,165,466	\$4,165,466	100
Heat Generating Systems	\$8.82	S.F.	52,565	100	\$463,718	30	1969	1999			\$463,718	\$463,718	100
Cooling Generating Systems	\$11.10	S.F.	52,565	100	\$583,645	30	1969	1999			\$583,645	\$583,645	100
Distribution Systems	\$16.34	S.F.	52,565	100	\$858,678	30	1969	1999			\$858,678	\$858,678	100
Terminal & Package Units	\$40.31	S.F.	52,565	100	\$2,118,711	15	1969	1984			\$2,118,711	\$2,118,711	100
Controls & Instrumentation	\$1.49	S.F.	52,565	100	\$78,352	20	1969	1989			\$78,352	\$78,352	100
Systems Testing & Balancing	\$1.19	S.F.	52,565	100	\$62,362	10	1969	1979			\$62,362	\$62,362	100
Fire Protection	\$6.11	S.F.	52,565	100	\$321,404	30	1969	1999			\$321,404	\$321,404	100
Sprinklers	\$6.11	S.F.	52,565	100	\$321,404	30	1969	1999			\$321,404	\$321,404	100
Electrical	\$28.40	S.F.	52,565	100	\$1,492,691	30	1969	1984			\$1,492,691	\$1,492,691	100
Electrical Service/Distribution	\$2.71	S.F.	52,565	100	\$142,313	30	1969	1999			\$142,313	\$142,313	100
Lighting and Branch Wiring	\$21.32	S.F.	52,565	100	\$1,120,918	30	1969	1999			\$1,120,918	\$1,120,918	100
Communications and Security	\$4.24	S.F.	52,565	100	\$223,064	30	1969	1999			\$223,064	\$223,064	100
Other Electrical Systems	\$0.12	S.F.	52,565	100	\$6,396	15	1969	1984			\$6,396	\$6,396	100
Equipment & Furnishings	\$7.42	S.F.	52,565	100	\$390,117	24	1969	1984			\$390,117	\$390,117	100
Equipment	\$7.42	S.F.	52,565	100	\$390,117	24	1969	1984			\$390,117	\$390,117	100
Institutional Equipment	\$2.95	S.F.	52,565	100	\$155,106	15	1969	1984			\$155,106	\$155,106	100
Other Equipment	\$4.47	S.F.	52,565	100	\$235,011	30	1969	1999			\$235,011	\$235,011	100
Food Service Equipment, EACH	\$235,011.47	SYSTE M	1	100	\$235,011	30	1969	1999			\$235,011	\$235,011	100
Special Construction			0			0	0				\$122,533		
Special Construction			0			0	0				\$122,533		
ADA Compliance			0	0		0	0				\$122,533		
Building Sitework	\$3.99	S.F.	52,565	100	\$209,571	30	1969	1999	2019		\$12,508	\$209,571	6
Site Improvements	\$3.75	S.F.	52,565	100	\$197,063	30	1969	1999	2019			\$197,063	
Parking Lots	\$2,437.39	Ea.	65	100	\$158,430	30	1969	1999	2019	7		\$158,430	
Pedestrian Paving	\$36.79	L.F.	1,050	100	\$38,633	30	1969	1999	2019	7		\$38,633	
Site Mechanical Utilities	\$0.24	S.F.	52,565	100	\$12,508	30	1969	1999			\$12,508	\$12,508	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	52,565	100	\$5,597	30	1969	1999			\$5,597	\$5,597	100
Gas Service Piping	\$0.11	S.F.	52,565	100	\$5,597	30	1969	1999			\$5,597	\$5,597	100
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1969	1999			\$6,911	\$6,911	100

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Facility Executive Summary

Facility: \Elementary Schools\Longfields Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$10,458,718					\$448,373		\$375,393			\$603,596
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$406,952										
Superstructure											
Roof Construction											
Exterior Enclosure	\$406,952										
Exterior Walls											
Exterior Windows	\$247,849										
Exterior Doors	\$159,103										
Roofing											
Roof Coverings											
Interiors	\$2,614,710					\$448,373		\$133,030			\$519,787
Interior Construction	\$396,559										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$161,502										
Fittings	\$235,057										
Interior Finishes	\$2,218,152					\$448,373		\$133,030			\$519,787
Wall Finishes	\$340,593					\$394,840					\$457,728
Paint	\$340,593					\$394,840					\$457,728
Floor Finishes	\$1,276,325					\$53,532		\$133,030			\$62,059
Carpet	\$46,178					\$53,532					\$62,059
Ceramic Tile								\$133,030			
VAT (Resilient Flooring)	\$1,230,147										
Ceiling Finishes	\$601,234										
Services	\$6,803,861										\$83,809
Plumbing	\$824,299										
Plumbing Fixtures	\$655,601										
Domestic Water Distribution	\$46,372										
Sanitary Waste	\$71,956										
Rain Water Drainage	\$50,369										
HVAC	\$4,165,466										\$83,809
Heat Generating Systems	\$463,718										
Cooling Generating Systems	\$583,645										
Distribution Systems	\$858,678										
Terminal & Package Units	\$2,118,711										
Controls & Instrumentation	\$78,352										
Systems Testing & Balancing	\$62,362										\$83,809
Fire Protection	\$321,404										
Sprinklers	\$321,404										
Electrical	\$1,492,692										
Electrical Service/Distribution	\$142,313										
Lighting and Branch Wiring	\$1,120,918										
Communications and Security	\$223,064										
Other Electrical Systems	\$6,396										
Equipment & Furnishings	\$390,117										
Equipment	\$390,117										
Institutional Equipment	\$155,106										
Other Equipment	\$235,011										
Food Service Equipment, EACH	\$235,011										
Special Construction	\$122,533										
Special Construction	\$122,533										
ADA Compliance	\$122,533										
Building Sitework	\$120,543							\$242,362			
Site Improvements								\$242,362			
Parking Lots								\$194,849			
Pedestrian Paving			</								

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Report Date: 08 Sep 2012

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Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Longfields Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,876,212 \$162,952	\$3,582,506 \$84,898	\$10,458,718 \$247,849	Necess ary- 2-5 Yrs	Deferred Maintena nce	Metal windows throughout the building are original and beyond useful life. No major water leaks were reported through windows throughout the building. The flashing and caulking around the windows are in fair condition but are beyond useful life. The single pane windows are not energy efficient.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$104,604	\$54,499	\$159,103	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors throughout the building are original, beyond useful life, and in poor condition (difficult to operate). Some metal exterior doors do not close properly. The door hardware is beyond useful life and in fair condition. All the exterior doors have been repainted in 2004.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$154,541	\$80,516	\$235,057	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards which are beyond useful life and in fair condition. Metal toilet partitions are original, rusted/stained, and in poor condition. All old toilet accessories are beyond useful life and need to be replaced. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$30,360	\$15,818	\$46,178	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office and library is old, beyond useful life, and in poor condition (worn and stained).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$808,775	\$421,372	\$1,230,147	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 vinyl asbestos tiles and 12x12 vinyl asbestos tiles floor finish in corridors, classrooms, and multi-purpose room is beyond useful life and in fair to poor condition (worn and cracks on surface). There are VAT tiles underneath the carpet in the library.

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D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$431,033	\$224,568	\$655,601	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original and need update. Some toilets and urinals were updated while most sinks, faucets, drinking fountains and other plumbing fixtures were not updated. Some were covered with plastic bags to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$30,488	\$15,884	\$46,372	Necess ary- 2-5 Yrs	Deferred Maintena nce	Piping for both the hot and cold water is mostly original. The distribution system was not updated and needs update. Some of the faucets had low pressure that could indicate line blockage.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$33,116	\$17,253	\$50,369	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$47,309	\$24,648	\$71,956	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary piping is beyond useful life outdated and in some areas are clogged and others leaking.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,392,973	\$725,739	\$2,118,711	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update. The school engineer stated the units' control system is not operating at times and, if operating, the temperature is not adequate.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$304,877	\$158,841	\$463,718	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heat generation system is original and is beyond useful life.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$383,725	\$199,920	\$583,645	Necess ary- 2-5 Yrs	Deferred Maintena nce	The boilers are in poor condition. The chiller is original and beyond useful life.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$564,548	\$294,130	\$858,678	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system pipes, pumps, ductwork, vents and units are mostly outdated and beyond useful life. Circulation pumps are leaking, pipe insulation is peeling, and pipes are leaking. There are some of leaks and stains throughout of the school.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$51,514	\$26,839	\$78,352	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system for the heating and cooling is not centralized. This limits the control for limited number of the rooms and keeping the others without controls. Also, control for heating is outdated and mostly inoperable.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$41,001	\$21,361	\$62,362	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$211,311	\$110,093	\$321,404	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$93,566	\$48,748	\$142,313	Necessary- 2-5 Yrs	Deferred Maintenance	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need. The lighting system is partially updated (40%), but most rooms and offices are in need of update. Many of the light covers are stained and broken. Some rooms need ballasts and wiring. The security and communication systems are beyond useful life and in need of update. The communication systems equipment is original and wires are in areas that could be a tripping hazard.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$736,961	\$383,957	\$1,120,918	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$146,656	\$76,408	\$223,064	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,205	\$2,191	\$6,396	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,680	\$1,917	\$5,597	Necessary- 2-5 Yrs	Deferred Maintenance	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$101,976	\$53,130	\$155,106	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$154,511	\$80,500	\$235,011	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	52,565	S.F.	\$80,561	\$41,972	\$122,533	Does Not Meet Current Code/Standards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$106,181	\$55,320	\$161,502	Necessary- 2-5 Yrs	Deferred Maintenance	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$223,927	\$116,666	\$340,593	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$395,289	\$205,945	\$601,234	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary

Facility: \Elementary Schools\Magnolia Elementary
Address: 8400 Nightingale Drive, Lanham, MD 20706

Attributes:

School Area	1
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1971, 54,506 S.F.
School Board District	2
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	54,506 S.F.	Last Renovation:

Facility Description:

Magnolia Elementary School is a one-story, 54,506 square foot facility located on a 10-acre site close to I-495 (Capital Beltway) in Lanham, MD. The original building was constructed in 1971, with no additions constructed or major renovations performed since that time. In 2009 an underground tank was replaced. In 2012 a kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and wide enough doors for wheel chair access, but lacks push button wall switches and automatic door openers. Exterior doors have panic hardware. Handicap toilet stalls are available in two gang restrooms. Toilet configurations and accessories are adequate. Interior graphics and/or signage for ADA compliance are inadequate and missing in some portions of the building (only parking areas have handicap signs). All the programs in this one story facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on the slab-on-grade which is in good condition. The building does not have a basement or crawl spaces.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill that is resting on open web steel joist framing. The exterior enclosure is brick veneer over CMU. Exterior windows are typically aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel doors. The facility has a low-slope built up roof with gravel ballast.

C. INTERIORS

Interior partition walls typically include painted CMU, gypsum drywalls, and folding metal partitions (in six classrooms). Interior doors, including fire doors, are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. There is a metal ladder to access the roof hatch. Interior wall finishes are typically painted CMU, gypsum drywalls, and folding metal partitions. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT), carpet, and ceramic tiles. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

A few toilets (with flush valves) were replaced in the past. Other fixtures and accessories such as urinals, sinks, toilets and metal partitions are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a storage tank with heat exchanger that operates in winter with the boiler system and an gas hot water heater, which was installed in 1984.

HVAC

Heating is provided by two boilers, which were replaced in 2007. There is reported ACM in the boiler room. Cooling is supplied by air cooled chiller plant. The heating/cooling distribution system is a 2-pipe system using air handlers, fan coil units, fin tube radiators, and unit ventilators. Fresh air is supplied by unit ventilators and air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic, and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to an original (1970) main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent with some incandescent. Emergency power and lighting are battery powered and exit signs are present at exit doors and near stairways and are typically illuminated.

Facility Executive Summary

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The library has shelves and furniture. The nurse's room has beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multi-purpose room. The metal window have blinds. There are sinks and cabinets in the classrooms.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site and where there are two reserved handicap spaces out of total about 83 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The facility has an underground fuel oil that was replaced in 2009.

Current Repair Cost: \$8,697,820.90**Replacement Cost:** \$15,106,329.77**FCI:** 57.58%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Magnolia Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1971

Gross Area: 54,506 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,697,820.90

Replacement Cost: \$15,106,329.77

FCI: 57.58%

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eCOMET Facility Report Facility Executive Summary

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Facility: \Elementary Schools\Magnolia Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$275.17	S.F.	54,506	102	\$15,279,148	38	1976	1976			\$8,697,820	\$14,998,294	58
Substructure	\$14.62	S.F.	54,506	100	\$796,704	100	1971					\$796,704	
Foundations	\$14.62	S.F.	54,506	100	\$796,704	100	1971					\$796,704	
Standard Foundations	\$4.17	S.F.	54,506	0	\$227,156	100	1971					\$227,156	
Slab on Grade	\$10.45	S.F.	54,506	0	\$569,548	100	1971					\$569,548	
Shell	\$67.97	S.F.	54,506	100	\$3,704,963	59	1975	2001			\$429,440	\$3,704,963	12
Superstructure	\$21.42	S.F.	54,506	100	\$1,167,283	100	1971					\$1,167,283	
Roof Construction	\$21.42	S.F.	54,506	0	\$1,167,283	100	1971					\$1,167,283	
Exterior Enclosure	\$19.03	S.F.	54,506	100	\$1,037,124	71	1971	2001			\$429,440	\$1,037,124	41
Exterior Walls	\$11.15	S.F.	54,506	0	\$607,684	100	1971					\$607,684	
Exterior Windows	\$4.81	S.F.	54,506	100	\$261,975	30	1971	2001			\$261,975	\$261,975	100
Exterior Doors	\$3.07	S.F.	54,506	100	\$167,465	30	1971	2001			\$167,465	\$167,465	100
Roofing	\$27.53	S.F.	54,506	100	\$1,500,556	20	1993	2013				\$1,500,556	
Roof Coverings	\$27.53	S.F.	54,506	100	\$1,500,556	20	1993	2013				\$1,500,556	
Interiors	\$52.86	S.F.	54,506	110	\$3,161,876	29	1975	1976			\$2,595,820	\$2,881,022	90
Interior Construction	\$18.04	S.F.	54,506	100	\$983,061	62	1971	1991			\$417,005	\$983,061	42
Partitions	\$10.39	S.F.	54,506	100	\$566,056	87	1971	2021				\$566,056	
Concrete Block Partitions - Regular Weight	\$10.91	S.F.	38,154	0	\$416,091	100	1971					\$416,091	
Drywall Partitions/Metal Stud Framing	\$9.17	S.F.	16,351	100	\$149,965	50	1971	2021				\$149,965	
Interior Doors	\$3.10	S.F.	54,506	100	\$169,123	40	1971	2011			\$169,123	\$169,123	100
Fittings	\$4.55	S.F.	54,506	100	\$247,882	20	1971	1991			\$247,882	\$247,882	100
Interior Finishes	\$34.82	S.F.	54,506	115	\$2,178,815	14	1979	1976			\$2,178,815	\$1,897,961	115
Wall Finishes	\$6.59	S.F.	54,506	100	\$358,973	5	1995	2000			\$358,973	\$358,973	100
Paint	\$6.59	S.F.	54,506	100	\$358,973	5	1995	2000			\$358,973	\$358,973	100
Floor Finishes	\$18.61	S.F.	54,506	128	\$1,295,062	13	1971	1976			\$1,295,062	\$1,014,208	128
Carpet	\$7.80	S.F.	10,000	100	\$78,027	5	1971	1976			\$78,027	\$78,027	100
VAT (Resilient Flooring)	\$23.70	S.F.	39,506	130	\$1,217,035	13	1971	1984			\$1,217,035	\$936,181	130
Ceiling Finishes	\$9.63	S.F.	54,506	100	\$524,780	25	1971	1996			\$524,780	\$524,780	100
Services	\$127.58	S.F.	54,506	100	\$6,953,956	25	1978	1981			\$4,883,853	\$6,953,956	70
Plumbing	\$15.94	S.F.	54,506	100	\$868,829	30	1971	2001			\$868,829	\$868,829	100
Plumbing Fixtures	\$12.69	S.F.	54,506	100	\$691,416	30	1971	2001			\$691,416	\$691,416	100
Domestic Water Distribution	\$0.90	S.F.	54,506	100	\$48,913	30	1971	2001			\$48,913	\$48,913	100
Sanitary Waste	\$1.38	S.F.	54,506	100	\$75,442	30	1971	2001			\$75,442	\$75,442	100
Rain Water Drainage	\$0.97	S.F.	54,506	100	\$53,058	30	1971	2001			\$53,058	\$53,058	100
HVAC	\$76.63	S.F.	54,506	100	\$4,176,685	21	1983	1981			\$3,289,617	\$4,176,685	79
Heat Generating Systems	\$8.99	S.F.	54,506	100	\$489,960	30	2007	2037				\$489,960	
Cooling Generating Systems	\$7.29	S.F.	54,506	100	\$397,108	30	2005	2035				\$397,108	
Distribution Systems	\$16.61	S.F.	54,506	100	\$905,308	30	1971	2001			\$905,308	\$905,308	100
Terminal & Package Units	\$41.01	S.F.	54,506	100	\$2,235,082	15	1971	1986			\$2,235,082	\$2,235,082	100
Controls & Instrumentation	\$1.52	S.F.	54,506	100	\$82,904	20	1971	1991			\$82,904	\$82,904	100
Systems Testing & Balancing	\$1.22	S.F.	54,506	100	\$66,323	10	1971	1981			\$66,323	\$66,323	100
Fire Protection	\$6.24	S.F.	54,506	100	\$339,905	30	1971	2001			\$339,905	\$339,905	100
Sprinklers	\$6.24	S.F.	54,506	100	\$339,905	30	1971	2001			\$339,905	\$339,905	100
Electrical	\$28.78	S.F.	54,506	100	\$1,568,537	30	1981	2001			\$385,502	\$1,568,537	25
Electrical Service/Distribution	\$2.74	S.F.	54,506	100	\$149,227	30	1971	2001			\$149,227	\$149,227	100
Lighting and Branch Wiring	\$21.70	S.F.	54,506	100	\$1,183,035	30	2001	2031				\$1,183,035	
Communications and Security	\$4.33	S.F.	54,506	100	\$236,275	30	1971	2001			\$236,275	\$236,275	100
Equipment & Furnishings	\$7.40	S.F.	54,506	100	\$403,231	24	1971	1986			\$403,231	\$403,231	100
Equipment	\$7.40	S.F.	54,506	100	\$403,231	24	1971	1986			\$403,231	\$403,231	100
Institutional Equipment	\$3.01	S.F.	54,506	100	\$164,149	15	1971	1986			\$164,149	\$164,149	100
Other Equipment	\$4.39	S.F.	54,506	100	\$239,082	30	1971	2001			\$239,082	\$239,082	100
Food Service Equipment, EACH	\$239,081.59	SYSTEM	1	100	\$239,082	30	1971	2001			\$239,082	\$239,082	100
Special Construction			0			0	0				\$127,058		
Special Construction			0			0	0				\$127,058		
ADA Compliance			0	0		0	0				\$127,058		
Building Sitework	\$4.74	S.F.	54,506	100	\$258,418	30	1971	2001			\$258,418	\$258,418	100
Site Improvements	\$4.63	S.F.	54,506	100	\$252,615	30	1971	2001			\$252,615	\$252,615	100
Parking Lots	\$2,479.60	Each	83	100	\$205,806	30	1971	2001			\$205,806	\$205,806	100
Pedestrian Paving	\$37.45	L.F.	1,250	100	\$46,809	30	1971	2001			\$46,809	\$46,809	100
Site Mechanical Utilities	\$0.11	S.F.	54,506	100	\$5,803	30	1971	2001			\$5,803	\$5,803	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	54,506	100	\$5,803	30	1971	2001			\$5,803	\$5,803	100
Gas Service Piping	\$0.11	S.F.	54,506	100	\$5,803	30	1971	2001			\$5,803	\$5,803	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Magnolia Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,697,821	\$1,545,572				\$506,603				\$195,671	\$676,424
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$429,441	\$1,545,572									
Superstructure											
Roof Construction											
Exterior Enclosure	\$429,441										
Exterior Walls											
Exterior Windows	\$261,975										
Exterior Doors	\$167,465										
Roofing		\$1,545,572									
Roof Coverings		\$1,545,572									
Interiors	\$2,595,820					\$506,603				\$195,671	\$587,291
Interior Construction	\$417,005									\$195,671	
Partitions										\$195,671	
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud										\$195,671	
Framing											
Interior Doors	\$169,123										
Fittings	\$247,882										
Interior Finishes	\$2,178,815					\$506,603					\$587,291
Wall Finishes	\$358,973					\$416,148					\$482,429
Paint	\$358,973					\$416,148					\$482,429
Floor Finishes	\$1,295,062					\$90,455					\$104,862
Carpet	\$78,027					\$90,455					\$104,862
VAT (Resilient Flooring)	\$1,217,035										
Ceiling Finishes	\$524,780										
Services	\$4,883,853										\$89,132
Plumbing	\$868,830										
Plumbing Fixtures	\$691,416										
Domestic Water Distribution	\$48,913										
Sanitary Waste	\$75,442										
Rain Water Drainage	\$53,058										
HVAC	\$3,289,616										\$89,132
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems	\$905,308										
Terminal & Package Units	\$2,235,082										
Controls & Instrumentation	\$82,904										
Systems Testing & Balancing	\$66,323										\$89,132
Fire Protection	\$339,905										
Sprinklers	\$339,905										
Electrical	\$385,502										
Electrical Service/Distribution	\$149,227										
Lighting and Branch Wiring											
Communications and Security	\$236,275										
Equipment & Furnishings	\$403,231										
Equipment	\$403,231										
Institutional Equipment	\$164,149										
Other Equipment	\$239,082										
Food Service Equipment, EACH	\$239,082										
Special Construction	\$127,058										
Special Construction	\$127,058										
ADA Compliance	\$127,058										
Building Sitework	\$258,418										
Site Improvements	\$252,615										
Parking Lots	\$205,806										
Pedestrian Paving	\$46,809										

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Magnolia Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,718,488 \$172,239	\$2,979,332 \$89,736	\$8,697,821 \$261,975	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior windows are typically aluminum sash with operable single-pane glazing which are in fair condition (beyond useful life, difficult to open, scratched plastic surfaces, do not seal properly, and wind comes in through some windows).
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$110,102	\$57,363	\$167,465	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors are hollow metal steel doors which are beyond useful life but in fair condition overall (difficult to operate and show signs of rusting; some exterior doors were replaced in the past).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$162,973	\$84,909	\$247,882	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions, which are in fair condition (old and beyond useful life). The classrooms have original black-boards which are beyond useful life and in fair condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$236,011	\$122,962	\$358,973	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the school has not been painted in past more than 5 years and the paint on the walls and doors is in fair condition (stained and peeling).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$51,300	\$26,727	\$78,027	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices and classrooms 8 through 10 is more than 15 year old, beyond useful life, patched, and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$345,023	\$179,757	\$524,780	Necess ary- 2-5 Yrs	Deferred Maintena nce	The overall ceiling finishes are typically suspended 2x2, 2x4'(fissured) acoustical tiles. The ceiling tiles are in fair condition (beyond useful life, stained and warped due to past pipe leaks and water leaks from the roof).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$800,155	\$416,881	\$1,217,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 12x12 vinyl asbestos tile floor finish in corridors, multi-purpose room, and classrooms is in fair condition (worn and beyond useful life).
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$135,310	\$70,496	\$205,806	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair to poor condition, with cracks, pot holes, and uneven surfaces.

Prince George County Public Schools

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Report Date: 08 Sep 2012

Facility Executive Summary

G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$30,775	\$16,034	\$46,809	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are in fair to poor condition (cracks on sidewalks and damaged curbs).
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$454,580	\$236,836	\$691,416	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$32,159	\$16,755	\$48,913	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$34,884	\$18,174	\$53,058	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$49,600	\$25,842	\$75,442	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,469,482	\$765,600	\$2,235,082	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$595,206	\$310,102	\$905,308	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$54,506	\$28,398	\$82,904	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$43,605	\$22,718	\$66,323	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$223,475	\$116,430	\$339,905	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$98,111	\$51,116	\$149,227	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$155,342	\$80,933	\$236,275	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,815	\$1,988	\$5,803	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$107,922	\$56,227	\$164,149	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,187	\$81,894	\$239,082	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	54,506	S.F.	\$83,536	\$43,522	\$127,058	Does Not Meet Current Code/St andards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$111,192	\$57,931	\$169,123	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Marlton Elementary**Address:** 8506 Old Colony Drive S, Upper Marlboro, MD 20772**Attributes:**

School Area	1
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1974, 60,270 S.F.
School Board District	9
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	60,270 S.F.

Year Built:
Last Renovation:

Facility Description:

Marlton Elementary School is a one-story, 60,270 square foot facility located on a 10-acre site close to U.S. Route 301 in Upper Marlboro, MD. The original building was constructed in 1974 and has had no additions constructed or major renovations performed since that time. In 2011 some minor construction renovation projects were performed. In 2012 there was a POD conversion into classrooms of 8,862 S.F. into classrooms that also included ADA updates.

ACCESSIBILITY ISSUES

Upgrades were made to make this one-story facility handicap assessable in 2012. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement or crawl space.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with fixed thermo pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof replaced in 2001.

C. INTERIORS

Interior partition wall types typically include painted CMU, ceramic tile wainscot in the corridors, and drywall. Classroom pods do not have fixed interior partitions, except for one, which has drywall partitions installed in 2007. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk, tack boards and graphics, toilet accessories, handrails, and toilet partitions. There are no stairs in the building. Interior wall finishes are typically painted CMU and drywall. Floor finishes in common areas are typically vinyl composition tile and ceramic tile. Floor finishes in assignable spaces are typically vinyl tile. During the 2008 Assessment it was reported in the A.H.E.R.A Management Plan Report, the school contains approximately 12,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and in assignable areas are typically suspended acoustical panels. Ceiling finish in gym areas is Tectum panels. Ceiling finish in media center is needlepoint.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. Sinks, faucets, and other plumbing fixtures were not updated, but new urinals and toilets were installed 2007, including the gym area. Some of the water fountains are original. Domestic water distribution is mostly copper. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains and scuppers. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by two original gas/oil fired Boilers. Cooling is supplied by two water cooled chillers. The heating/cooling distribution system is a ductwork for cooling and 2-pipe for heating system using air handlers. Fresh air is supplied by infiltration and air handling units. Most of the air handling units are original. Ceiling-mounted exhaust fans are installed in bathrooms. Controls and instrumentation are pneumatic and not centrally controlled by an energy management system.

Fire Protection

The building has 5% fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Illumination was updated 2007. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are inadequately secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and two grease traps. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where two out of 59 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 6000 gallon fuel oil tank.

Current Repair Cost: \$10,209,577.59**Replacement Cost:** \$16,369,186.12**FCI:** 62.37%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Marlton Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1974

Gross Area: 60,270 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$10,209,577.59

Replacement Cost: \$16,369,186.12

FCI: 62.37%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Marlton Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.81	S.F.	60,270	100	\$16,262,853	40	1977	1974	2007		\$10,101,540	\$16,261,148	62
Substructure	\$15.54	S.F.	60,270	100	\$936,874	100	1974					\$936,874	
Foundations	\$15.54	S.F.	60,270	100	\$936,874	100	1974					\$936,874	
Standard Foundations	\$5.22	S.F.	60,270	0	\$314,430	100	1974					\$314,430	
Slab on Grade	\$10.33	S.F.	60,270	0	\$622,444	100	1974					\$622,444	
Shell	\$68.14	S.F.	60,270	100	\$4,106,845	59	1979	2004			\$468,437	\$4,106,845	11
Superstructure	\$21.10	S.F.	60,270	100	\$1,271,472	100	1974					\$1,271,472	
Roof Construction	\$21.10	S.F.	60,270	0	\$1,271,472	100	1974					\$1,271,472	
Exterior Enclosure	\$18.80	S.F.	60,270	100	\$1,133,049	71	1974	2004			\$468,437	\$1,133,049	41
Exterior Walls	\$11.03	S.F.	60,270	0	\$664,612	100	1974					\$664,612	
Exterior Windows	\$4.75	S.F.	60,270	100	\$286,012	30	1974	2004			\$286,012	\$286,012	100
Exterior Doors	\$3.03	S.F.	60,270	100	\$182,425	30	1974	2004			\$182,425	\$182,425	100
Roofing	\$28.24	S.F.	60,270	100	\$1,702,324	20	2001	2021				\$1,702,324	
Roof Coverings	\$28.24	S.F.	60,270	100	\$1,702,324	20	2001	2021				\$1,702,324	
Interiors	\$42.47	S.F.	60,270	100	\$2,561,262	38	1978	1974	2007		\$1,572,574	\$2,559,557	61
Interior Construction	\$18.10	S.F.	60,270	100	\$1,090,708	68	1974	1994	2007		\$455,603	\$1,090,708	42
Partitions	\$10.54	S.F.	60,270	100	\$635,105	97	1974	2024				\$635,105	
Concrete Block Partitions - Regular Weight	\$10.53	S.F.	57,257	100	\$602,648	100	1974					\$602,648	
Drywall Partitions/Metal Stud Framing	\$10.77	S.F.	3,014	100	\$32,457	50	1974	2024				\$32,457	
Interior Doors	\$3.07	S.F.	60,270	100	\$185,175	40	1974	2014	2007		\$185,175	\$185,175	100
Fittings	\$4.49	S.F.	60,270	100	\$270,428	20	1974	1994			\$270,428	\$270,428	100
Interior Finishes	\$24.37	S.F.	60,270	100	\$1,470,554	16	1983	1974			\$1,116,971	\$1,468,849	76
Wall Finishes	\$8.54	S.F.	60,270	100	\$514,513	18	2000	2009			\$220,934	\$514,513	43
Paint	\$6.49	S.F.	45,203	100	\$293,579	5	2009	2014				\$293,579	
Tile	\$14.66	S.F.	15,068	100	\$220,934	35	1974	2009			\$220,934	\$220,934	100
Floor Finishes	\$7.31	S.F.	60,270	100	\$442,206	14	1974	1979			\$406,484	\$440,501	92
Carpet	\$7.73	S.F.	12,054	100	\$93,137	5	1974	1979			\$93,137	\$93,137	100
Ceramic Tile	\$19.76	S.F.	1,808	100	\$35,722	50	1974	2024				\$35,722	
VAT	\$0.47	S.F.	12,054	130	\$7,389	13	1974	1987			\$7,389	\$5,684	130
VCT	\$9.07	S.F.	33,751	100	\$305,958	12	1974	1986			\$305,958	\$305,958	100
Wood		S.F.	603	0		0	0						
Ceiling Finishes	\$8.53	S.F.	60,270	100	\$513,835	15	1974	1974			\$489,553	\$513,835	95
Plaster Ceilings	\$13.43	S.F.	1,808	100	\$24,282	50	1974	2024				\$24,282	
Drywall Ceilings	\$10.68	S.F.	1,205	100	\$12,866	13	1974	1987			\$12,866	\$12,866	100
Tectum Tile Ceilings		S.F.	9,041	100		0	1974	1974			\$0		
Acoustical Ceilings	\$9.89	S.F.	48,216	100	\$476,687	13	1974	1987			\$476,687	\$476,687	100
Services	\$133.04	S.F.	60,270	100	\$8,018,433	25	1976	1984			\$7,491,750	\$8,018,433	93
Plumbing	\$15.76	S.F.	60,270	100	\$949,708	30	1982	2004			\$194,342	\$949,708	20
Plumbing Fixtures	\$12.53	S.F.	60,270	100	\$755,366	30	2007	2037				\$755,366	
Domestic Water Distribution	\$0.88	S.F.	60,270	100	\$53,169	30	1974	2004			\$53,169	\$53,169	100
Sanitary Waste	\$1.38	S.F.	60,270	100	\$83,420	30	1974	2004			\$83,420	\$83,420	100
Rain Water Drainage	\$0.96	S.F.	60,270	100	\$57,753	30	1974	2004			\$57,753	\$57,753	100
HVAC	\$82.58	S.F.	60,270	100	\$4,976,801	22	1974	1984			\$5,205,484	\$4,976,801	105
Heat Generating Systems	\$8.87	S.F.	60,270	100	\$534,440	30	1974	2004			\$763,123	\$534,440	143
Cooling Generating Systems	\$11.15	S.F.	60,270	100	\$671,946	30	1974	2004			\$671,946	\$671,946	100
Distribution Systems	\$16.43	S.F.	60,270	100	\$990,043	30	1974	2004			\$990,043	\$990,043	100
Terminal & Package Units	\$40.50	S.F.	60,270	100	\$2,441,190	15	1974	1989			\$2,441,190	\$2,441,190	100
Controls & Instrumentation	\$4.43	S.F.	60,270	100	\$266,762	20	1974	1994			\$266,762	\$266,762	100
Systems Testing & Balancing	\$1.20	S.F.	60,270	100	\$72,420	10	1974	1984			\$72,420	\$72,420	100
Fire Protection	\$6.14	S.F.	60,270	100	\$370,350	30	1974	2004			\$370,350	\$370,350	100
Sprinklers	\$6.14	S.F.	60,270	100	\$370,350	30	1974	2004			\$370,350	\$370,350	100
Electrical	\$28.56	S.F.	60,270	100	\$1,721,574	30	1974	1989			\$1,721,574	\$1,721,574	100
Electrical Service/Distribution	\$2.72	S.F.	60,270	100	\$164,090	30	1974	2004			\$164,090	\$164,090	100
Lighting and Branch Wiring	\$21.45	S.F.	60,270	100	\$1,292,556	30	1974	2004			\$1,292,556	\$1,292,556	100
Communications and Security	\$4.26	S.F.	60,270	100	\$256,678	30	1974	2004			\$256,678	\$256,678	100
Other Electrical Systems	\$0.14	S.F.	60,270	100	\$8,250	15	1974	1989			\$8,250	\$8,250	100
Equipment & Furnishings	\$6.88	S.F.	60,270	100	\$414,957	24	1974	1989			\$414,957	\$414,957	100
Equipment	\$6.88	S.F.	60,270	100	\$414,957	24	1974	1989			\$414,957	\$414,957	100
Institutional Equipment	\$2.97	S.F.	60,270	100	\$178,758	15	1974	1989			\$178,758	\$178,758	100
Other Equipment	\$3.92	S.F.	60,270	100	\$236,199	30	1974	2004			\$236,199	\$236,199	100
Food Service Equipment, EACH	\$236,199.38	SYS	1	100	\$236,199	30	1974	2004			\$236,199	\$236,199	100
Special Construction			0			0	0				\$140,494		
Special Construction			0			0	0				\$140,494		
ADA Compliance			0	0		0	0				\$140,494		
Building Sitework	\$3.72	S.F.	60,270	100	\$224,482	30	1974	2004	2024		\$13,328	\$224,482	6

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$3.50	S.F.	60,270	100	\$211,154	30	1974	2004	2024			\$211,154	
Parking Lots	\$2,449.72	Each	59	100	\$144,534	30	1974	2004	2024	12		\$144,534	
Pedestrian Paving	\$36.99	L.F.	1,801	100	\$66,620	30	1974	2004	2024	12		\$66,620	
Site Mechanical Utilities	\$0.22	S.F.	60,270	100	\$13,328	30	1974	2004			\$13,328	\$13,328	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	60,270	100	\$6,417	30	1974	2004			\$6,417	\$6,417	100
Gas Service Piping	\$0.11	S.F.	60,270	100	\$6,417	30	1974	2004			\$6,417	\$6,417	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1974	2004			\$6,911	\$6,911	100

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Facility Executive Summary

Facility: \Elementary Schools\Marlton Elementary_Building (continued)

[illegible]

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[illegible]

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Facility: \Elementary Schools\Marlton Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,712,411 \$188,042	\$3,497,166 \$97,970	\$10,209,578 \$286,012	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$119,937	\$62,487	\$182,425	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$177,797	\$92,632	\$270,428	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$201,156	\$104,802	\$305,958	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$61,234	\$31,903	\$93,137	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$34,957	\$18,212	\$53,169	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution system is mostly original and appears to be inadequate. Some pipes show signs of leaking, others have no insulation and are copper.
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$37,970	\$19,782	\$57,753	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some of the roof drains were replaced but most of the draining piping is still original and is beyond useful life.
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$54,846	\$28,575	\$83,420	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,604,990	\$836,200	\$2,441,190	Necess ary- 2-5 Yrs	Deferred Maintena nce	The air handlers have a few leaks in the ceiling and in the around the condensation lines because of deteriorating insulation. Some of the roof top units have control problems and are leaking and rusted out.
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$351,374	\$183,066	\$534,440	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating generation system is original and needs update. The school engineer indicated that the system keeps going off and that repairs of the burners are needed. The system expired and needs replacement.
D3030		Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$441,779	\$230,167	\$671,946	Necess ary- 2-5 Yrs	Deferred Maintena nce	The chillers are original and beyond useful life. According to the school engineer, the cooling generation system has major problems and keeps breaking every year.

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D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$650,916	\$339,127	\$990,043	Necessary- 2-5 Yrs	Deferred Maintenance	Domestic water distribution system is mostly original and appears to be inadequate. Some pipes show signs of leaking, others have no insulation and are copper.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$175,386	\$91,376	\$266,762	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$47,613	\$24,807	\$72,420	Necessary- 2-5 Yrs	Deferred Maintenance	The majority of the system was replaced in 2007. The remaining amount (40%) needs update. Some fixtures and light covers are damaged or missing and ballast are out of order.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$243,491	\$126,859	\$370,350	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$107,883	\$56,207	\$164,090	Necessary- 2-5 Yrs	Deferred Maintenance	The electrical distribution system and switch-gear is mostly original and is beyond useful life. Some panels have no expansion capacity.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$168,756	\$87,922	\$256,678	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,424	\$2,826	\$8,250	Necessary- 2-5 Yrs	Deferred Maintenance	The electrical generator appears to need repair or replacement. Panels and other components have limited capacity and need update.
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,219	\$2,198	\$6,417	Necessary- 2-5 Yrs	Deferred Maintenance	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$849,807	\$442,749	\$1,292,556	Necessary- 2-5 Yrs	Deferred Maintenance	The majority of the system was replaced in 2007. The remaining amount (40%) needs update. Some fixtures and light covers are damaged or missing and ballast are out of order.
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$121,745	\$63,429	\$185,175	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$4,858	\$2,531	\$7,389	Necessary- 2-5 Yrs	Deferred Maintenance	
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades-Refrigerant Equip in Blr Room	1	SYSTEM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/Standards	Compliance	
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$8,459	\$4,407	\$12,866	Necessary- 2-5 Yrs	Deferred Maintenance	

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C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$313,404	\$163,283	\$476,687	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$117,527	\$61,231	\$178,758	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$155,292	\$80,907	\$236,199	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	60,270	S.F.	\$92,370	\$48,125	\$140,494	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3030140	Tectcum Tile Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$0	\$0	\$0	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$145,256	\$75,678	\$220,934	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Elementary Schools\Mattaponi Elementary**Address:** 11701 Duley Station Road, Upper Marlboro, MD 20772**Attributes:**

School Area	1
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1962, 20,058 S.F.
School Addition 1	Built in 1964, 11,007 S.F.
School Addition 2	Built in 1971, 17,847 S.F.
School Board District	9
School Grade	PreK-6th

General Information:

Function: Elementary School

Gross Area: 48,912 S.F.

Year Built:**Last Renovation:****Facility Description:**

Mattaponi Elementary School is a one-story, 48,912 square foot facility located on a 24.5 -acre site close to U.S. Route 301 in Upper Marlboro, MD. The original building was constructed in 1962 and multiple additions were constructed in 1964 and 1971, with no major renovation. In 2008 an underground fuel tank was replaced, and in 2012 the parking lot was improved.

ACCESSIBILITY ISSUES

The main entrance doors are wide enough for wheel chair access, but lack push button wall switches and automatic door openers. Toilet configurations and accessories are generally inadequate and do not comply with all the ADA accessibility guidelines. Interior graphics and/or signage for ADA compliance are inadequate and missing in the building. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building has a crawl space of CMU construction.

B. SHELL

The superstructure is steel frame and load bearing CMU walls. Floor construction is concrete footings and foundation walls. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of precast tilt-up concrete panels and brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing was replaced in 2006.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block wainscot in the corridors of the original building, and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings, i.e., chalk and tack boards, graphics, toilet accessories, shelving, and toilet partitions. There are no stairs in the building, except for a small steel staircase in boiler room. Interior wall finishes are typically painted CMU and drywall. Floor finishes in common areas of the original building and the 1964 addition is vinyl asbestos tiles and ceramic tiles. Floor finishes in common areas of the 1971 addition are vinyl composition tiles. Floor finishes in assignable spaces of the original building and the 1964 addition are vinyl asbestos tiles and carpet. Carpet covers vinyl asbestos floor tiles in classrooms and media center. Floor finishes in assignable spaces of the 1971 addition is carpet over vinyl tile. There are mismatched vinyl floor tiles throughout the building. During the 2008 Assessment it was noted in the A.H.E.R.A Management Plan Report, the school contains 31,300 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finish in corridor of 1971 addition is drywall. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. Sinks, faucets, and other plumbing fixtures were not updated and mostly original, while 70% of the urinals and toilets were updated in 2007. Most of the water fountains are original. Domestic water distribution is a mix of copper and galvanized. Sanitary waste system is cast iron. Rain water system is internal with roof drains and scuppers. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by two gas/oil fired Boilers replaced in 2007. Cooling is supplied by approximately 90% window and 10% roof top units. The heating/cooling distribution system is a ductwork and direct for cooling and 2-pipe for heating system using air handlers, radiators, fan coil units, and unit ventilators. Fresh air is supplied by infiltration and air handling units. Most of the air handling units are original. Restrooms have ceiling exhaust vents. Controls and instrumentation are pneumatic not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building has 5% fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendant-mounted fluorescent and incandescent. Illumination is 50% updated and 50% still original. Emergency power and lighting are not present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and is not centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are inadequately secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed audio-visual equipment, casework, library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed window treatment, floor grilles, mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where it was improved in 2012 to include 92 parking spaces with paths to building entrances. Drainage is generally handled by area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 6000 gallon underground fuel oil tank replaced in 2008.

Current Repair Cost: \$9,291,155.69**Replacement Cost:** \$13,526,736.31**FCI:** 68.69%

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Facility Executive Summary

Facility: \Elementary Schools\Mattaponi Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1962

Gross Area: 48,912 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,291,155.69

Replacement Cost: \$13,526,736.31

FCI: 68.69%

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Facility: \Elementary Schools\Mattaponi Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$274.34	S.F.	48,912	102	\$13,639,531	39	1963	1967	2012		\$9,291,155	\$13,418,700	69
Substructure	\$19.01	S.F.	48,912	100	\$929,939	100	1962					\$929,939	
Foundations	\$15.45	S.F.	48,912	100	\$755,855	100	1962					\$755,855	
Standard Foundations	\$5.10	S.F.	48,912	0	\$249,224	100	1962					\$249,224	
Slab on Grade	\$10.36	S.F.	48,912	0	\$506,631	100	1962					\$506,631	
Basement Construction	\$3.56	S.F.	48,912	100	\$174,084	100	1962					\$174,084	
Basement Excavation	\$0.21	S.F.	48,912	0	\$10,415	100	1962					\$10,415	
Basement Walls	\$3.35	S.F.	48,912	0	\$163,669	100	1962					\$163,669	
Shell	\$65.11	S.F.	48,912	100	\$3,184,857	59	1971	1992			\$292,373	\$3,184,857	9
Superstructure	\$21.20	S.F.	48,912	100	\$1,037,068	100	1962					\$1,037,068	
Roof Construction	\$21.20	S.F.	48,912	0	\$1,037,068	100	1962					\$1,037,068	
Exterior Enclosure	\$15.54	S.F.	48,912	100	\$760,319	73	1962	1992			\$292,373	\$760,319	38
Exterior Walls	\$9.57	S.F.	48,912	0	\$467,946	100	1962					\$467,946	
Exterior Windows	\$2.91	S.F.	48,912	100	\$142,095	30	1962	1992			\$142,095	\$142,095	100
Exterior Doors	\$3.07	S.F.	48,912	100	\$150,278	30	1962	1992			\$150,278	\$150,278	100
Roofing	\$28.37	S.F.	48,912	100	\$1,387,470	20	2006	2026				\$1,387,470	
Roof Coverings	\$28.37	S.F.	48,912	100	\$1,387,470	20	2006	2026				\$1,387,470	
Interiors	\$49.73	S.F.	48,912	109	\$2,653,427	30	1962	1967			\$2,239,786	\$2,432,596	92
Interior Construction	\$15.01	S.F.	48,912	100	\$734,290	71	1962	1982			\$320,649	\$734,290	44
Partitions	\$10.28	S.F.	48,912	100	\$502,921	91	1962	2012			\$89,280	\$502,921	18
Concrete Block Partitions - Regular Weight	\$10.57	S.F.	39,130	100	\$413,641	100	1962	2062				\$413,641	
Drywall Partitions/Metal Stud Framing	\$9.13	S.F.	9,783	100	\$89,280	50	1962	2012			\$89,280	\$89,280	100
Interior Doors	\$1.95	S.F.	48,912	100	\$95,226	40	1962	2002			\$95,226	\$95,226	100
Fittings	\$2.78	S.F.	48,912	100	\$136,143	20	1962	1982			\$136,143	\$136,143	100
Interior Finishes	\$34.72	S.F.	48,912	113	\$1,919,137	14	1962	1967			\$1,919,137	\$1,698,306	113
Wall Finishes	\$7.62	S.F.	48,912	100	\$372,954	15	1962	1967			\$372,954	\$372,954	100
Glazed Block Wainscot	\$15.47	S.F.	4,891	100	\$75,657	50	1962	2012			\$75,657	\$75,657	100
Paint	\$6.56	S.F.	43,043	100	\$282,169	5	1962	1967			\$282,169	\$282,169	100
Tile	\$15.47	S.F.	978	100	\$15,128	35	1962	1997			\$15,128	\$15,128	100
Floor Finishes	\$16.37	S.F.	48,912	128	\$1,021,621	11	1962	1972			\$1,021,621	\$800,790	128
Ceramic Tile	\$19.83	S.F.	1,467	100	\$29,096	50	1962	2012			\$29,096	\$29,096	100
VCT	\$9.10	S.F.	3,913	100	\$35,591	12	1962	1974			\$35,591	\$35,591	100
Vinyl Asbestos Tile	\$23.51	S.F.	31,304	130	\$956,934	10	1962	1972			\$956,934	\$736,103	130
Ceiling Finishes	\$10.72	S.F.	48,912	100	\$524,562	17	1962	1975			\$524,562	\$524,562	100
Plaster Ceilings	\$17.37	S.F.	2,446	100	\$42,487	50	1962	2012			\$42,487	\$42,487	100
Drywall Ceilings	\$17.37	S.F.	4,891	100	\$84,956	13	1962	1975			\$84,956	\$84,956	100
Tectum	\$9.55	S.F.	7,337	100	\$70,082	20	1962	1982			\$70,082	\$70,082	100
Acoustical Ceilings	\$9.55	S.F.	34,238	100	\$327,037	13	1962	1975			\$327,037	\$327,037	100
Services	\$126.78	S.F.	48,912	100	\$6,200,835	25	1962	1972			\$6,200,835	\$6,200,835	100
Plumbing	\$15.83	S.F.	48,912	100	\$774,454	30	1962	1992			\$774,454	\$774,454	100
Plumbing Fixtures	\$12.58	S.F.	48,912	100	\$615,248	30	1962	1992			\$615,248	\$615,248	100
Domestic Water Distribution	\$0.90	S.F.	48,912	100	\$43,893	30	1962	1992			\$43,893	\$43,893	100
Sanitary Waste	\$1.38	S.F.	48,912	100	\$67,700	30	1962	1992			\$67,700	\$67,700	100
Rain Water Drainage	\$0.97	S.F.	48,912	100	\$47,613	30	1962	1992			\$47,613	\$47,613	100
HVAC	\$76.19	S.F.	48,912	100	\$3,726,452	21	1962	1972			\$3,726,452	\$3,726,452	100
Heat Generating Systems	\$9.05	S.F.	48,912	100	\$442,651	30	1962	1992			\$442,651	\$442,651	100
Cooling Generating Systems	\$7.24	S.F.	48,912	100	\$354,121	30	1962	1992			\$354,121	\$354,121	100
Distribution Systems	\$16.50	S.F.	48,912	100	\$807,187	30	1962	1992			\$807,187	\$807,187	100
Terminal & Package Units	\$40.69	S.F.	48,912	100	\$1,990,070	15	1962	1977			\$1,990,070	\$1,990,070	100
Controls & Instrumentation	\$1.51	S.F.	48,912	100	\$73,651	20	1962	1982			\$73,651	\$73,651	100
Systems Testing & Balancing	\$1.20	S.F.	48,912	100	\$58,772	10	1962	1972			\$58,772	\$58,772	100
Fire Protection	\$6.18	S.F.	48,912	100	\$302,044	30	1962	1992			\$302,044	\$302,044	100
Sprinklers	\$6.18	S.F.	48,912	100	\$302,044	30	1962	1992			\$302,044	\$302,044	100
Electrical	\$28.58	S.F.	48,912	100	\$1,397,885	30	1962	1977			\$1,397,885	\$1,397,885	100
Electrical Service/Distribution	\$2.72	S.F.	48,912	100	\$133,167	30	1962	1992			\$133,167	\$133,167	100
Lighting and Branch Wiring	\$21.52	S.F.	48,912	100	\$1,052,691	30	1962	1992			\$1,052,691	\$1,052,691	100
Communications and Security	\$4.21	S.F.	48,912	100	\$206,075	30	1962	1992			\$206,075	\$206,075	100
Other Electrical Systems	\$0.12	S.F.	48,912	100	\$5,952	15	1962	1977			\$5,952	\$5,952	100
Equipment & Furnishings	\$7.83	S.F.	48,912	100	\$383,016	24	1962	1977			\$383,016	\$383,016	100
Equipment	\$7.83	S.F.	48,912	100	\$383,016	24	1962	1977			\$383,016	\$383,016	100
Institutional Equipment	\$2.98	S.F.	48,912	100	\$145,814	15	1962	1977			\$145,814	\$145,814	100
Other Equipment	\$4.85	S.F.	48,912	100	\$237,202	30	1962	1992			\$237,202	\$237,202	100
Food Service Equipment EACH	\$237,201.53	SYSTEM	1	100	\$237,202	30	1962	1992			\$237,202	\$237,202	100
Special Construction			0			0	0				\$114,018		
Special Construction			0			0	0				\$114,018		

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
ADA Compliance			0	0		0	0				\$114,018		
Building Sitework	\$5.88	S.F.	48,912	100	\$287,457	30	1962	1992	2012		\$61,127	\$287,457	21
Site Improvements	\$5.63	S.F.	48,912	100	\$275,338	30	1965	1992	2012		\$49,008	\$275,338	18
Parking Lots	\$2,460.11	Each	92	100	\$226,330	30	2012	2042				\$226,330	
Pedestrian Paving	\$37.13	L.F.	1,320	100	\$49,008	30	1962	1992	2012		\$49,008	\$49,008	100
Site Mechanical Utilities	\$0.25	S.F.	48,912	100	\$12,119	30	1962	1992			\$12,119	\$12,119	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	48,912	100	\$5,208	30	1962	1992			\$5,208	\$5,208	100
Gas Service Piping	\$0.11	S.F.	48,912	100	\$5,208	30	1962	1992			\$5,208	\$5,208	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1962	1992			\$6,911	\$6,911	100

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Facility: \Elementary Schools\Mattaponi Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,291,156					\$327,111					\$1,744,235
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$292,373										
Superstructure											
Roof Construction											
Exterior Enclosure	\$292,373										
Exterior Walls											
Exterior Windows	\$142,095										
Exterior Doors	\$150,278										
Roofing											
Roof Coverings											
Interiors	\$2,239,785					\$327,111					\$1,665,250
Interior Construction	\$320,649										
Partitions	\$89,280										
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing	\$89,280										
Interior Doors	\$95,226										
Fittings	\$136,143										
Interior Finishes	\$1,919,137					\$327,111					\$1,665,250
Wall Finishes	\$372,954					\$327,111					\$379,211
Glazed Block Wainscot	\$75,657										
Paint	\$282,169					\$327,111					\$379,211
Tile	\$15,128										
Floor Finishes	\$1,021,621										\$1,286,039
Ceramic Tile	\$29,096										
VCT	\$35,591										
Vinyl Asbestos Tile	\$956,934										\$1,286,039
Ceiling Finishes	\$524,562										
Plaster Ceilings	\$42,487										
Drywall Ceilings	\$84,956										
Tectum	\$70,082										
Acoustical Ceilings	\$327,037										
Services	\$6,200,836										\$78,985
Plumbing	\$774,454										
Plumbing Fixtures	\$615,248										
Domestic Water Distribution	\$43,893										
Sanitary Waste	\$67,700										
Rain Water Drainage	\$47,613										
HVAC	\$3,726,453										\$78,985
Heat Generating Systems	\$442,651										
Cooling Generating Systems	\$354,121										
Distribution Systems	\$807,187										
Terminal & Package Units	\$1,990,070										
Controls & Instrumentation	\$73,651										
Systems Testing & Balancing	\$58,772										\$78,985
Fire Protection	\$302,044										
Sprinklers	\$302,044										
Electrical	\$1,397,885										
Electrical Service/Distribution	\$133,167										
Lighting and Branch Wiring	\$1,052,691										
Communications and Security	\$206,075										
Other Electrical Systems	\$5,952										
Equipment & Furnishings	\$383,016										
Equipment	\$383,016										

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

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Facility: \Elementary Schools\Mattaponi Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,108,584 \$93,422	\$3,182,572 \$48,673	\$9,291,156 \$142,095	Necess ary- 2-5 Yrs	Building Integrity	
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$98,802	\$51,476	\$150,278	Necess ary- 2-5 Yrs	Building Integrity	
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$62,607	\$32,618	\$95,226	Necess ary- 2-5 Yrs	Capital Renewal	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$89,509	\$46,634	\$136,143	Necess ary- 2-5 Yrs	Capital Renewal	
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$185,515	\$96,653	\$282,169	Necess ary- 2-5 Yrs	Appearan ce	
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$9,946	\$5,182	\$15,128	Necess ary- 2-5 Yrs	Capital Renewal	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$23,400	\$12,191	\$35,591	Necess ary- 2-5 Yrs	Capital Renewal	
	C3020410	Vinyl Asbestos Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$629,148	\$327,786	\$956,934	Necess ary- 2-5 Yrs	Environm ental	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$404,502	\$210,746	\$615,248	Necess ary- 2-5 Yrs	Capital Renewal	The plumbing fixtures, toilets and urinals, are mostly original but some were updated throughout the years. On the other hand, their sanitary waste and piping is still original the same applies for sinks, water fountains, and faucets.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$28,858	\$15,035	\$43,893	Necess ary- 2-5 Yrs	Environm ental	The domestic water distribution is mostly original and beyond useful life. The gas water heater was updated recently.
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$31,304	\$16,309	\$47,613	Necess ary- 2-5 Yrs	Building Integrity	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$44,510	\$23,190	\$67,700	Necess ary- 2-5 Yrs	Environm ental	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,308,396	\$681,674	\$1,990,070	Necess ary- 2-5 Yrs	Capital Renewal	Terminal units are mostly original and are beyond useful life
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$291,026	\$151,625	\$442,651	Necess ary- 2-5 Yrs	Capital Renewal	The heating generation system is original and needs update. The school engineer indicated that the system keeps going off and that repairs of the burners are needed. The system expired and needs replacement.

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D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$232,821	\$121,300	\$354,121	Necess ary- 2-5 Yrs	Deferred Maintenance	Almost all of the window units, unit ventilators, air handling units, and other units are original or beyond useful life. The air handlers have a few leaks in the ceiling and in around the condensation lines because of deteriorating insulation.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$530,695	\$276,492	\$807,187	Necess ary- 2-5 Yrs	Capital Renewal	The HVAC distribution system is original and has few leaks and control issues. Ductwork is deteriorating, vents are dirty and clogged, piping insulation is out and leaking condensate water.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$48,423	\$25,228	\$73,651	Necess ary- 2-5 Yrs	Environm ental	Some of the control system was replaced but is mostly still original and beyond useful life. It was reported that some classrooms get too hot in the winter and too cold in the summer.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$38,640	\$20,132	\$58,772	Necess ary- 2-5 Yrs	Environm ental	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$198,583	\$103,462	\$302,044	Necess ary- 2-5 Yrs	Building Integrity	The electrical distribution system and switch-gear is mostly original and is beyond useful life. Some panels have no expansion capacity. Approximately 50% percent of the system was not replaced, but the remaining was replaced throughout of the years. The remaining 50% needs update. Some fixtures and light covers are damaged or missing and ballast are out of order.
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$87,552	\$45,615	\$133,167	Necess ary- 2-5 Yrs	Capital Renewal	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$692,105	\$360,587	\$1,052,691	Necess ary- 2-5 Yrs	Capital Renewal	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$135,486	\$70,588	\$206,075	Necess ary- 2-5 Yrs	Compliance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,913	\$2,039	\$5,952	Necess ary- 2-5 Yrs	Capital Renewal	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,424	\$1,784	\$5,208	Necess ary- 2-5 Yrs	Environm ental	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Environm ental	
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$55,855	\$29,101	\$84,956	Necess ary- 2-5 Yrs	Capital Renewal	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$215,015	\$112,023	\$327,037	Necess ary- 2-5 Yrs	Capital Renewal	
C3030140	Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$46,076	\$24,006	\$70,082	Necess ary- 2-5 Yrs	Capital Renewal	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$95,868	\$49,947	\$145,814	Necess ary- 2-5 Yrs	Deferred Maintenance	

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E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$155,951	\$81,250	\$237,202	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	48,912	S.F.	\$74,963	\$39,055	\$114,018	Does Not Meet Current Code/Standards	ADA / Accessibility
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$58,698	\$30,582	\$89,280	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Glazed Block Wainscot	System	Beyond Useful Life	Renew System	1	Ea.	\$49,741	\$25,915	\$75,657	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$19,130	\$9,967	\$29,096	Necessary- 2-5 Yrs	Deferred Maintenance
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$27,933	\$14,553	\$42,487	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$32,221	\$16,787	\$49,008	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary**Facility:** \Elementary Schools\Matthew Henson (Excel Charter)**Address:** 7910 Scott Road, Landover, MD 20785**Attributes:**

School Area	1
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1969, 57,857 S.F.
School Board District	2
School Grade	PreK-6th

General Information:

Function: Charter School
Gross Area: 57,857 S.F.

Year Built:
Last Renovation:

Facility Description:

Matthew Henson Elementary School is a single-story, 57,857 square foot facility located on a 10.1-acre site close to I-495 (Capital Beltway) in Landover, MD. The original building was constructed in 1969, with no additions constructed or major renovations performed since that time. In 2008 the roof covering and underground fuel tank were replaced.

ACCESSIBILITY ISSUES

Efforts have been made to make the facility compliant with ADA requirements. The facility has handicap parking close to the main entrance, a ramp to the main entrance, and entrance doors wide enough for wheel chair access. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade that. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof and standing seam metal faade which was replaced in 2008.

C. INTERIORS

Interior partition wall types typically include painted CMU, exposed brick, and plywood clusters. Interior doors are generally a combination of solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, shelving and toilet partitions. Interior wall finishes are typically painted CMU, plywood clusters, tile, exposed brick, and glazed blocks. Interior painting was redone in 2003. Floor finishes in common areas are typically ceramic tile, vinyl composition tile, vinyl asbestos tile, and carpet. Floor finishes in assignable spaces are typically vinyl tile and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 15,825 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers that supply fan coils, air handlers and fin tube radiators throughout the building. Cooling is provided by a water cooled chiller through a 2-pipe system to fan coils, air handlers and terminal units in the building. A roof mounted condensing unit serves split system air handler for the library and office areas. Fresh air is supplied mostly by air handlers and fan coils. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to the main disconnect. Circuit additions have been installed to address air conditioning power, but most of the system is original. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and a limited CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surfaces parking are available on-site where two out of 47 are handicap spaces with path to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, and electrical. The under ground oil tank was replaced in 2008.

Current Repair Cost: \$10,703,635.07**Replacement Cost:** \$16,317,591.38**FCI:** 65.60%

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Facility Executive Summary

Facility: \Elementary Schools\Matthew Henson (Excel Charter)_ **Building**

Address: , , 20785

Attributes:

None

General Information:

Function:

Charter School

Year Built:

1969

Gross Area:

57,857 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$10,703,635.07

Replacement Cost: \$16,317,591.38

FCI: 65.60%

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Facility: \Elementary Schools\Matthew Henson (Excel Charter)_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.03	S.F.	57,857	102	\$16,658,591	38	1974	1974	2007		\$10,703,632	\$16,317,590	66
Substructure	\$15.47	S.F.	57,857	100	\$894,965	100	1969				\$894,965	\$894,965	
Foundations	\$15.47	S.F.	57,857	100	\$894,965	100	1969				\$894,965	\$894,965	
Standard Foundations	\$5.19	S.F.	57,857	0	\$300,082	100	1969				\$300,082	\$300,082	
Slab on Grade	\$10.28	S.F.	57,857	0	\$594,883	100	1969				\$594,883	\$594,883	
Shell	\$67.87	S.F.	57,857	100	\$3,926,583	59	1977	1999			\$448,803	\$3,926,583	11
Superstructure	\$21.02	S.F.	57,857	100	\$1,216,167	100	1969				\$1,216,167	\$1,216,167	
Roof Construction	\$21.02	S.F.	57,857	0	\$1,216,167	100	1969				\$1,216,167	\$1,216,167	
Exterior Enclosure	\$18.72	S.F.	57,857	100	\$1,083,287	71	1969	1999			\$448,803	\$1,083,287	41
Exterior Walls	\$10.97	S.F.	57,857	0	\$634,484	100	1969				\$634,484	\$634,484	
Exterior Windows	\$4.73	S.F.	57,857	100	\$273,682	30	1969	1999			\$273,682	\$273,682	100
Exterior Doors	\$3.03	S.F.	57,857	100	\$175,121	30	1969	1999			\$175,121	\$175,121	100
Roofing	\$28.12	S.F.	57,857	100	\$1,627,129	20	2008	2028				\$1,627,129	
Roof Coverings	\$28.12	S.F.	57,857	100	\$1,627,129	20	2008	2028				\$1,627,129	
Interiors	\$48.51	S.F.	57,857	104	\$2,914,468	31	1973	1974			\$2,231,134	\$2,806,844	79
Interior Construction	\$17.56	S.F.	57,857	100	\$1,016,222	60	1969	1989			\$439,122	\$1,016,222	43
Partitions	\$9.97	S.F.	57,857	100	\$577,100	84	1969	2019				\$577,100	
Concrete Block Partitions - Regular Weight	\$10.48	S.F.	37,632	0	\$394,372	100	1969					\$394,372	
Drywall Partitions/Metal Stud Framing	\$9.03	S.F.	20,225	100	\$182,728	50	1969	2019				\$182,728	
Interior Doors	\$3.10	S.F.	57,857	100	\$179,521	40	1969	2009			\$179,521	\$179,521	100
Fittings	\$4.49	S.F.	57,857	100	\$259,601	20	1969	1989			\$259,601	\$259,601	100
Interior Finishes	\$30.95	S.F.	57,857	106	\$1,898,246	15	1977	1974			\$1,792,012	\$1,790,622	100
Wall Finishes	\$8.73	S.F.	57,857	100	\$505,152	18	1994	2004			\$505,152	\$505,152	100
Paint	\$6.49	S.F.	43,190	100	\$280,505	5	2003	2008			\$280,505	\$280,505	100
Tile	\$15.32	S.F.	14,667	100	\$224,647	35	1969	2004			\$224,647	\$224,647	100
Floor Finishes	\$12.40	S.F.	57,857	115	\$825,130	13	1969	1974			\$768,466	\$717,506	107
Carpet	\$7.70	S.F.	31,673	100	\$243,764	5	1969	1974			\$243,764	\$243,764	100
Ceramic Tile	\$19.68	S.F.	2,879	100	\$56,664	50	1969	2019				\$56,664	
Concrete	\$3.70	S.F.	1,728	100	\$6,387	10	1969	1979			\$6,387	\$6,387	100
VAT (Resilient Flooring)	\$23.07	S.F.	15,548	130	\$466,372	13	1969	1982			\$466,372	\$358,748	130
VCT	\$9.02	S.F.	5,759	100	\$51,943	12	1969	1981			\$51,943	\$51,943	100
Ceiling Finishes	\$9.82	S.F.	57,857	100	\$567,964	16	1969	1982			\$518,394	\$567,964	91
Plaster Ceilings	\$17.22	S.F.	2,879	100	\$49,570	50	1969	2019				\$49,570	
Acoustical Ceilings	\$9.48	S.F.	54,707	100	\$518,394	13	1969	1982			\$518,394	\$518,394	100
Services	\$137.95	S.F.	57,857	103	\$8,215,019	25	1976	1979	2007		\$7,289,304	\$7,981,642	91
Plumbing	\$15.64	S.F.	57,857	100	\$904,644	30	1969	1999			\$904,644	\$904,644	100
Plumbing Fixtures	\$12.43	S.F.	57,857	100	\$718,964	30	1969	1999			\$718,964	\$718,964	100
Domestic Water Distribution	\$0.88	S.F.	57,857	100	\$51,040	30	1969	1999			\$51,040	\$51,040	100
Sanitary Waste	\$1.37	S.F.	57,857	100	\$79,200	30	1969	1999			\$79,200	\$79,200	100
Rain Water Drainage	\$0.96	S.F.	57,857	100	\$55,440	30	1969	1999			\$55,440	\$55,440	100
HVAC	\$81.39	S.F.	57,857	105	\$4,942,282	22	1978	1979			\$4,129,208	\$4,708,905	88
Heat Generating Systems	\$8.84	S.F.	57,857	100	\$511,283	30	1998	2028			\$228,683	\$511,283	45
Boilers	\$8.84	S.F.	57,857	100	\$511,283	30	1998	2028			\$228,683	\$511,283	45
Cooling Generating Systems	\$13.19	S.F.	57,857	100	\$762,964	30	1987	1999			\$228,801	\$762,964	30
Chilled Water, Cooling Tower Systems	\$9.23	S.F.	57,857	100	\$534,163	30	2005	2035				\$534,163	
Piping and Misc Equipment	\$3.95	S.F.	57,857	100	\$228,801	30	1969	1999			\$228,801	\$228,801	100
Distribution Systems	\$16.35	S.F.	57,857	100	\$946,005	30	1969	1999			\$946,005	\$946,005	100
Terminal & Package Units	\$40.34	S.F.	57,857	110	\$2,567,150	15	1969	1984			\$2,570,839	\$2,333,773	110
Controls & Instrumentation	\$1.49	S.F.	57,857	100	\$86,240	20	1969	1989			\$86,240	\$86,240	100
Systems Testing & Balancing	\$1.19	S.F.	57,857	100	\$68,640	10	1969	1979			\$68,640	\$68,640	100
Fire Protection	\$7.26	S.F.	57,857	100	\$419,762	30	0		2007		\$419,762	\$419,762	100
Sprinklers	\$7.26	S.F.	57,857	100	\$419,762	30	0		2007		\$419,762	\$419,762	100
Electrical	\$33.67	S.F.	57,857	100	\$1,948,331	30	1977	1999			\$1,835,690	\$1,948,331	94
Electrical Service/Distribution	\$3.24	S.F.	57,857	100	\$187,441	30	1986	1999			\$74,800	\$187,441	40
New Main Line	\$1.95	S.F.	57,857	100	\$112,641	30	2002	2032				\$112,641	
Main Panel	\$1.29	S.F.	57,857	100	\$74,800	30	1969	1999			\$74,800	\$74,800	100
Lighting and Branch Wiring	\$25.40	S.F.	57,857	100	\$1,469,608	30	1969	1999			\$1,469,608	\$1,469,608	100
Communications and Security	\$5.03	S.F.	57,857	100	\$291,282	30	1969	1999			\$291,282	\$291,282	100
Equipment & Furnishings	\$7.03	S.F.	57,857	100	\$406,798	24	1969	1984			\$406,798	\$406,798	100
Equipment	\$7.03	S.F.	57,857	100	\$406,798	24	1969	1984			\$406,798	\$406,798	100
Institutional Equipment	\$2.97	S.F.	57,857	100	\$171,601	15	1969	1984			\$171,601	\$171,601	100
Other Equipment	\$4.07	S.F.	57,857	100	\$235,197	30	1969	1999			\$235,197	\$235,197	100
Food Service Equipment	\$235,196.81	SYSTE M	1	100	\$235,197	30	1969	1999			\$235,197	\$235,197	100
Special Construction			0			0	0				\$134,870		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$134,870		
ADA Compliance			0	0		0	0				\$134,870		
Building Sitework	\$5.20	S.F.	57,857	100	\$300,758	30	1969	1999			\$192,723	\$300,758	64
Site Improvements	\$3.22	S.F.	57,857	100	\$186,563	30	1969	1999			\$186,563	\$186,563	100
Parking Lots	\$2,439.30	Each	47	100	\$114,647	30	1969	1999			\$114,647	\$114,647	100
Pedestrian Paving	\$36.82	L.F.	1,953	100	\$71,916	30	1969	1999			\$71,916	\$71,916	100
Site Mechanical Utilities	\$1.97	S.F.	57,857	100	\$114,195	30	1969	1999			\$6,160	\$114,195	5
Fuel Distribution	\$1.97	S.F.	57,857	100	\$114,195	30	1969	1999			\$6,160	\$114,195	5
NG Supply	\$0.11	S.F.	57,857	100	\$6,160	30	1969	1999			\$6,160	\$6,160	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2008	2038				\$108,035	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Matthew Henson (Excel Charter)_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$10,703,635					\$607,771		\$355,386			\$805,403
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$448,803										
Superstructure											
Roof Construction											
Exterior Enclosure	\$448,803										
Exterior Walls											
Exterior Windows	\$273,682										
Exterior Doors	\$175,121										
Roofing											
Roof Coverings											
Interiors	\$2,231,134					\$607,771		\$355,386			\$713,156
Interior Construction	\$439,122							\$224,732			
Partitions								\$224,732			
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing								\$224,732			
Interior Doors	\$179,521										
Fittings	\$259,601										
Interior Finishes	\$1,792,012					\$607,771		\$130,654			\$713,156
Wall Finishes	\$505,151					\$325,182					\$376,975
Paint	\$280,505					\$325,182					\$376,975
Tile	\$224,647										
Floor Finishes	\$768,466					\$282,589		\$69,689			\$336,181
Carpet	\$243,764					\$282,589					\$327,598
Ceramic Tile								\$69,689			
Concrete	\$6,387										\$8,583
VAT (Resilient Flooring)	\$466,372										
VCT	\$51,943										
Ceiling Finishes	\$518,394							\$60,965			
Plaster Ceilings								\$60,965			
Acoustical Ceilings	\$518,394										
Services	\$7,289,308										\$92,247
Plumbing	\$904,645										
Plumbing Fixtures	\$718,964										
Domestic Water Distribution	\$51,040										
Sanitary Waste	\$79,200										
Rain Water Drainage	\$55,440										
HVAC	\$4,129,210										\$92,247
Heat Generating Systems	\$228,683										
Boilers	\$228,683										
Cooling Generating Systems	\$228,801										
Chilled Water, Cooling Tower Systems											
Piping and Misc Equipment	\$228,801										
Distribution Systems	\$946,005										
Terminal & Package Units	\$2,570,839										
Controls & Instrumentation	\$86,240										
Systems Testing & Balancing	\$68,640										\$92,247
Fire Protection	\$419,762										
Sprinklers	\$419,762										
Electrical	\$1,835,690										
Electrical Service/Distribution	\$74,800										
New Main Line											
Main Panel	\$74,800										
Lighting and Branch Wiring	\$1,469,608										
Communications and Security	\$291,282										
Equipment & Furnishings	\$406,798										
Equipment	\$406,798					</					

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Matthew Henson (Excel Charter)_ Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$7,037,235 \$179,935	\$3,666,400 \$93,746	\$10,703,635 \$273,682	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$115,135	\$59,986	\$175,121	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are generally in poor condition.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$170,678	\$88,923	\$259,601	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$147,697	\$76,950	\$224,647	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$34,151	\$17,793	\$51,943	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$160,265	\$83,498	\$243,764	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$4,199	\$2,188	\$6,387	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$306,622	\$159,750	\$466,372	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tiles are old, worn out, and damaged.
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$340,825	\$177,570	\$518,394	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are beyond useful life, but in fair condition.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$472,692	\$246,272	\$718,964	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$33,557	\$17,483	\$51,040	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$36,450	\$18,990	\$55,440	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$52,071	\$27,129	\$79,200	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,687,804	\$879,346	\$2,567,150	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030115		Piping and Misc Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$150,428	\$78,373	\$228,801	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$621,963	\$324,043	\$946,005	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$56,700	\$29,541	\$86,240	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$45,128	\$23,512	\$68,640	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$275,978	\$143,784	\$419,762	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$49,178	\$25,622	\$74,800	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$966,212	\$503,396	\$1,469,608	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$191,507	\$99,775	\$291,282	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$112,821	\$58,780	\$171,601	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$75,376	\$39,271	\$114,647	Necessary- 2-5 Yrs	Deferred Maintenance	Parking lot surfaces have extensive damage and need re-surfacing.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$47,282	\$24,634	\$71,916	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$4,050	\$2,110	\$6,160	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necessary- 2-5 Yrs	Functional Adequacy	Server room lacks adequate cooling.
D3020106	Boilers	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades-Refrigerant Equip in Blr Room	1	SYSTEM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/Standards	Compliance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$154,633	\$80,564	\$235,197	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	57,857	S.F.	\$88,672	\$46,198	\$134,870	Does Not Meet Current Code/Standards	ADA / Accessibility	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$184,421	\$96,083	\$280,505	Necessary- 2-5 Yrs	Deferred Maintenance	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$118,028	\$61,493	\$179,521	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary**Facility:** \Elementary Schools\Melwood Elementary**Address:** 7100 Woodyard Road, Upper Marlboro, MD 20772**Attributes:**

School Area	1
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1967, 52,252 S.F.
School Addition 1	Built in 1969, 5,674 S.F.
School Addition 2	Built in 2000, 10,216 S.F.
School Board District	9
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	68,142 S.F.

Year Built:**Last Renovation:****Facility Description:**

Melwood Elementary School is a one-story, 68,142 square foot facility located on a 10-acre site close to MD Route 4 in Upper Marlboro, MD. The original building was constructed in 1967 and additions were constructed in 1969 and 2000, with no major renovations. A POD conversion of 10,100 S.F. into classrooms is currently being programmed for a 2013 construction completion.

ACCESSIBILITY ISSUES

There are three accessible entrances for the school building: main entrance to the lobby, an entrance for 2000 addition, and another entrance for 1969 addition. All accessible entrances have curb cuts, concrete ramp, and wide enough doors for wheel chair access, but lack push button wall switches and automatic door openers. Handicap stalls are available in two gang restrooms. Toilet configurations and accessories are adequate. Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements (only parking areas have handicap signs). All programs in the facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on the slab-on-grade. The building does not have a basement or crawl space.

B. SHELL

The superstructure is load bearing masonry walls. The roof deck is resting over open web steel joist roof framing. The exterior enclosure is brick veneer over CMU with fireproof wall panels. Exterior windows are typically aluminum sash with operable single-pane glazing. The exterior windows in the 2000 addition are typically aluminum sash with operable thermo-pane glazing. Fire exit windows are available in all the classrooms in the 2000 addition. All the classrooms in the original building and 1969 addition have exterior doors. The exterior doors are hollow metal steel doors. The facility has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 1996. The roofing in the 2000 addition is typically pitched, built-up roof with gravel ballast.

C. INTERIORS

The interior partition wall types typically include painted CMU with glazed wainscot in the corridors and folding metal partitions (in pods). Interior doors in the original building and 1969 addition, including fire doors, are generally solid core wood doors with hollow metal frames. Interior fittings in the building include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards.

The interior wall finishes are typically painted CMU and folding metal folding partitions (in pods). Floor finishes throughout the building are typically vinyl composition tiles (VCT), vinyl asbestos tiles (VAT), carpet, and ceramic tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 21,650 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended (fissured ceiling) acoustical tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. The toilets (with flush valves) were replaced throughout the original building in 2007. Other plumbing fixtures such as urinals and sinks are original. Domestic water distribution is copper and galvanized steel. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater, which was installed in 1993. There is an internal heat exchanger in the hot water storage tank that operates in winter when the boilers are in service.

HVAC

Facility Executive Summary

Heating is provided by two original Boilers, which were installed in 1967. Cooling is supplied by window units, and by gas-fired and DX rooftop units in the addition. The heating distribution system is 2-pipe, radiant system using air handlers, fan coil units, and fin tube radiators. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to an original (1967) switchgear with a disconnect, which was added in 2000 for the window A/C unit service. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted and pendent-mounted fluorescent with some incandescent. Emergency battery power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have a emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has shelves and furniture, such as tables/chairs. The nurse's room has two beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are three reserved handicap spaces out of total about 43 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an underground oil tank replaced in 1994.

Current Repair Cost: \$10,641,226.53**Replacement Cost:** \$18,257,829.46**FCI:** 58.28%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Melwood Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1967

Gross Area: 57,926 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$10,395,562.28

Replacement Cost: \$15,616,278.34

FCI: 66.57%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Melwood Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.73	S.F.	57,926	101	\$15,726,688	40	1969	1972	2010		\$10,395,559	\$15,508,241	67
Substructure	\$15.62	S.F.	57,926	100	\$904,843	100	1967					\$904,843	
Foundations	\$15.62	S.F.	57,926	100	\$904,843	100	1967					\$904,843	
Standard Foundations	\$5.25	S.F.	57,926	0	\$303,964	100	1967					\$303,964	
Slab on Grade	\$10.37	S.F.	57,926	0	\$600,879	100	1967					\$600,879	
Shell	\$70.45	S.F.	57,926	100	\$4,081,045	60	1973	1997			\$453,743	\$4,081,045	11
Superstructure	\$21.20	S.F.	57,926	100	\$1,228,190	100	1967					\$1,228,190	
Roof Construction	\$21.20	S.F.	57,926	0	\$1,228,190	100	1967					\$1,228,190	
Exterior Enclosure	\$20.85	S.F.	57,926	100	\$1,207,926	74	1967	1997			\$453,743	\$1,207,926	38
Exterior Walls	\$13.02	S.F.	57,926	0	\$754,183	100	1967					\$754,183	
Exterior Windows	\$4.76	S.F.	57,926	100	\$275,770	30	1967	1997			\$275,770	\$275,770	100
Exterior Doors	\$3.07	S.F.	57,926	100	\$177,973	30	1967	1997			\$177,973	\$177,973	100
Roofing	\$28.40	S.F.	57,926	100	\$1,644,929	20	1996	2016				\$1,644,929	
Roof Coverings	\$28.40	S.F.	57,926	100	\$1,644,929	20	1996	2016				\$1,644,929	
Interiors	\$52.21	S.F.	57,926	107	\$3,242,763	32	1967	1972	2015		\$2,400,379	\$3,024,316	79
Interior Construction	\$18.22	S.F.	57,926	100	\$1,055,503	70	1967	1987			\$443,170	\$1,055,503	42
Partitions	\$10.57	S.F.	57,926	100	\$612,333	100	1967					\$612,333	
Concrete Block Partitions - Regular Weight	\$10.57	S.F.	57,926	0	\$612,333	100	1967					\$612,333	
Interior Doors	\$3.13	S.F.	57,926	100	\$181,497	40	1967	2007			\$181,497	\$181,497	100
Fittings	\$4.52	S.F.	57,926	100	\$261,673	20	1967	1987			\$261,673	\$261,673	100
Interior Finishes	\$33.99	S.F.	57,926	111	\$2,187,260	14	1967	1972	2015		\$1,957,209	\$1,968,813	99
Wall Finishes	\$6.54	S.F.	57,926	100	\$378,853	5	1967	1972			\$378,853	\$378,853	100
Paint	\$6.54	S.F.	57,926	100	\$378,853	5	1967	1972			\$378,853	\$378,853	100
Floor Finishes	\$17.88	S.F.	57,926	121	\$1,254,224	17	1967	1972	2015		\$1,024,173	\$1,035,777	99
Carpet	\$7.76	S.F.	10,000	100	\$77,571	5	1967	1972			\$77,571	\$77,571	100
Ceramic Tile	\$19.85	S.F.	7,000	100	\$138,943	50	1967	2017				\$138,943	
VAT (Resilient Flooring)	\$23.55	S.F.	30,926	130	\$946,602	13	1967	1980			\$946,602	\$728,155	130
VCT	\$9.11	S.F.	10,000	100	\$91,108	12	1967	1979	2015	3		\$91,108	
Ceiling Finishes	\$9.57	S.F.	57,926	100	\$554,183	13	1967	1980			\$554,183	\$554,183	100
Services	\$119.63	S.F.	57,926	100	\$6,929,491	25	1970	1977			\$6,837,861	\$6,929,491	99
Plumbing	\$15.79	S.F.	57,926	100	\$914,534	30	1975	1997			\$822,904	\$914,534	90
Low Flow Toilets	\$1.58	S.F.	57,926	100	\$91,630	30	2007	2037				\$91,630	
Plumbing Fixtures	\$10.97	S.F.	57,926	100	\$635,240	30	1967	1997			\$635,240	\$635,240	100
Domestic Water Distribution	\$0.90	S.F.	57,926	100	\$51,982	30	1967	1997			\$51,982	\$51,982	100
Sanitary Waste	\$1.37	S.F.	57,926	100	\$79,295	30	1967	1997			\$79,295	\$79,295	100
Rain Water Drainage	\$0.97	S.F.	57,926	100	\$56,387	30	1967	1997			\$56,387	\$56,387	100
HVAC	\$68.98	S.F.	57,926	100	\$3,995,581	21	1967	1977			\$3,995,581	\$3,995,581	100
Heat Generating Systems	\$9.05	S.F.	57,926	100	\$524,227	30	1967	1997			\$524,227	\$524,227	100
Distribution Systems	\$16.50	S.F.	57,926	100	\$955,944	30	1967	1997			\$955,944	\$955,944	100
Terminal & Package Units	\$40.72	S.F.	57,926	100	\$2,358,583	15	1967	1982			\$2,358,583	\$2,358,583	100
Controls & Instrumentation	\$1.51	S.F.	57,926	100	\$87,224	20	1967	1987			\$87,224	\$87,224	100
Systems Testing & Balancing	\$1.20	S.F.	57,926	100	\$69,603	10	1967	1977			\$69,603	\$69,603	100
Fire Protection	\$6.18	S.F.	57,926	100	\$357,708	30	1967	1997			\$357,708	\$357,708	100
Sprinklers	\$6.18	S.F.	57,926	100	\$357,708	30	1967	1997			\$357,708	\$357,708	100
Electrical	\$28.69	S.F.	57,926	100	\$1,661,668	30	1967	1982			\$1,661,668	\$1,661,668	100
Electrical Service/Distribution	\$2.72	S.F.	57,926	100	\$157,709	30	1967	1997			\$157,709	\$157,709	100
Lighting and Branch Wiring	\$21.55	S.F.	57,926	100	\$1,248,454	30	1967	1997			\$1,248,454	\$1,248,454	100
Communications and Security	\$4.27	S.F.	57,926	100	\$247,576	30	1967	1997			\$247,576	\$247,576	100
Other Electrical Systems	\$0.14	S.F.	57,926	100	\$7,929	15	1967	1982			\$7,929	\$7,929	100
Equipment & Furnishings	\$7.08	S.F.	57,926	100	\$410,054	24	1967	1982			\$410,054	\$410,054	100
Equipment	\$7.08	S.F.	57,926	100	\$410,054	24	1967	1982			\$410,054	\$410,054	100
Institutional Equipment	\$2.98	S.F.	57,926	100	\$172,687	15	1967	1982			\$172,687	\$172,687	100
Other Equipment	\$4.10	S.F.	57,926	100	\$237,367	30	1967	1997			\$237,367	\$237,367	100
Food Service Equipment, EACH	\$237,366.77	SYSTE M	1	100	\$237,367	30	1967	1997			\$237,367	\$237,367	100
Special Construction			0			0	0				\$135,030		
Special Construction			0			0	0				\$135,030		
ADA Compliance			0	0		0	0				\$135,030		
Building Sitework	\$2.74	S.F.	57,926	100	\$158,492	30	1967	1997	2010		\$158,492	\$158,492	100
Site Improvements	\$2.63	S.F.	57,926	100	\$152,325	30	1967	1997	2010		\$152,325	\$152,325	100
Parking Lots	\$2,461.81	Each	43	100	\$105,858	30	1967	1997	2010		\$105,858	\$105,858	100
Pedestrian Paving	\$37.17	L.F.	1,250	100	\$46,467	30	1967	1997	2010		\$46,467	\$46,467	100
Site Mechanical Utilities	\$0.11	S.F.	57,926	100	\$6,167	30	1967	1997			\$6,167	\$6,167	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	57,926	100	\$6,167	30	1967	1997			\$6,167	\$6,167	100
Gas Service Piping	\$0.11	S.F.	57,926	100	\$6,167	30	1967	1997			\$6,167	\$6,167	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Melwood Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,834,689 \$181,308	\$3,560,873 \$94,462	\$10,395,562 \$275,770	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in fair condition, beyond useful life, and have water leaks.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$117,011	\$60,962	\$177,973	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are beyond useful life and in fair to poor condition. They have rust, damaged weather stripping, and are difficult to operate.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$119,328	\$62,170	\$181,497	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors in the original building and 1969 addition are in fair to poor condition, with chipped corners, worn surface finishes, and damaged hardware.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$172,040	\$89,633	\$261,673	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are old, beyond useful life, and in fair condition. The toilet partitions are rusted and in poor condition. All of the old toilet accessories are beyond their useful life and need to be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$249,082	\$129,772	\$378,853	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the school has not been painted for over 10 years and the paint on the walls and doors is in fair condition (peeling and stained).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$51,000	\$26,571	\$77,571	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the offices, teacher's lounge, and library is more than 15 year old, beyond useful life, and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$364,355	\$189,829	\$554,183	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling tiles are in fair to poor condition; some are stained and warped due to roof or supply pipe leaks, especially the 1969 Addition. The plaster ceiling in the boiler room and kitchen is in fair condition.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$622,355	\$324,247	\$946,602	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tile floor finishes in corridors and several classrooms in the original building and 1969 addition are in fair to poor condition (beyond useful life, worn, and cracked).
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$417,646	\$217,594	\$635,240	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$34,176	\$17,806	\$51,982	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$52,133	\$27,162	\$79,295	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,550,679	\$807,904	\$2,358,583	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$344,660	\$179,568	\$524,227	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$628,497	\$327,447	\$955,944	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$57,347	\$29,878	\$87,224	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$45,762	\$23,842	\$69,603	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,055	\$2,113	\$6,167	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$235,180	\$122,529	\$357,708	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$103,688	\$54,021	\$157,709	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$820,811	\$427,643	\$1,248,454	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$162,772	\$84,804	\$247,576	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,213	\$2,716	\$7,929	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$113,535	\$59,152	\$172,687	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,060	\$81,307	\$237,367	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$37,073	\$19,315	\$56,387	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	57,926	S.F.	\$88,777	\$46,253	\$135,030	Does Not Meet Current Code/St andards	ADA / Accessibil ity
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$69,598	\$36,260	\$105,858	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$30,550	\$15,917	\$46,467	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Melwood Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 10,216 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$245,664.25

Replacement Cost: \$2,641,551.12

FCI: 9.30%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Melwood Elementary\2000 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	10,216	100	\$2,641,553	38	2000	2005			\$245,664	\$2,641,553	9
Substructure	\$15.29	S.F.	10,216	100	\$156,162	100	2000					\$156,162	
Foundations	\$15.29	S.F.	10,216	100	\$156,162	100	2000					\$156,162	
Standard Foundations	\$5.14	S.F.	10,216	0	\$52,520	100	2000					\$52,520	
Slab on Grade	\$10.15	S.F.	10,216	0	\$103,642	100	2000					\$103,642	
Shell	\$67.05	S.F.	10,216	100	\$684,940	59	2000	2020				\$684,940	
Superstructure	\$20.75	S.F.	10,216	100	\$211,946	100	2000					\$211,946	
Roof Construction	\$20.75	S.F.	10,216	0	\$211,946	100	2000					\$211,946	
Exterior Enclosure	\$18.53	S.F.	10,216	100	\$189,260	71	2000	2030				\$189,260	
Exterior Walls	\$10.81	S.F.	10,216	0	\$110,479	100	2000					\$110,479	
Exterior Windows	\$4.68	S.F.	10,216	100	\$47,859	30	2000	2030				\$47,859	
Exterior Doors	\$3.03	S.F.	10,216	100	\$30,922	30	2000	2030				\$30,922	
Roofing	\$27.77	S.F.	10,216	100	\$283,734	20	2000	2020				\$283,734	
Roof Coverings	\$27.77	S.F.	10,216	100	\$283,734	20	2000	2020				\$283,734	
Interiors	\$60.19	S.F.	10,216	100	\$614,860	26	2000	2005			\$233,699	\$614,860	38
Interior Construction	\$16.41	S.F.	10,216	100	\$167,661	35	2000	2020				\$167,661	
Partitions	\$8.91	S.F.	10,216	100	\$91,056	40	2000	2040				\$91,056	
Interior Doors	\$3.06	S.F.	10,216	100	\$31,232	40	2000	2040				\$31,232	
Fittings	\$4.44	S.F.	10,216	100	\$45,373	20	2000	2020				\$45,373	
Interior Finishes	\$43.77	S.F.	10,216	100	\$447,199	22	2000	2005			\$233,699	\$447,199	52
Wall Finishes	\$6.40	S.F.	10,216	100	\$65,417	5	2000	2005			\$65,417	\$65,417	100
Paint	\$6.40	S.F.	10,216	100	\$65,417	5	2000	2005			\$65,417	\$65,417	100
Floor Finishes	\$27.94	S.F.	10,216	100	\$285,443	25	2000	2007			\$168,282	\$285,443	59
Carpet	\$7.57	S.F.	10,216	100	\$77,382	7	2000	2007			\$77,382	\$77,382	100
Ceramic Tile	\$11.19	S.F.	10,216	100	\$114,364	50	2000	2050				\$114,364	
Concrete	\$0.27	S.F.	10,216	0	\$2,797	10	2000	2010				\$2,797	
VCT	\$8.90	S.F.	10,216	100	\$90,900	10	2000	2010			\$90,900	\$90,900	100
Ceiling Finishes	\$9.43	S.F.	10,216	100	\$96,339	25	2000	2025				\$96,339	
Services	\$113.03	S.F.	10,216	100	\$1,154,669	24	2000	2010			\$11,965	\$1,154,669	1
Plumbing	\$15.44	S.F.	10,216	100	\$157,716	30	2001	2030				\$157,716	
Low Flow Toilets	\$1.55	S.F.	10,216	100	\$15,849	30	2007	2037				\$15,849	
Plumbing Fixtures	\$10.72	S.F.	10,216	100	\$109,547	30	2000	2030				\$109,547	
Domestic Water Distribution	\$0.87	S.F.	10,216	100	\$8,857	30	2000	2030				\$8,857	
Sanitary Waste	\$1.35	S.F.	10,216	100	\$13,829	30	2000	2030				\$13,829	
Rain Water Drainage	\$0.94	S.F.	10,216	100	\$9,634	30	2000	2030				\$9,634	
HVAC	\$65.72	S.F.	10,216	100	\$671,421	20	2000	2010			\$11,965	\$671,421	2
Heat Generating Systems	\$3.88	S.F.	0	100		30	2000	2030					
Cooling Generating Systems	\$7.09	S.F.	10,216	100	\$72,410	30	2000	2030				\$72,410	
Distribution Systems	\$16.17	S.F.	10,216	100	\$165,175	30	2000	2030				\$165,175	
Terminal & Package Units	\$39.82	S.F.	10,216	100	\$406,799	15	2000	2015				\$406,799	
Controls & Instrumentation	\$1.48	S.F.	10,216	100	\$15,072	20	2000	2020				\$15,072	
Systems Testing & Balancing	\$1.17	S.F.	10,216	100	\$11,965	10	2000	2010			\$11,965	\$11,965	100
Fire Protection	\$3.89	S.F.	10,216	100	\$39,779	30	2000	2030				\$39,779	
Sprinklers	\$3.89	S.F.	10,216	100	\$39,779	30	2000	2030				\$39,779	
Electrical	\$27.97	S.F.	10,216	100	\$285,753	30	2000	2030				\$285,753	
Electrical Service/Distribution	\$2.68	S.F.	10,216	100	\$27,348	30	2000	2030				\$27,348	
Lighting and Branch Wiring	\$21.10	S.F.	10,216	100	\$215,519	30	2000	2030				\$215,519	
Communications and Security	\$4.20	S.F.	10,216	100	\$42,886	30	2000	2030				\$42,886	
Equipment & Furnishings	\$2.92	S.F.	10,216	100	\$29,834	15	2000	2015				\$29,834	
Equipment	\$2.92	S.F.	10,216	100	\$29,834	15	2000	2015				\$29,834	
Institutional	\$2.92	S.F.	10,216	100	\$29,834	15	2000	2015				\$29,834	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.11	S.F.	10,216	100	\$1,088	30	2000	2030				\$1,088	
Site Mechanical Utilities	\$0.11	S.F.	10,216	100	\$1,088	30	2000	2030				\$1,088	
Fuel Distribution	\$0.11	S.F.	10,216	100	\$1,088	30	2000	2030				\$1,088	
Gas Service Piping	\$0.11	S.F.	10,216	100	\$1,088	30	2000	2030				\$1,088	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Melwood Elementary\2000 Addition (continued)[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Melwood Elementary\2000 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$161,515 \$43,009	\$84,149 \$22,408	\$245,664 \$65,417	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$50,876	\$26,506	\$77,382	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$59,764	\$31,137	\$90,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$7,866	\$4,098	\$11,965	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\Middleton Valley Elementary**Address:** 4815 Dalton Street, Temple Hills, MD 20748**Attributes:**

Historical Building	No
Legislative	26
Original Building	Built in 1961, 22,390 S.F.
School Addition 1	Built in 1963, 9,869 S.F.
School Addition 2	Built in 1964, 12,864 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	45,123 S.F.

Year Built:
Last Renovation:**Facility Description:**

Middleton Valley Elementary School is a one-story, 45,123 square foot facility located on an 11-acre site close to MD Route 5 and Interstate 495 (Capital Beltway) in Temple Hills, MD. The original building was constructed in 1961 and multiple additions were added in 1963 and 1964, with no major renovation. In 2009 an underground fuel tank was replaced.

ACCESSIBILITY ISSUES

This one-level facility is handicap accessible for the most part. However, additional enhancements are required to gain full compliance with current ADA legislation. The signage, drinking fountains, restrooms, and door hardware are some of the items that need to be addressed. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is steel frame with masonry construction. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat with built-up roof replaced in 1993.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving and toilet partitions. The interior wall finishes are typically painted CMU and tile. Interior painting was redone in 2005. Floor finishes in common areas is typically vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is copper. During the 2008 Assessment there was a reported concentration of lead in the system and bottled water was provided. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas-fired hot water heater in fair condition with storage tank and circulator pumps.

HVAC

Heating is provided by two gas/oil-fired hot water boilers, which were installed in 2007. Cooling is supplied by window units. The heating/distribution system is a hydronic 2-pipe system using air handlers, fan coil units, fin tube radiators, and unit ventilators. Fresh air is supplied by unit ventilators and air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic, and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent, and some incandescent. Emergency power and lighting are battery powered and exit signs are present at exit doors and near stairways and are typically illuminated but in need of replacement.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatments.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 60 are handicap spaces with path to building entrances. Drainage is generally handled by area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon underground fuel oil tank of dual wall construction with level and leak detection systems replaced in 2009.

Current Repair Cost: \$8,522,660.79**Replacement Cost:** \$12,723,294.44**FCI:** 66.98%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Middleton Valley Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1961

Gross Area: 45,123 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,522,660.79

Replacement Cost: \$12,723,294.44

FCI: 66.98%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Middleton Valley Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.97	S.F.	45,123	103	\$13,056,119	38	1966	1971			\$8,522,659	\$12,723,293	67
Substructure	\$14.78	S.F.	45,123	100	\$667,104	100	1961					\$667,104	
Foundations	\$14.78	S.F.	45,123	100	\$667,104	100	1961					\$667,104	
Standard Foundations	\$4.21	S.F.	45,123	0	\$190,111	100	1961					\$190,111	
Slab on Grade	\$10.57	S.F.	45,123	0	\$476,993	100	1961					\$476,993	
Shell	\$68.45	S.F.	45,123	100	\$3,088,444	58	1967	1991			\$367,182	\$3,088,444	12
Superstructure	\$21.61	S.F.	45,123	100	\$975,262	100	1961					\$975,262	
Roof Construction	\$21.61	S.F.	45,123	0	\$975,262	100	1961					\$975,262	
Exterior Enclosure	\$17.90	S.F.	45,123	100	\$807,800	68	1961	1991			\$367,182	\$807,800	45
Exterior Walls	\$9.76	S.F.	45,123	0	\$440,618	100	1961					\$440,618	
Exterior Windows	\$5.00	S.F.	45,123	100	\$225,800	30	1961	1991			\$225,800	\$225,800	100
Exterior Doors	\$3.13	S.F.	45,123	100	\$141,382	30	1961	1991			\$141,382	\$141,382	100
Roofing	\$28.93	S.F.	45,123	100	\$1,305,382	20	1993	2013				\$1,305,382	
Roof Coverings	\$28.93	S.F.	45,123	100	\$1,305,382	20	1993	2013				\$1,305,382	
Interiors	\$62.27	S.F.	45,123	110	\$3,095,474	32	1965	1971			\$2,597,205	\$2,809,867	92
Interior Construction	\$18.81	S.F.	45,123	100	\$848,979	70	1961	1981			\$350,710	\$848,979	41
Partitions	\$11.04	S.F.	45,123	100	\$498,269	100	1961					\$498,269	
Concrete Block Partitions - Regular Weight	\$11.04	S.F.	45,123	0	\$498,269	100	1961					\$498,269	
Interior Doors	\$3.16	S.F.	45,123	100	\$142,755	40	1961	2001			\$142,755	\$142,755	100
Fittings	\$4.61	S.F.	45,123	100	\$207,955	20	1961	1981			\$207,955	\$207,955	100
Interior Finishes	\$43.46	S.F.	45,123	115	\$2,246,495	17	1969	1971			\$2,246,495	\$1,960,888	115
Wall Finishes	\$10.74	S.F.	45,123	100	\$484,840	25	1985	1996			\$484,840	\$484,840	100
Paint	\$6.68	S.F.	25,123	100	\$167,751	5	2005	2010			\$167,751	\$167,751	100
Tile	\$15.76	S.F.	20,123	100	\$317,089	35	1961	1996			\$317,089	\$317,089	100
Floor Finishes	\$22.98	S.F.	45,123	128	\$1,322,410	15	1961	1971			\$1,322,410	\$1,036,803	128
Ceramic Tile	\$20.24	S.F.	4,000	100	\$80,978	50	1961	2011			\$80,978	\$80,978	100
Concrete	\$3.80	S.F.	1,000	100	\$3,803	10	1961	1971			\$3,803	\$3,803	100
VAT (Resilient Flooring)	\$23.73	S.F.	40,123	130	\$1,237,629	13	1961	1974			\$1,237,629	\$952,022	130
Ceiling Finishes	\$9.73	S.F.	45,123	100	\$439,245	13	1961	1974			\$439,245	\$439,245	100
Acoustical Ceilings	\$9.73	S.F.	45,123	100	\$439,245	13	1961	1974			\$439,245	\$439,245	100
Services	\$121.68	S.F.	45,123	101	\$5,537,786	25	1967	1971			\$4,955,923	\$5,490,567	90
Plumbing	\$16.15	S.F.	45,123	100	\$728,873	30	1961	1991			\$728,873	\$728,873	100
Plumbing Fixtures	\$12.84	S.F.	45,123	100	\$579,255	30	1961	1991			\$579,255	\$579,255	100
Domestic Water Distribution	\$0.91	S.F.	45,123	100	\$41,179	30	1961	1991			\$41,179	\$41,179	100
Sanitary Waste	\$1.41	S.F.	45,123	100	\$63,828	30	1961	1991			\$63,828	\$63,828	100
Rain Water Drainage	\$0.99	S.F.	45,123	100	\$44,611	30	1961	1991			\$44,611	\$44,611	100
HVAC	\$70.13	S.F.	45,123	101	\$3,205,599	21	1970	1971			\$2,754,892	\$3,164,626	87
Heat Generating Systems	\$9.08	S.F.	45,123	110	\$450,707	30	2007	2037				\$409,734	
Boilers	\$9.08	S.F.	45,123	110	\$450,707	30	2007	2037				\$409,734	
Distribution Systems	\$16.82	S.F.	45,123	100	\$759,071	30	1961	1991			\$759,071	\$759,071	100
Terminal & Package Units	\$41.48	S.F.	45,123	100	\$1,871,597	15	1961	1976			\$1,871,597	\$1,871,597	100
Controls & Instrumentation	\$1.54	S.F.	45,123	100	\$69,318	20	1961	1976			\$69,318	\$69,318	100
Systems Testing & Balancing	\$1.22	S.F.	45,123	100	\$54,906	10	1961	1971			\$54,906	\$54,906	100
Fire Protection	\$6.30	S.F.	45,123	100	\$284,137	30	1961	1991			\$284,137	\$284,137	100
Sprinklers	\$6.30	S.F.	45,123	100	\$284,137	30	1961	1991			\$284,137	\$284,137	100
Electrical	\$29.10	S.F.	45,123	100	\$1,319,177	30	1972	1991			\$1,188,021	\$1,312,931	90
Electrical Service/Distribution	\$2.77	S.F.	45,123	105	\$131,156	30	1983	1991				\$124,910	
New Main Line	\$1.54	S.F.	45,123	105	\$72,784	30	1961	1991				\$69,318	
Main Panel	\$1.23	S.F.	45,123	105	\$58,372	30	2005	2035				\$55,592	
Lighting and Branch Wiring	\$21.96	S.F.	45,123	100	\$991,047	30	1961	1991			\$991,047	\$991,047	100
Communications and Security	\$4.37	S.F.	45,123	100	\$196,974	30	1961	1991			\$196,974	\$196,974	100
Equipment & Furnishings	\$8.40	S.F.	45,123	100	\$379,175	18	1961	1976			\$379,175	\$379,175	100
Equipment	\$8.40	S.F.	45,123	100	\$379,175	18	1961	1976			\$379,175	\$379,175	100
Institutional Equipment	\$3.04	S.F.	45,123	100	\$137,264	15	1961	1976			\$137,264	\$137,264	100
Other Equipment	\$5.36	S.F.	45,123	100	\$241,911	20	1961	1981			\$241,911	\$241,911	100
Food Service Equipment, EACH	\$241,911.45	SYSTE M	1	100	\$241,911	20	1961	1981			\$241,911	\$241,911	100
Special Construction			0			0	0				\$43,073		
Special Construction			0			0	0				\$43,073		
ADA Compliance			0	0		0	0				\$43,073		
Building Sitework	\$6.39	S.F.	45,123	100	\$288,136	30	1961	1991			\$180,101	\$288,136	63
Site Improvements	\$3.88	S.F.	45,123	100	\$175,297	30	1961	1991			\$175,297	\$175,297	100
Parking Lots	\$2,508.95	Each	51		\$127,956	30	1961	1991			\$127,956	\$127,956	100
Pedestrian Paving	\$37.87	L.F.	1,250	100	\$47,341	30	1961	1991			\$47,341	\$47,341	100
Site Mechanical Utilities	\$2.50	S.F.	45,123	100	\$112,839	30	1961	1991			\$4,804	\$112,839	4
Fuel Distribution	\$2.50	S.F.	45,123	100	\$112,839	30	1961	1991			\$4,804	\$112,839	4
Natural Gas	\$0.11	S.F.	45,123	100	\$4,804	30	1961	1991			\$4,804	\$4,804	100

Prince George County Public Schools

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Facility Executive Summary

Report Date: 08 Sep 2012

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2009	2039				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Middleton Valley Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,522,661	\$1,344,544				\$194,469					\$304,342
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$367,182	\$1,344,544									
Superstructure											
Roof Construction											
Exterior Enclosure	\$367,182										
Exterior Walls											
Exterior Windows	\$225,800										
Exterior Doors	\$141,382										
Roofing		\$1,344,544									
Roof Coverings		\$1,344,544									
Interiors	\$2,597,205					\$194,469					\$230,554
Interior Construction	\$350,710										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$142,755										
Fittings	\$207,955										
Interior Finishes	\$2,246,496					\$194,469					\$230,554
Wall Finishes	\$484,840					\$194,469					\$225,443
Paint	\$167,751					\$194,469					\$225,443
Tile	\$317,089										
Floor Finishes	\$1,322,410										\$5,110
Ceramic Tile	\$80,978										
Concrete	\$3,803										\$5,110
VAT (Resilient Flooring)	\$1,237,629										
Ceiling Finishes	\$439,245										
Acoustical Ceilings	\$439,245										
Services	\$4,955,923										\$73,789
Plumbing	\$728,873										
Plumbing Fixtures	\$579,255										
Domestic Water Distribution	\$41,179										
Sanitary Waste	\$63,828										
Rain Water Drainage	\$44,611										
HVAC	\$2,754,892										\$73,789
Heat Generating Systems											
Boilers											
Distribution Systems	\$759,071										
Terminal & Package Units	\$1,871,597										
Controls & Instrumentation	\$69,318										
Systems Testing & Balancing	\$54,906										\$73,789
Fire Protection	\$284,137										
Sprinklers	\$284,137										
Electrical	\$1,188,021										
Electrical Service/Distribution											
New Main Line											
Main Panel											
Lighting and Branch Wiring	\$991,047										
Communications and Security	\$196,974										
Equipment & Furnishings	\$379,176										
Equipment	\$379,176										
Institutional Equipment	\$137,264										
Other Equipment	\$241,911										
Food Service Equipment, EACH	\$241,911										
Special Construction	\$43,073										
Special Construction	\$43,073										
ADA Compliance	\$43,073										
Building Sitework	\$180,102										
Site Improvements	\$175,298										
Parking Lots	\$127,956										

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Facility Executive Summary

[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Middleton Valley Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,603,327 \$148,455	\$2,919,334 \$77,345	\$8,522,661 \$225,800	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original and require upgrades.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$92,953	\$48,429	\$141,382	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are original and require upgrading. Universal upgrades are recommended.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$93,856	\$48,899	\$142,755	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$136,723	\$71,233	\$207,955	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings are beyond the expected life cycle and require upgrades.
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$208,474	\$108,615	\$317,089	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tile systems are beyond the expected life cycle and recommended for upgrade.
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$813,694	\$423,935	\$1,237,629	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 floor tile contains asbestos and is recommended for upgrade.
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$288,787	\$150,458	\$439,245	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are beyond the expected life cycle and are recommended for upgrade.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$380,838	\$198,417	\$579,255	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$27,074	\$14,105	\$41,179	Necess ary- 2-5 Yrs	Deferred Maintena nce	High level of lead detected in domestic water from PGCPs test results. Replace faucets, piping , etc.
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$41,964	\$21,863	\$63,828	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,230,504	\$641,093	\$1,871,597	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$499,060	\$260,010	\$759,071	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$45,574	\$23,744	\$69,318	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$36,098	\$18,807	\$54,906	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$186,809	\$97,328	\$284,137	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$651,576	\$339,471	\$991,047	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$129,503	\$67,471	\$196,974	Necess ary- 2-5 Yrs	Deferred Maintena nce	Replace fire alarm system with ADA approved devices and updated panel.

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E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$90,246	\$47,018	\$137,264	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking ares are in fair condition; however, the grade and drainage are in poor condition. Redesign and upgrades are recommended.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$84,127	\$43,830	\$127,956	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$31,125	\$16,216	\$47,341	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$3,159	\$1,646	\$4,804	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$2,500	\$1,303	\$3,803	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$159,048	\$82,864	\$241,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$29,330	\$15,281	\$44,611	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	45,123	S.F.	\$28,319	\$14,754	\$43,073	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$110,290	\$57,461	\$167,751	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$53,240	\$27,738	\$80,978	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Montpelier Elementary**Address:** 9200 Muirkirk Road, Laurel, MD 20708**Attributes:**

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	23A
Original Building	Built in 1968, 51,026 S.F.
School Addition 1	Built in 2002, 11,183 S.F.
School Board District	1
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	62,209 S.F.

Year Built:
Last Renovation:**Facility Description:**

Montpelier Elementary School is a single-story, 62,209 square foot facility located on a 10-acre site close to MD Route 295 (Baltimore-Washington Parkway) in Laurel, MD. The original building was constructed in 1968 and one addition was constructed in 2002, with no major renovations. In 2012 some asbestos-ceiling tiles were replaced.

ACCESSIBILITY ISSUES

Efforts to make the facility comply with ADA requirements were observed. The ramp to the main entrance appears to be in compliance, but the main entrance hardware needs improvement. The interior ramps in the corridors appear to be too steep and lack change of color and texture. Restrooms in the 2002 addition appear to be in compliance with the ADA requirements, but the original building needs improvements to its restrooms. However, further study by an ADA Specialist is required to insure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. The 2002 addition has thermo pane glazing. Exterior doors are hollow metal steel. Roofing on the original building was replaced in 2006, is typically low-slope with built-up roof and architectural precast concrete panels around the eaves. The 2002 addition has the same kind of roofing but with standing seam metal around the eave's edges.

C. INTERIORS

Interior partition wall types typically include painted CMU and movable walls in the original building. The 2002 addition has painted CMU and drywall. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving and toilet partitions. The interior wall finishes are typically drywall, tile, and movable walls. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, carpet, and VAT. Floor finishes in assignable spaces is typically vinyl tile, carpet, and VAT. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 35,579 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically plaster and suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 34,680 square feet of needlepoint acoustical ceiling tiles, 2,642 square feet of transit ceiling tiles, and 290 square feet of transit ceiling panels above doors.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam oil fired boilers that supply air handlers, fan coils, and fin tube radiators throughout the building. Cooling is provided by an air cooled ice-based thermal storage system to fan coil units and individual window units. Heating and cooling for the addition is provided by roof mounted, gas fired package units. Fresh air is supplied fan coil units and package units. Controls are low voltage electrical thermostats, individual controls on window units and pneumatics. A DDC system controls the thermal storage system and is operated remotely. The building system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

Pad mounted transformers provides service to a main disconnect. Minor circuit additions have been installed to address the thermal storage system, but most of the system is original. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of visual/audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, floor grilles and mats, multiple seating furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where four out of 71 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, electrical and a fuel oil tank.

Current Repair Cost: \$10,291,569.83**Replacement Cost:** \$16,079,373.88**FCI:** 64.00%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Montpelier Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1968

Gross Area: 51,026 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$10,240,541.80

Replacement Cost: \$13,425,984.47

FCI: 76.27%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Montpelier Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$261.00	S.F.	51,026	102	\$13,544,686	37	1969	1973	2008		\$10,132,509	\$13,317,951	76
Substructure	\$15.12	S.F.	51,026	100	\$771,449	100	1968					\$771,449	
Foundations	\$15.12	S.F.	51,026	100	\$771,449	100	1968					\$771,449	
Standard Foundations	\$5.57	S.F.	51,026	0	\$284,055	100	1968					\$284,055	
Slab on Grade	\$9.55	S.F.	51,026	0	\$487,394	100	1968					\$487,394	
Shell	\$52.85	S.F.	51,026	100	\$2,696,967	61	1976	1998			\$346,920	\$2,696,967	13
Superstructure	\$18.30	S.F.	51,026	100	\$933,655	100	1968					\$933,655	
Roof Construction	\$18.30	S.F.	51,026	0	\$933,655	100	1968					\$933,655	
Exterior Enclosure	\$14.50	S.F.	51,026	100	\$739,629	67	1968	1998			\$346,920	\$739,629	47
Exterior Walls	\$7.70	S.F.	51,026	0	\$392,709	100	1968					\$392,709	
Exterior Windows	\$3.97	S.F.	51,026	100	\$202,564	30	1968	1998			\$202,564	\$202,564	100
Exterior Doors	\$2.83	S.F.	51,026	100	\$144,356	30	1968	1998			\$144,356	\$144,356	100
Roofing	\$20.06	S.F.	51,026	100	\$1,023,683	20	2006	2026				\$1,023,683	
Roof Coverings	\$20.06	S.F.	51,026	100	\$1,023,683	20	2006	2026				\$1,023,683	
Interiors	\$50.50	S.F.	51,026	109	\$2,803,444	29	1968	1973			\$2,393,817	\$2,576,709	93
Interior Construction	\$14.11	S.F.	51,026	100	\$720,231	64	1968	1988			\$363,994	\$720,231	51
Partitions	\$6.98	S.F.	51,026	100	\$356,237	100	1968					\$356,237	
Concrete Block Partitions - Regular Weight	\$9.31	S.F.	38,270	100	\$356,237	100	1968					\$356,237	
Interior Doors	\$2.83	S.F.	51,026	100	\$144,356	40	1968	2008			\$144,356	\$144,356	100
Fittings	\$4.30	S.F.	51,026	100	\$219,638	20	1968	1988			\$219,638	\$219,638	100
Interior Finishes	\$36.38	S.F.	51,026	112	\$2,083,213	17	1968	1973			\$2,029,823	\$1,856,478	109
Wall Finishes	\$7.54	S.F.	51,026	100	\$384,702	14	1968	1973			\$384,702	\$384,702	100
Paint	\$6.27	S.F.	43,372	100	\$271,792	5	1968	1973			\$271,792	\$271,792	100
Tile	\$14.75	S.F.	7,653	100	\$112,910	35	1968	2003			\$112,910	\$112,910	100
Floor Finishes	\$19.11	S.F.	51,026	123	\$1,201,804	14	1968	1973			\$1,148,414	\$975,069	118
Carpet	\$8.32	S.F.	1,531	100	\$12,738	5	1968	1973			\$12,738	\$12,738	100
Ceramic Tile	\$20.93	S.F.	2,551	100	\$53,390	50	1968	2018				\$53,390	
Concrete	\$4.06	S.F.	1,021	100	\$4,146	10	1968	1978			\$4,146	\$4,146	100
VAT (Resilient Flooring)	\$24.69	S.F.	30,616	130	\$982,516	13	1968	1981			\$982,516	\$755,781	130
VCT	\$9.73	S.F.	15,308	100	\$149,014	12	1968	1980			\$149,014	\$149,014	100
Ceiling Finishes	\$9.73	S.F.	51,026	100	\$496,707	25	1968	1993			\$496,707	\$496,707	100
Services	\$131.60	S.F.	51,026	100	\$6,714,864	25	1968	1978			\$6,714,864	\$6,714,864	100
Plumbing	\$12.43	S.F.	51,026	100	\$634,077	30	1968	1998			\$634,077	\$634,077	100
Plumbing Fixtures	\$8.68	S.F.	51,026	100	\$443,156	30	1968	1998			\$443,156	\$443,156	100
Domestic Water Distribution	\$1.08	S.F.	51,026	100	\$55,103	30	1968	1998			\$55,103	\$55,103	100
Sanitary Waste	\$1.49	S.F.	51,026	100	\$76,058	30	1968	1998			\$76,058	\$76,058	100
Rain Water Drainage	\$1.17	S.F.	51,026	100	\$59,760	30	1968	1998			\$59,760	\$59,760	100
HVAC	\$85.94	S.F.	51,026	100	\$4,384,996	23	1968	1978			\$4,384,996	\$4,384,996	100
Heat Generating Systems	\$15.24	S.F.	51,026	100	\$777,658	30	1968	1998			\$777,658	\$777,658	100
Cooling Generating Systems	\$13.81	S.F.	51,026	100	\$704,704	30	1968	1998			\$704,704	\$704,704	100
Distribution Systems	\$14.75	S.F.	51,026	100	\$752,822	30	1968	1998			\$752,822	\$752,822	100
Terminal & Package Units	\$39.38	S.F.	51,026	100	\$2,009,337	15	1968	1983			\$2,009,337	\$2,009,337	100
Controls & Instrumentation	\$1.49	S.F.	51,026	100	\$76,058	20	1968	1988			\$76,058	\$76,058	100
Systems Testing & Balancing	\$1.26	S.F.	51,026	100	\$64,417	10	1968	1978			\$64,417	\$64,417	100
Fire Protection	\$4.73	S.F.	51,026	100	\$241,369	30	1968	1998			\$241,369	\$241,369	100
Sprinklers	\$4.73	S.F.	51,026	100	\$241,369	30	1968	1998			\$241,369	\$241,369	100
Electrical	\$28.50	S.F.	51,026	100	\$1,454,422	30	1968	1998			\$1,454,422	\$1,454,422	100
Electrical Service/Distribution	\$2.68	S.F.	51,026	100	\$136,595	30	1968	1998			\$136,595	\$136,595	100
Lighting and Branch Wiring	\$21.77	S.F.	51,026	100	\$1,110,607	30	1968	1998			\$1,110,607	\$1,110,607	100
Communications and Security	\$4.06	S.F.	51,026	100	\$207,220	30	1968	1998			\$207,220	\$207,220	100
Equipment & Furnishings	\$5.69	S.F.	51,026	100	\$290,306	29	1968	1983			\$290,306	\$290,306	100
Equipment	\$5.69	S.F.	51,026	100	\$290,306	29	1968	1983			\$290,306	\$290,306	100
Food Service Equipment	\$270,126.69	SYSTEM	1	100	\$270,127	30	1968	1998			\$270,127	\$270,127	100
Institutional	\$0.40	S.F.	51,026	100	\$20,179	15	1968	1983			\$20,179	\$20,179	100
Special Construction			0			0	0				\$118,946		
Special Construction			0			0	0				\$118,946		
ADA Compliance			0	0		0	0				\$118,946		
Building Sitework	\$5.25	S.F.	51,026	100	\$267,656	30	1968	1998	2008		\$267,656	\$267,656	100
Site Improvements	\$4.97	S.F.	51,026	100	\$253,686	30	1968	1998	2008		\$253,686	\$253,686	100
Parking Lots	\$2,094.23	Each	71	100	\$148,691	30	1968	1998	2008		\$148,691	\$148,691	100
Pedestrian Paving	\$35.59	L.F.	2,950	100	\$104,995	30	1968	1998	2008		\$104,995	\$104,995	100
Site Mechanical Utilities	\$0.27	S.F.	51,026	100	\$13,970	30	1968	1998			\$13,970	\$13,970	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.27	S.F.	51,026	100	\$13,970	30	1968	1998			\$13,970	\$13,970	100
Gas Service Piping	\$0.27	S.F.	51,026	100	\$13,970	30	1968	1998			\$13,970	\$13,970	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Montpelier Elementary_Original Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Montpelier Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,732,769 \$133,178	\$3,507,773 \$69,386	\$10,240,542 \$202,564	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$94,908	\$49,447	\$144,356	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$94,908	\$49,447	\$144,356	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$144,404	\$75,234	\$219,638	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$178,693	\$93,099	\$271,792	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$74,234	\$38,676	\$112,910	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$97,971	\$51,043	\$149,014	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$8,375	\$4,363	\$12,738	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030		Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$326,566	\$170,141	\$496,707	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$291,358	\$151,798	\$443,156	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$36,228	\$18,875	\$55,103	Necess ary- 2-5 Yrs	Deferred Maintena nce	The school uses bottled water since water quality tested poor.
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$39,290	\$20,470	\$59,760	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$50,005	\$26,053	\$76,058	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,321,063	\$688,274	\$2,009,337	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$511,281	\$266,377	\$777,658	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030		Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$463,316	\$241,388	\$704,704	Necess ary- 2-5 Yrs	Deferred Maintena nce	The school has an air cooled chiller and ice based thermal storage system. Recommend replacing with standard air cooled chiller/distribution system.

Prince George County Public Schools

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D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$494,952	\$257,870	\$752,822	Necessary- 2-5 Yrs	Deferred Maintenance
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$50,005	\$26,053	\$76,058	Necessary- 2-5 Yrs	Deferred Maintenance
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$42,352	\$22,065	\$64,417	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$158,691	\$82,678	\$241,369	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$89,806	\$46,789	\$136,595	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$730,182	\$380,425	\$1,110,607	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$136,239	\$70,981	\$207,220	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$13,267	\$6,912	\$20,179	Necessary- 2-5 Yrs	Deferred Maintenance
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$9,185	\$4,785	\$13,970	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$645,967	\$336,549	\$982,516	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$97,758	\$50,932	\$148,691	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$69,030	\$35,965	\$104,995	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$177,598	\$92,529	\$270,127	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	51,026	S.F.	\$78,202	\$40,743	\$118,946	Does Not Meet Current Code/Standards	ADA / Accessibility
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$2,726	\$1,420	\$4,146	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Montpelier Elementary\2002 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2002

Gross Area: 11,183 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$51,028.03

Replacement Cost: \$2,653,389.42

FCI: 1.92%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Montpelier Elementary\2002 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$237.27	S.F.	11,183	100	\$2,653,388	43	2002	2007			\$51,028	\$2,653,388	2
Substructure	\$19.77	S.F.	11,183	100	\$221,122	100	2002					\$221,122	
Foundations	\$14.75	S.F.	11,183	100	\$164,991	100	2002					\$164,991	
Standard Foundations	\$5.05	S.F.	11,183	0	\$56,471	100	2002					\$56,471	
Slab on Grade	\$9.70	S.F.	11,183	0	\$108,520	100	2002					\$108,520	
Basement Construction	\$5.02	S.F.	11,183	100	\$56,131	100	2002					\$56,131	
Basement Excavation	\$0.30	S.F.	11,183	0	\$3,402	100	2002					\$3,402	
Basement Walls	\$4.72	S.F.	11,183	0	\$52,729	100	2002					\$52,729	
Shell	\$42.09	S.F.	11,183	100	\$470,648	73	2002	2022				\$470,648	
Superstructure	\$18.18	S.F.	11,183	100	\$203,262	100	2002					\$203,262	
Roof Construction	\$18.18	S.F.	11,183	0	\$203,262	100	2002					\$203,262	
Exterior Enclosure	\$14.15	S.F.	11,183	100	\$158,186	75	2002	2032				\$158,186	
Exterior Walls	\$9.02	S.F.	11,183	0	\$100,865	100	2002					\$100,865	
Exterior Windows	\$3.97	S.F.	11,183	100	\$44,394	30	2002	2032				\$44,394	
Exterior Doors	\$1.16	S.F.	11,183	100	\$12,927	30	2002	2032				\$12,927	
Roofing	\$9.76	S.F.	11,183	100	\$109,200	20	2002	2022				\$109,200	
Roof Coverings	\$9.76	S.F.	11,183	100	\$109,200	20	2002	2022				\$109,200	
Interiors	\$73.76	S.F.	11,183	100	\$824,882	37	2002	2007			\$33,168	\$824,882	4
Interior Construction	\$27.39	S.F.	11,183	100	\$306,268	50	2002	2022				\$306,268	
Partitions	\$8.40	S.F.	11,183	100	\$93,892	40	2002					\$93,892	
Partitions	\$12.54	S.F.	11,183	100	\$140,256	69	2002	2052				\$140,256	
Concrete Block Partitions - Regular Weight	\$10.43	S.F.	5,012	0	\$52,296	100	2002					\$52,296	
Drywall Partitions/Metal Stud Framing	\$14.46	S.F.	6,081	100	\$87,960	50	2002	2052				\$87,960	
Interior Doors	\$2.54	S.F.	11,183	100	\$28,406	40	2002	2042				\$28,406	
Fittings	\$3.91	S.F.	11,183	100	\$43,714	20	2002	2022				\$43,714	
Interior Finishes	\$46.38	S.F.	11,183	100	\$518,614	29	2002	2007			\$33,168	\$518,614	6
Wall Finishes	\$2.97	S.F.	11,183	100	\$33,168	5	2002	2007			\$33,168	\$33,168	100
Paint	\$2.97	S.F.	11,183	100	\$33,168	5	2002	2007			\$33,168	\$33,168	100
Floor Finishes	\$33.16	S.F.	11,183	100	\$370,803	33	2002	2014				\$370,803	
Ceramic Tile	\$18.31	S.F.	11,183	100	\$204,792	50	2002	2052				\$204,792	
VCT	\$14.84	S.F.	11,183	100	\$166,011	12	2002	2014				\$166,011	
Ceiling Finishes	\$10.25	S.F.	11,183	100	\$114,643	25	2002	2027				\$114,643	
Services	\$100.54	S.F.	11,183	100	\$1,124,316	24	2002	2012			\$17,860	\$1,124,316	2
Plumbing	\$12.08	S.F.	11,183	100	\$135,053	30	2002	2032				\$135,053	
Plumbing Fixtures	\$9.34	S.F.	11,183	100	\$104,437	30	2002	2032				\$104,437	
Domestic Water Distribution	\$0.73	S.F.	11,183	100	\$8,164	30	2002	2032				\$8,164	
Sanitary Waste	\$1.20	S.F.	11,183	100	\$13,437	30	2002	2032				\$13,437	
Rain Water Drainage	\$0.81	S.F.	11,183	100	\$9,015	30	2002	2032				\$9,015	
HVAC	\$58.16	S.F.	11,183	100	\$650,437	19	2002	2012			\$17,860	\$650,437	3
Distribution Systems	\$14.33	S.F.	11,183	100	\$160,228	30	2002	2032				\$160,228	
Terminal & Package Units	\$38.76	S.F.	11,183	100	\$433,398	15	2002	2017				\$433,398	
Controls & Instrumentation	\$3.48	S.F.	11,183	100	\$38,951	20	2002	2022				\$38,951	
Systems Testing & Balancing	\$1.60	S.F.	11,183	100	\$17,860	10	2002	2012			\$17,860	\$17,860	100
Fire Protection	\$4.50	S.F.	11,183	100	\$50,348	30	2002	2032				\$50,348	
Sprinklers	\$4.50	S.F.	11,183	100	\$50,348	30	2002	2032				\$50,348	
Electrical	\$25.80	S.F.	11,183	100	\$288,478	30	2002	2017				\$288,478	
Electrical Service/Distribution	\$2.46	S.F.	11,183	100	\$27,555	30	2002	2032				\$27,555	
Lighting and Branch Wiring	\$19.89	S.F.	11,183	100	\$222,482	30	2002	2032				\$222,482	
Communications and Security	\$3.27	S.F.	11,183	100	\$36,570	30	2002	2032				\$36,570	
Other Electrical Systems	\$0.17	S.F.	11,183	100	\$1,871	15	2002	2017				\$1,871	
Equipment & Furnishings	\$0.24	S.F.	11,183	100	\$2,721	15	2002	2017				\$2,721	
Equipment	\$0.24	S.F.	11,183	100	\$2,721	15	2002	2017				\$2,721	
Institutional	\$0.24	S.F.	11,183	100	\$2,721	15	2002	2017				\$2,721	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.87	S.F.	11,183	100	\$9,699	46	2002	2032				\$9,699	
Site Improvements	\$0.68	S.F.	11,183	100	\$7,658	50	2002	2052				\$7,658	
Pedestrian Paving	\$33.29	L.F.	230	100	\$7,658	50	2002	2052				\$7,658	
Site Mechanical Utilities	\$0.18	S.F.	11,183	100	\$2,041	30	2002	2032				\$2,041	
Fuel Distribution	\$0.18	S.F.	11,183	100	\$2,041	30	2002	2032				\$2,041	
Gas Service Piping	\$0.18	S.F.	11,183	100	\$2,041	30	2002	2032				\$2,041	

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Facility Executive Summary

Facility: \Elementary Schools\Montpelier Elementary\2002 Addition (continued)

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Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Montpelier Elementary\2002 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230	Paint	System	System	Beyond Useful Life	Renew System	1	Ea.	\$33,549	\$17,479	\$51,028	Necess ary- 2-5 Yrs	Deferred Maintena nce	
								\$21,807	\$11,361	\$33,168			
D3070	Systems Testing & Balancing	System	System	Beyond Useful Life	Renew System	1	Ea.	\$11,742	\$6,118	\$17,860	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Morningside (Imagine Foundations II Charter)

Address: 6900 Ames Street SE, Morningside, MD 20746

Attributes:

School Area	IS
Congressional	4
County Council	9
Historical Building	No
Legislative	25
Original Building	Built in 1954, 18,147 S.F.
School Addition 1	Built in 1957, 4,743 S.F.
School Addition 2	Built in 1970, 3,253 S.F.
School Addition 3	Built in 1970, 14,165 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function:	Charter School
Gross Area:	40,308 S.F.

Year Built:

Last Renovation:

Facility Description:

Morningside Elementary School is a two-story, 40,308 square foot facility located on a 10.3-acre site close to I-495 (Capital Beltway) and Suitland Parkway in Suitland, MD. The original building was constructed in 1954 and additions were constructed in 1957 and 1970, with no major renovation performed. In 2009 interior painting was performed.

ACCESSIBILITY ISSUES

The building has curb cuts and a ramp, but lacks accessible restrooms and interior door hardware and visual strobes. Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal with hollow metal frames. Roofing is typically low-slope with built-up roof that has been reconstructed in 1994.

C. INTERIORS

Interior partition wall types typically include painted CMU and wall tiles. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes concrete risers and treads with wood (parquet) finishes. The interior wall finishes are typically tile. Interior paint was redone in 2009. Floor finishes in common areas is typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet, which is around 2003. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 27,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers replaced in 1998 that supply fin tube radiators and terminal units throughout the building. Cooling is provided by individual window units for each classroom and a roof mounted cooling only package unit for the media center. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pole mounted transformer provides service to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. Lighting in the corridors has been upgraded but classrooms have fluorescent lamps. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on site where two out of 45 are handicap spaces with path to building entrance. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, electrical, and an underground fuel tank replaced in 1997

Current Repair Cost: \$7,601,345.43**Replacement Cost:** \$11,101,233.92**FCI:** 68.47%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Morningside (Imagine Foundations II Charter)_ **Building**

Address: , , 20746

Attributes:

None

General Information:

Function:	Charter School	Year Built:	1954
Gross Area:	40,308 S.F.	Last Renovation:	1970

Facility Description:

Current Repair Cost: \$7,601,345.43	Replacement Cost: \$11,101,233.92	FCI: 68.47%
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Morningside (Imagine Foundations II Charter)_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$275.41	S.F.	40,308	100	\$11,101,236	37	1958	1954			\$7,601,347	\$11,101,236	68
Substructure	\$15.51	S.F.	40,308	100	\$625,347	100	1954					\$625,347	
Foundations	\$15.51	S.F.	40,308	100	\$625,347	100	1954					\$625,347	
Standard Foundations	\$5.13	S.F.	40,308	0	\$206,610	100	1954					\$206,610	
Slab on Grade	\$10.39	S.F.	40,308	0	\$418,737	100	1954					\$418,737	
Shell	\$64.91	S.F.	40,308	100	\$2,616,507	51	1961	1954			\$596,393	\$2,616,507	23
Superstructure	\$17.73	S.F.	40,308	100	\$714,718	100	1954	1954			\$286,785	\$714,718	40
Floor Construction	\$19.12	S.F.	15,000	0	\$286,785	0	1954	1954			\$286,785	\$286,785	100
Roof Construction	\$10.62	S.F.	40,308	0	\$427,933	100	1954					\$427,933	
Exterior Enclosure	\$18.75	S.F.	40,308	100	\$755,934	71	1954	1984			\$309,608	\$755,934	41
Exterior Walls	\$11.07	S.F.	40,308	0	\$446,326	100	1954					\$446,326	
Exterior Windows	\$4.78	S.F.	40,308	100	\$192,509	30	1954	1984			\$192,509	\$192,509	100
Exterior Doors	\$2.91	S.F.	40,308	100	\$117,099	30	1954	1984			\$117,099	\$117,099	100
Roofing	\$28.43	S.F.	40,308	100	\$1,145,855	20	1994	2014				\$1,145,855	
Roof Coverings	\$28.43	S.F.	40,308	100	\$1,145,855	20	1994	2014				\$1,145,855	
Interiors	\$49.79	S.F.	40,308	100	\$2,007,119	37	1961	1959			\$1,409,737	\$2,007,119	70
Interior Construction	\$17.60	S.F.	40,308	100	\$709,545	51	1954	1974			\$342,989	\$709,545	48
Partitions	\$10.10	S.F.	40,308	100	\$407,294	68	1954	2004			\$40,738	\$407,294	10
Concrete Block Partitions - Regular Weight	\$10.59	S.F.	34,626	0	\$366,556	70	1954					\$366,556	
Drywall Partitions/Metal Stud Framing	\$6.74	S.F.	6,046	100	\$40,738	50	1954	2004			\$40,738	\$40,738	100
Interior Doors	\$2.97	S.F.	40,308	100	\$119,552	40	1954	1994			\$119,552	\$119,552	100
Fittings	\$4.53	S.F.	40,308	100	\$182,699	20	1954	1974			\$182,699	\$182,699	100
Interior Finishes	\$32.19	S.F.	40,308	100	\$1,297,574	29	1968	1959			\$1,066,748	\$1,297,574	82
Wall Finishes	\$9.59	S.F.	40,308	100	\$386,703	17	1995	1989			\$155,877	\$386,703	40
Paint	\$7.64	S.F.	30,231	100	\$230,826	5	2009	2014				\$230,826	
Tile	\$15.47	S.F.	10,077	100	\$155,877	35	1954	1989			\$155,877	\$155,877	100
Floor Finishes	\$9.97	S.F.	40,308	100	\$402,010	19	1954	1959			\$402,010	\$402,010	100
Carpet	\$7.77	S.F.	3,224	100	\$25,058	5	1954	1959			\$25,058	\$25,058	100
Ceramic Tile	\$19.88	S.F.	4,031	100	\$80,134	50	1954	2004			\$80,134	\$80,134	100
Concrete	\$3.74	S.F.	810	100	\$3,031	10	1954	1964			\$3,031	\$3,031	100
VCT	\$9.11	S.F.	32,246	100	\$293,787	12	1954	1966			\$293,787	\$293,787	100
Ceiling Finishes	\$12.62	S.F.	40,308	100	\$508,861	47	1954	1967			\$508,861	\$508,861	100
Plaster Ceilings	\$13.54	S.F.	34,262	100	\$463,801	50	1954	2004			\$463,801	\$463,801	100
Acoustical Ceilings	\$7.45	S.F.	6,046	100	\$45,060	13	1954	1967			\$45,060	\$45,060	100
Services	\$130.14	S.F.	40,308	100	\$5,245,552	25	1957	1964			\$4,885,671	\$5,245,552	93
Plumbing	\$15.86	S.F.	40,308	100	\$639,447	30	1954	1984			\$639,447	\$639,447	100
Plumbing Fixtures	\$12.61	S.F.	40,308	100	\$508,247	30	1954	1984			\$508,247	\$508,247	100
Domestic Water Distribution	\$0.90	S.F.	40,308	100	\$36,172	30	1954	1984			\$36,172	\$36,172	100
Sanitary Waste	\$1.38	S.F.	40,308	100	\$55,791	30	1954	1984			\$55,791	\$55,791	100
Rain Water Drainage	\$0.97	S.F.	40,308	100	\$39,237	30	1954	1984			\$39,237	\$39,237	100
HVAC	\$79.34	S.F.	40,308	100	\$3,197,850	22	1961	1964			\$2,837,969	\$3,197,850	89
Heat Generating Systems	\$8.93	S.F.	40,308	100	\$359,881	30	1998	2028				\$359,881	
Cooling Generating Systems	\$10.43	S.F.	40,308	100	\$420,576	30	1954	1984			\$420,576	\$420,576	100
Distribution Systems	\$16.52	S.F.	40,308	100	\$665,810	30	1954	1984			\$665,810	\$665,810	100
Terminal & Package Units	\$40.75	S.F.	40,308	100	\$1,642,454	15	1954	1969			\$1,642,454	\$1,642,454	100
Controls & Instrumentation	\$1.51	S.F.	40,308	100	\$60,695	20	1954	1974			\$60,695	\$60,695	100
Systems Testing & Balancing	\$1.20	S.F.	40,308	100	\$48,434	10	1954	1964			\$48,434	\$48,434	100
Fire Protection	\$6.18	S.F.	40,308	100	\$248,912	30	1954	1984			\$248,912	\$248,912	100
Sprinklers	\$6.18	S.F.	40,308	100	\$248,912	30	1954	1984			\$248,912	\$248,912	100
Electrical	\$28.76	S.F.	40,308	100	\$1,159,343	30	1954	1969			\$1,159,343	\$1,159,343	100
Electrical Service/Distribution	\$2.74	S.F.	40,308	100	\$110,355	30	1954	1984			\$110,355	\$110,355	100
Lighting and Branch Wiring	\$21.57	S.F.	40,308	100	\$869,354	30	1954	1984			\$869,354	\$869,354	100
Communications and Security	\$4.29	S.F.	40,308	100	\$172,890	30	1954	1984			\$172,890	\$172,890	100
Other Electrical Systems	\$0.17	S.F.	40,308	100	\$6,744	15	1954	1969			\$6,744	\$6,744	100
Equipment & Furnishings	\$8.88	S.F.	40,308	100	\$357,804	25	1954	1969			\$357,804	\$357,804	100
Equipment	\$8.88	S.F.	40,308	100	\$357,804	25	1954	1969			\$357,804	\$357,804	100
Institutional Equipment	\$2.98	S.F.	40,308	100	\$120,165	15	1954	1969			\$120,165	\$120,165	100
Other Equipment	\$5.90	S.F.	40,308	100	\$237,639	30	1954	1984			\$237,639	\$237,639	100
Food Service Equipment, EACH	\$237,638.64	Ea.	1	100	\$237,639	30	1954	1984			\$237,639	\$237,639	100
Special Construction			0			0	0				\$210,870		
Special Construction			0			0	0				\$210,870		
ADA Compliance			0	0		0	0				\$210,870		
Building Sitework	\$6.18	S.F.	40,308	100	\$248,907	30	1954	1984			\$140,872	\$248,907	57
Site Improvements	\$3.39	S.F.	40,308	100	\$136,580	30	1954	1984			\$136,580	\$136,580	100
Parking Lots	\$2,464.64	Each	45	100	\$110,909	30	1954	1984			\$110,909	\$110,909	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$37.20	L.F.	690	100	\$25,671	30	1954	1984			\$25,671	\$25,671	100
Site Mechanical Utilities	\$2.79	S.F.	40,308	100	\$112,327	30	1954	1984			\$4,292	\$112,327	4
Fuel Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	1997	2027				\$108,035	
NG Supply	\$0.11	S.F.	40,308	100	\$4,292	30	1954	1984			\$4,292	\$4,292	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Morningside (Imagine Foundations II Charter)_ **Building** (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Morningside (Imagine Foundations II Charter)_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$4,997,597 \$126,567	\$2,603,748 \$65,941	\$7,601,345 \$192,509	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$76,988	\$40,111	\$117,099	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System		1	Ea.	\$26,784	\$13,954	\$40,738	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$78,601	\$40,951	\$119,552	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$120,118	\$62,581	\$182,699	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$102,483	\$53,394	\$155,877	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$193,154	\$100,633	\$293,787	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$16,475	\$8,583	\$25,058	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$1,993	\$1,038	\$3,031	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$52,685	\$27,449	\$80,134	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$304,932	\$158,869	\$463,801	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$29,625	\$15,435	\$45,060	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes throughout the school are typically 2x2 or 2x4 suspended acoustical panels that are generally in poor condition.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$334,153	\$174,094	\$508,247	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$23,782	\$12,390	\$36,172	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$25,797	\$13,440	\$39,237	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$36,680	\$19,110	\$55,791	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,079,851	\$562,603	\$1,642,454	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$276,513	\$144,063	\$420,576	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$437,745	\$228,065	\$665,810	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$39,905	\$20,790	\$60,695	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$31,843	\$16,590	\$48,434	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$163,650	\$85,262	\$248,912	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$72,554	\$37,801	\$110,355	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$571,567	\$297,787	\$869,354	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$113,669	\$59,221	\$172,890	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,434	\$2,310	\$6,744	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$72,918	\$37,991	\$110,909	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$16,877	\$8,793	\$25,671	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,822	\$1,470	\$4,292	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$79,004	\$41,161	\$120,165	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,238	\$81,400	\$237,639	Necess ary- 2-5 Yrs	Deferred Maintena nce
B1010	Floor Construction	System	Beyond Useful Life	Renew System	1	Ea.	\$188,550	\$98,235	\$286,785	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	40,308	S.F.	\$138,639	\$72,231	\$210,870	Does Not Meet Current Code/St andards	ADA / Accessibility

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Mount Rainier Elementary

Address: 4011 32nd Street, Mount Rainier, MD 20712

Attributes:

School Area	2
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1977, 38,092 S.F.
School Addition 1	Built in 1990, 3,150 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	41,242 S.F.

Year Built:
Last Renovation:

Facility Description:

Mount Rainier Elementary School is a two-story, 41,242 square foot facility, located on a 1.3-acre site close to MD 295 (Baltimore-Washington Parkway) in Mt. Rainier, MD. The original building was constructed in 1977 and an addition was constructed in 1990 (three Modulares), with no major renovations. In 2012 the parking space was repaved and improved to increase parking spaces and also some minor upgrades were performed to the security system.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements, with the exception of the 1990 addition (3,150 S.F.). Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls and slab-on-grade. The building has a partial basement.

B. SHELL

The superstructure is steel frame and load bearing CMU walls. Floor construction is steel joists, metal deck and concrete slab, not fireproofed. Roof construction is steel joists and metal deck. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel in hollow metal frames. The windows and doors are of the original construction. The roof over the original building is typically low-slope built-up roofing with gravel ballast, which was replaced in 2007. The roof over the 1990 addition is single ply white EDPM.

C. INTERIORS

Interior partition wall types are typically painted CMU. Interior doors are generally solid core wood with hollow metal frames. Doors have bored lockset hardware. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel risers and treads with vinyl composition tile finishes. The interior wall finishes are typically painted on CMU. Restroom walls are glazed ceramic tile. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet. Floor finishes in restrooms are ceramic tile, original to construction. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels. Restrooms have painted drywall ceilings.

D. SERVICES

Conveying

Conveying equipment includes one hydraulic elevator.

Plumbing

Fixtures are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a heat exchanger that is serviced by an operating main heating boiler.

HVAC

Heating is provided by two original boilers. The units are oil-fired. Cooling is supplied by water cooled chillers and a cooling tower. The heating/cooling distribution system is ductwork and 2-pipe system using air handlers, and heat pumps. Fresh air is supplied by air handling units. Roof mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic/digital hybrid and are centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to an original (1977) main switchgear panel. Power distribution from branch panels wiring is copper. Lighting and branch wiring are typically serving recessed fluorescent, and some minor incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Facility Executive Summary

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors, etc. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator that operates on #2 fuel oil.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, audio-visual equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available in a parking lot adjacent to the site where it was repaved and improved with additional parking spaces to a total of 54 parking spaces with paths to the building entrances to comply with ADA requirements. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 6,000 gallon fuel oil tank reportedly of dual wall construction with level and leak detection systems replaced in 2007.

Current Repair Cost: \$4,337,717.39**Replacement Cost:** \$10,721,803.66**FCI:** 40.46%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Mount Rainier Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1977

Gross Area: 38,092 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$4,127,780.69

Replacement Cost: \$10,189,890.19

FCI: 40.51%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Mount Rainier Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$267.51	S.F.	38,092	100	\$10,189,891	38	1984	1992	2008		\$4,127,782	\$10,189,891	41
Substructure	\$9.65	S.F.	38,092	100	\$367,439	100	1977					\$367,439	
Foundations	\$9.38	S.F.	38,092	100	\$357,358	100	1977					\$357,358	
Standard Foundations	\$5.25	S.F.	22,855	0	\$119,930	100	1977					\$119,930	
Slab on Grade	\$10.39	S.F.	22,855	0	\$237,428	100	1977					\$237,428	
Basement Construction	\$0.26	S.F.	38,092	100	\$10,081	100	1977					\$10,081	
Basement Excavation	\$0.17	S.F.	7,618	0	\$1,275	100	1977					\$1,275	
Basement Walls	\$1.16	S.F.	7,618	0	\$8,806	100	1977					\$8,806	
Shell	\$51.48	S.F.	38,092	100	\$1,960,972	67	1987	2007			\$297,801	\$1,960,972	15
Superstructure	\$18.26	S.F.	38,092	100	\$695,607	100	1977					\$695,607	
Floor Construction	\$29.71	S.F.	15,237	0	\$452,617	100	1977					\$452,617	
Roof Construction	\$10.63	S.F.	22,855	0	\$242,990	100	1977					\$242,990	
Exterior Enclosure	\$18.91	S.F.	38,092	100	\$720,169	71	1977	2007			\$297,801	\$720,169	41
Exterior Walls	\$11.09	S.F.	38,092	0	\$422,368	100	1977					\$422,368	
Exterior Windows	\$4.76	S.F.	38,092	100	\$181,346	30	1977	2007			\$181,346	\$181,346	100
Exterior Doors	\$3.06	S.F.	38,092	100	\$116,455	30	1977	2007			\$116,455	\$116,455	100
Roofing	\$14.31	S.F.	38,092	100	\$545,196	20	2007	2027				\$545,196	
Roof Coverings	\$14.24	S.F.	38,092	100	\$542,299	20	2007	2027				\$542,299	
Roof Openings	\$0.08	S.F.	38,092	100	\$2,897	20	2007	2027				\$2,897	
Interiors	\$49.23	S.F.	38,092	100	\$1,875,457	36	1986	1997	2008		\$942,244	\$1,875,457	50
Interior Construction	\$21.58	S.F.	38,092	100	\$822,029	62	1980	1997	2008		\$393,978	\$822,029	48
Partitions	\$11.24	S.F.	38,092	100	\$428,051	95	1978	2040				\$428,051	
Concrete Block Partitions - Regular Weight	\$10.60	S.F.	36,187	100	\$383,632	100	1977					\$383,632	
Folding Partitions	\$23.32	S.F.	1,905	100	\$44,419	50	1990	2040				\$44,419	
Interior Doors	\$3.12	S.F.	38,092	100	\$118,773	40	1977	2017	2008		\$118,773	\$118,773	100
Fittings	\$4.53	S.F.	38,092	100	\$172,655	20	1990	2010			\$172,655	\$172,655	100
Fittings	\$2.69	S.F.	38,092	100	\$102,550	20	1977	1997			\$102,550	\$102,550	100
Toilet Partitions	\$2.69	S.F.	38,092	100	\$102,550	20	1977	1997			\$102,550	\$102,550	100
Stairs	\$1.58	S.F.	38,092	100	\$60,255	50	1977	2027				\$60,255	
Stair Construction	\$1.58	S.F.	38,092	100	\$60,255	50	1977	2027				\$60,255	
Interior Finishes	\$26.07	S.F.	38,092	100	\$993,173	13	1997	2002	2015		\$548,266	\$993,173	55
Wall Finishes	\$7.00	S.F.	38,092	100	\$266,721	8	2005	2011			\$266,721	\$266,721	100
Paint	\$6.56	S.F.	36,187	100	\$237,224	5	2006	2011			\$237,224	\$237,224	100
Tile	\$15.48	S.F.	1,905	100	\$29,497	35	1977	2012			\$29,497	\$29,497	100
Floor Finishes	\$8.39	S.F.	38,092	100	\$319,444	12	1997	2002			\$281,545	\$319,444	88
Carpet	\$7.79	S.F.	28,568	100	\$222,474	5	2000	2005			\$222,474	\$222,474	100
Ceramic Tile	\$19.89	S.F.	1,905	100	\$37,899	50	1977	2027				\$37,899	
Concrete Floor Finish	\$3.73	S.F.	1,905	100	\$7,099	10	2000	2010			\$7,099	\$7,099	100
VCT	\$9.10	S.F.	5,714	100	\$51,972	12	1990	2002			\$51,972	\$51,972	100
Ceiling Finishes	\$10.68	S.F.	38,092	100	\$407,008	18	1989	2003	2015			\$407,008	
Plaster Ceilings	\$22.24	S.F.	2,286	100	\$50,834	50	1977	2027				\$50,834	
Acoustical Ceilings	\$9.95	S.F.	35,806	100	\$356,174	13	1990	2003	2015	3		\$356,174	
Services	\$139.49	S.F.	38,092	100	\$5,313,487	25	1983	1992	2008		\$2,673,836	\$5,313,487	50
Conveying	\$2.60	S.F.	38,092	100	\$99,074	30	1977	2007			\$99,074	\$99,074	100
Elevators and Lifts	\$2.60	S.F.	38,092	100	\$99,074	30	1977	2007			\$99,074	\$99,074	100
Plumbing	\$15.86	S.F.	38,092	100	\$604,292	30	1986	2007			\$86,907	\$604,292	14
Plumbing Fixtures	\$12.61	S.F.	38,092	100	\$480,305	30	1985	2015				\$480,305	
Domestic Water Distribution	\$0.90	S.F.	38,092	100	\$34,183	30	1977	2007			\$34,183	\$34,183	100
Sanitary Waste	\$1.38	S.F.	38,092	100	\$52,724	30	1977	2007			\$52,724	\$52,724	100
Rain Water Drainage	\$0.97	S.F.	38,092	100	\$37,080	30	2007	2037				\$37,080	
HVAC	\$82.68	S.F.	38,092	100	\$3,149,506	22	1981	1995	2008		\$2,090,401	\$3,149,506	66
Heat Generating Systems	\$8.91	S.F.	38,092	100	\$339,516	30	1977	2007	2008		\$339,516	\$339,516	100
Cooling Generating Systems	\$11.22	S.F.	38,092	100	\$427,582	30	1990	2020				\$427,582	
Distribution Systems	\$16.58	S.F.	38,092	100	\$631,523	30	1985	2015				\$631,523	
Terminal & Package Units	\$40.76	S.F.	38,092	100	\$1,552,737	15	1980	1995	2008		\$1,552,737	\$1,552,737	100
Controls & Instrumentation	\$4.02	S.F.	38,092	100	\$152,956	20	1977	1997			\$152,956	\$152,956	100
Systems Testing & Balancing	\$1.19	S.F.	38,092	100	\$45,192	30	1977	2007			\$45,192	\$45,192	100
Fire Protection	\$6.18	S.F.	38,092	100	\$235,228	30	1990	2020				\$235,228	
Sprinklers	\$6.18	S.F.	38,092	100	\$235,228	30	1990	2020				\$235,228	
Electrical	\$32.17	S.F.	38,092	100	\$1,225,387	30	1982	1992			\$397,454	\$1,225,387	32
Electrical Service/Distribution	\$2.74	S.F.	38,092	100	\$104,288	30	1977	2007			\$104,288	\$104,288	100
Lighting and Branch Wiring	\$21.74	S.F.	38,092	100	\$827,933	30	1999	2029				\$827,933	
Communications and Security	\$7.06	S.F.	38,092	100	\$268,832	30	1977	2007			\$268,832	\$268,832	100
Other Electrical Systems	\$0.64	S.F.	38,092	100	\$24,334	15	1977	1992			\$24,334	\$24,334	100
Equipment & Furnishings	\$9.24	S.F.	38,092	100	\$351,835	25	1990	2005			\$114,138	\$351,835	32
Equipment	\$9.24	S.F.	38,092	100	\$351,835	25	1990	2005			\$114,138	\$351,835	32
Institutional Equipment	\$3.00	S.F.	38,092	100	\$114,138	15	1990	2005			\$114,138	\$114,138	100

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Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$6.24	S.F.	38,092	100	\$237,697	30	1995	2025				\$237,697	
Food Service Equipment	\$237,696.62	SYSTEM	1	100	\$237,697	30	1995	2025				\$237,697	
Special Construction			0			0	0				\$88,796		
Special Construction			0			0	0				\$88,796		
ADA Compliance			0	0		0	0				\$88,796		
Building Sitework	\$8.42	S.F.	38,092	100	\$320,701	30	1977	2007			\$10,967	\$320,701	3
Site Improvements	\$5.30	S.F.	38,092	100	\$201,699	30	2000	2025				\$201,699	
Parking Lots	\$3,613.96	Each	54	100	\$195,154	30	2012	2042				\$195,154	
Pedestrian Paving	\$54.54	L.F.	120	100	\$6,545	30	1995	2025				\$6,545	
Site Mechanical Utilities	\$3.12	S.F.	38,092	100	\$119,002	30	1977	2007			\$10,967	\$119,002	9
Fuel Distribution	\$3.12	S.F.	38,092	100	\$119,002	30	1977	2007			\$10,967	\$119,002	9
NG Supply	\$0.11	S.F.	38,092	100	\$4,056	30	1977	2007			\$4,056	\$4,056	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1977	2007			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2007	2037				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Mount Rainier Elementary_Original Building (continued)

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

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Facility: \Elementary Schools\Mount Rainier Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$2,713,860 \$119,228	\$1,413,921 \$62,118	\$4,127,781 \$181,346	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$76,565	\$39,890	\$116,455	Necess ary- 2-5 Yrs	Capital Renewal	Exterior doors are well worn and the main entrance does not comply with accessibility requirements.
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$34,170	\$17,802	\$51,972	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$146,268	\$76,206	\$222,474	Necess ary- 2-5 Yrs	Capital Renewal	Carpet, primarily in the original building, is old and well worn.
D1010		Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$65,137	\$33,937	\$99,074	Necess ary- 2-5 Yrs	Deferred Maintena nce	ADA upgrades and general maintenance upgrade is required.
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$22,474	\$11,709	\$34,183	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$34,664	\$18,060	\$52,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,020,866	\$531,871	\$1,552,737	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$223,219	\$116,297	\$339,516	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$100,563	\$52,393	\$152,956	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$29,712	\$15,480	\$45,192	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$68,566	\$35,723	\$104,288	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$176,747	\$92,085	\$268,832	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$15,999	\$8,335	\$24,334	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fire alarm system needs upgrade.
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$75,041	\$39,096	\$114,138	Necess ary- 2-5 Yrs	Capital Renewal	
G3060110		NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,666	\$1,389	\$4,056	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C1030110	Toilet Partitions	System	Beyond Useful Life	Renew System	1	Ea.	\$67,423	\$35,127	\$102,550	Necessary- 2-5 Yrs	Capital Renewal
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$78,089	\$40,684	\$118,773	Necessary- 2-5 Yrs	Capital Renewal
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	38,092	S.F.	\$58,380	\$30,416	\$88,796	Does Not Meet Current Code/Standards	ADA / Accessibility
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$113,514	\$59,141	\$172,655	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$155,966	\$81,258	\$237,224	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$19,393	\$10,104	\$29,497	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Concrete Floor Finish	System	Beyond Useful Life	Renew System	1	Ea.	\$4,667	\$2,432	\$7,099	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

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Facility Executive Summary

Facility: \Elementary Schools\Mount Rainier Elementary\Modular Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1990

Gross Area: 3,150 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$209,936.69

Replacement Cost: \$531,913.47

FCI: 39.47%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Mount Rainier Elementary\Modular Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$168.86	S.F.	3,150	100	\$531,912	39	1990	2000	2008		\$209,937	\$531,912	39
Substructure	\$11.15	S.F.	3,150	100	\$35,119	100	1990					\$35,119	
Foundations	\$11.15	S.F.	3,150	100	\$35,119	100	1990					\$35,119	
Standard Foundations	\$3.74	S.F.	3,150	0	\$11,786	100	1990					\$11,786	
Slab on Grade	\$7.41	S.F.	3,150	0	\$23,333	100	1990					\$23,333	
Shell	\$48.85	S.F.	3,150	100	\$153,891	59	1990	2010			\$63,770	\$153,891	41
Superstructure	\$15.13	S.F.	3,150	100	\$47,672	100	1990					\$47,672	
Roof Construction	\$15.13	S.F.	3,150	0	\$47,672	100	1990					\$47,672	
Exterior Enclosure	\$13.48	S.F.	3,150	100	\$42,449	71	1990	2020				\$42,449	
Exterior Walls	\$7.89	S.F.	3,150	0	\$24,866	100	1990					\$24,866	
Exterior Windows	\$3.41	S.F.	3,150	100	\$10,732	30	1990	2020				\$10,732	
Exterior Doors	\$2.18	S.F.	3,150	100	\$6,851	30	1990	2020				\$6,851	
Roofing	\$20.24	S.F.	3,150	100	\$63,770	20	1990	2010			\$63,770	\$63,770	100
Roof Coverings	\$20.24	S.F.	3,150	100	\$63,770	20	1990	2010			\$63,770	\$63,770	100
Interiors	\$27.86	S.F.	3,150	100	\$87,773	25	1990	2000	2008		\$38,904	\$87,773	44
Interior Construction	\$11.92	S.F.	3,150	100	\$37,562	35	1990	2010			\$10,157	\$37,562	27
Partitions	\$6.49	S.F.	3,150	100	\$20,458	40	1990	2030				\$20,458	
Interior Doors	\$2.21	S.F.	3,150	100	\$6,947	40	1990	2030				\$6,947	
Fittings	\$3.22	S.F.	3,150	100	\$10,157	20	1990	2010			\$10,157	\$10,157	100
Interior Finishes	\$15.94	S.F.	3,150	100	\$50,211	17	1990	2000	2008		\$28,747	\$50,211	57
Wall Finishes	\$2.63	S.F.	3,150	100	\$8,289	10	1990	2000	2008		\$8,289	\$8,289	100
Vinyl Wallcovering	\$2.63	S.F.	3,150	100	\$8,289	10	1990	2000	2008		\$8,289	\$8,289	100
Floor Finishes	\$6.49	S.F.	3,150	100	\$20,458	12	1990	2002			\$20,458	\$20,458	100
VCT	\$6.49	S.F.	3,150	100	\$20,458	12	1990	2002			\$20,458	\$20,458	100
Ceiling Finishes	\$6.81	S.F.	3,150	100	\$21,464	25	1990	2015				\$21,464	
Services	\$78.86	S.F.	3,150	100	\$248,421	24	1990	2000			\$97,548	\$248,421	39
Plumbing	\$11.29	S.F.	3,150	100	\$35,550	30	1990	2020				\$35,550	
Plumbing Fixtures	\$8.97	S.F.	3,150	100	\$28,268	30	1990	2020				\$28,268	
Domestic Water Distribution	\$0.64	S.F.	3,150	100	\$2,012	30	1990	2020				\$2,012	
Sanitary Waste	\$0.99	S.F.	3,150	100	\$3,114	30	1990	2020				\$3,114	
Rain Water Drainage	\$0.68	S.F.	3,150	100	\$2,156	30	1990	2020				\$2,156	
HVAC	\$42.69	S.F.	3,150	100	\$134,488	19	1990	2000			\$97,548	\$134,488	73
Distribution Systems	\$11.73	S.F.	3,150	100	\$36,940	30	1990	2020				\$36,940	
Terminal & Package Units	\$29.04	S.F.	3,150	100	\$91,463	15	1990	2005			\$91,463	\$91,463	100
Controls & Instrumentation	\$1.06	S.F.	3,150	100	\$3,354	20	1990	2010			\$3,354	\$3,354	100
Systems Testing & Balancing	\$0.87	S.F.	3,150	100	\$2,731	10	1990	2000			\$2,731	\$2,731	100
Fire Protection	\$4.41	S.F.	3,150	100	\$13,894	30	1990	2020				\$13,894	
Sprinklers	\$4.41	S.F.	3,150	100	\$13,894	30	1990	2020				\$13,894	
Electrical	\$20.47	S.F.	3,150	100	\$64,489	30	1990	2005				\$64,489	
Electrical Service/Distribution	\$1.95	S.F.	3,150	100	\$6,133	30	1990	2020				\$6,133	
Lighting and Branch Wiring	\$15.38	S.F.	3,150	100	\$48,439	30	1990	2020				\$48,439	
Communications and Security	\$3.06	S.F.	3,150	100	\$9,630	30	1990	2020				\$9,630	
Other Electrical Systems	\$0.09	S.F.	3,150	100	\$287	15	1990	2005				\$287	
Equipment & Furnishings	\$2.13	S.F.	3,150	100	\$6,708	15	1990	2005	2010		\$6,708	\$6,708	100
Equipment	\$2.13	S.F.	3,150	100	\$6,708	15	1990	2005	2010		\$6,708	\$6,708	100
Institutional	\$2.13	S.F.	3,150	100	\$6,708	15	1990	2005	2010		\$6,708	\$6,708	100
Special Construction			0			0	0				\$3,007		
Special Construction			0			0	0				\$3,007		
ADA Compliance			0	0		0	0				\$3,007		
Building Sitework			0			0	0						
Site Mechanical Utilities			0			0	0						
Fuel Distribution			0			0	0						
Gas Service Piping	\$28,047.44	SYSTEM	0	100		30	1990	2020					

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Facility Executive Summary

Facility: \Elementary Schools\Mount Rainier Elementary\Modular Addition (continued)

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Mount Rainier Elementary\Modular Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$138,025 \$13,451	\$71,911 \$7,008	\$209,937 \$20,458	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$60,134	\$31,330	\$91,463	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$1,796	\$935	\$2,731	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Vinyl Wallcovering	System		Beyond Useful Life	Renew System	1	Ea.	\$5,450	\$2,839	\$8,289	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	3,150	S.F.	\$1,977	\$1,030	\$3,007	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$41,927	\$21,844	\$63,770	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$6,678	\$3,479	\$10,157	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$2,205	\$1,149	\$3,354	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$4,410	\$2,298	\$6,708	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\North Forestville Elementary**Address:** 2311 Ritchie Road, Forestville, MD 20747**Attributes:**

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1954, 14,716 S.F.
School Addition 1	Built in 1956, 17,461 S.F.
School Addition 2	Built in 1959, 5,241 S.F.
School Addition 3	Built in 1966, 13,389 S.F.
School Addition 4	Built in 1995, 7,142 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 57,949 S.F.

Year Built:
Last Renovation:

Facility Description:

North Forestville Elementary School is a two-story, 57,949 square foot facility located on a 14.2-acre site close to I-95 (Capital Beltway) in Forestville, MD. The original building was constructed in 1954 and additions were constructed in 1956, 1959, 1966, and 1995 (six modulars), with no major renovation performed. A gymnasium was completed in 2008 by the Maryland National Capital Park and Planning Commission. In 2009 interior painting was redone, and in 2012 the kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The main entrance has a ramp and doors that are wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Not all areas in this two-story facility are handicap accessible, as there is no elevator or ramp to access the second floor. However, the new wing with six modular classrooms, which was added in 1995, is handicap accessible. Toilet configurations and accessories and interior graphics are generally inadequate. Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building has a basement of concrete masonry construction.

B. SHELL

The superstructure is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over concrete masonry unit (CMU), single panel metal windows with operable frames, and exterior doors (hollow core metal and solid core wood doors). The metal windows throughout the building are original. Many window panes have been replaced in last few years, as they are frequently broken by students. The exterior doors throughout the building are original. The exterior doors are original. Each classroom has a fire window exit. Roof construction is low-slope, built-up roof with stone ballast and flashing. The roof was replaced in 1995.

C. INTERIORS

The interior partition walls typically include painted CMU with glazed block wainscot in the corridors and drywall. Interior doors are generally solid core wood doors with hollow metal frames. All corridors have hollow metal fire doors with 1.5 hour fire ratings. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The school has three stairs with concrete risers and treads with steel frame and ceramic tile finish. Interior wall finishes are typically painted CMU and drywall. Interior paint was redone in 2009. The floor finishes are typically vinyl asbestos tiles in most classrooms, corridors, and multi-purpose room, with carpet in few classrooms and ceramic tile flooring in the restrooms. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 35,700 square feet of vinyl asbestos floor tiles. The ceiling finishes are typically suspended acoustical tiles in classrooms, teachers lounge, and hallways.

D. SERVICES**Conveying**

The building does not have an elevator as conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is galvanized steel. Sanitary waste system is cast iron. Rain water system is internal and external combination with roof drains.

HVAC

Two gas-fired boilers provide heating was renovated in 1998. Temporary window units supply cooling in the original building. The new addition has roof top units with combined cooling and heating delivered through ceiling mounted diffusers. Unit ventilators and radiators provide heating. Temporary window units supply fresh air. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and digital and are not centrally controlled by an energy management system.

Facility Executive Summary

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad-mounted transformer that delivers power to a main panel. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically serving suspended-mounted fluorescents. Emergency power and lighting are not present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe enunciators in corridors. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building does include an internal security system that is actuated by contact devices and is not centrally monitored.

Other Electrical Systems:

The building does not have a generator.

E. EQUIPMENT & FURNISHINGS

The building includes library, theater and stage, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The library has adequate shelving, adequate tables and chairs. The building also includes fixed casework/cabinetry, window treatment, and multiple seating furnishings (multi-purpose room).

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are two handicap spaces out of total 52 parking spaces. Drainage is generally adequate and is handled by surface discharge with no reported flooding. The site includes concrete sidewalks immediately adjacent to the facility was renovated in 2007, site lighting for vehicular and pedestrian night traffic. Underground fuel tank was replaced in 1997.

Current Repair Cost: \$9,628,449.80**Replacement Cost:** \$16,173,582.15**FCI:** 59.53%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\North Forestville Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1954

Gross Area: 50,807 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,553,955.82

Replacement Cost: \$14,327,201.10

FCI: 66.68%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\North Forestville Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.99	S.F.	50,807	102	\$14,606,027	40	1957	1964	2010		\$9,553,957	\$14,327,203	67
Substructure	\$17.36	S.F.	50,807	100	\$882,028	100	1954					\$882,028	
Foundations	\$15.54	S.F.	50,807	100	\$789,776	100	1954					\$789,776	
Standard Foundations	\$5.22	S.F.	50,807	0	\$265,062	100	1954					\$265,062	
Slab on Grade	\$10.33	S.F.	50,807	0	\$524,714	100	1954					\$524,714	
Basement Construction	\$1.82	S.F.	50,807	100	\$92,252	100	1954					\$92,252	
Basement Excavation	\$0.37	S.F.	19,316	0	\$7,051	100	1954					\$7,051	
Basement Walls	\$4.41	S.F.	19,316	0	\$85,201	100	1954					\$85,201	
Shell	\$72.87	S.F.	50,807	100	\$3,702,422	61	1961	1984			\$394,888	\$3,702,422	11
Superstructure	\$26.25	S.F.	50,807	100	\$1,333,868	100	1954					\$1,333,868	
Floor Construction	\$10.39	S.F.	25,000	0	\$259,711	100	1954					\$259,711	
Roof Construction	\$21.14	S.F.	50,807	0	\$1,074,157	100	1954					\$1,074,157	
Exterior Enclosure	\$18.33	S.F.	50,807	100	\$931,193	70	1954	1984			\$394,888	\$931,193	42
Exterior Walls	\$10.56	S.F.	50,807	0	\$536,305	100	1954					\$536,305	
Exterior Windows	\$4.75	S.F.	50,807	100	\$241,106	30	1954	1984			\$241,106	\$241,106	100
Exterior Doors	\$3.03	S.F.	50,807	100	\$153,782	30	1954	1984			\$153,782	\$153,782	100
Roofing	\$28.29	S.F.	50,807	100	\$1,437,361	20	1995	2015				\$1,437,361	
Roof Coverings	\$28.29	S.F.	50,807	100	\$1,437,361	20	1995	2015				\$1,437,361	
Interiors	\$51.61	S.F.	50,807	111	\$2,901,120	32	1965	1967	2010		\$1,947,516	\$2,622,296	74
Interior Construction	\$18.13	S.F.	50,807	100	\$921,147	70	1954	1974	2010		\$385,614	\$921,147	42
Partitions	\$10.54	S.F.	50,807	100	\$535,533	100	1954					\$535,533	
Concrete Block Partitions - Regular Weight	\$10.54	S.F.	50,807	0	\$535,533	100	1954					\$535,533	
Interior Doors	\$3.09	S.F.	50,807	100	\$156,873	40	1954	1994	2010		\$156,873	\$156,873	100
Fittings	\$4.50	S.F.	50,807	100	\$228,741	20	1954	1974			\$228,741	\$228,741	100
Stairs	\$1.70	S.F.	50,807	100	\$86,551	50	1966	2016				\$86,551	
Stair Construction	\$1.70	S.F.	50,807	100	\$86,551	50	1966	2016				\$86,551	
Interior Finishes	\$31.78	S.F.	50,807	117	\$1,893,422	13	1978	1967	2010		\$1,561,902	\$1,614,598	97
Wall Finishes	\$7.61	S.F.	50,807	100	\$386,459	9	2006	1989			\$54,939	\$386,459	14
Paint	\$6.53	S.F.	50,807	100	\$331,520	5	2009	2014				\$331,520	
Tile	\$18.31	S.F.	3,000	100	\$54,939	35	1954	1989			\$54,939	\$54,939	100
Floor Finishes	\$20.54	S.F.	50,807	127	\$1,322,159	14	1960	1967	2010		\$1,322,159	\$1,043,335	127
Carpet	\$7.73	S.F.	6,000	100	\$46,360	5	1995	2000			\$46,360	\$46,360	100
Ceramic Tile (Original Bldg)	\$19.77	S.F.	2,500	100	\$49,432	50	1954	2004			\$49,432	\$49,432	100
VAT (Resilient Flooring)	\$23.06	S.F.	40,307	130	\$1,208,237	13	1954	1967			\$1,208,237	\$929,413	130
VCT	\$9.07	S.F.	2,000	100	\$18,130	12	1995	2007	2010		\$18,130	\$18,130	100
Ceiling Finishes	\$3.64	S.F.	50,807	100	\$184,804	13	1954	1967			\$184,804	\$184,804	100
Acoustical Ceilings (1st Floor Orig Bldg)	\$7.41	S.F.	24,949	100	\$184,804	13	1954	1967			\$184,804	\$184,804	100
Services	\$126.47	S.F.	50,807	100	\$6,425,622	25	1954	1964			\$6,425,622	\$6,425,622	100
Plumbing	\$15.80	S.F.	50,807	100	\$802,913	30	1954	1984			\$802,913	\$802,913	100
Plumbing Fixtures	\$12.55	S.F.	50,807	100	\$637,539	30	1954	1984			\$637,539	\$637,539	100
Domestic Water Distribution	\$0.90	S.F.	50,807	100	\$45,594	30	1954	1984			\$45,594	\$45,594	100
Sanitary Waste	\$1.38	S.F.	50,807	100	\$70,322	30	1954	1984			\$70,322	\$70,322	100
Rain Water Drainage	\$0.97	S.F.	50,807	100	\$49,458	30	1954	1984			\$49,458	\$49,458	100
HVAC	\$75.34	S.F.	50,807	100	\$3,827,552	21	1954	1964			\$3,827,552	\$3,827,552	100
Heat Generating Systems	\$6.34	S.F.	50,807	100	\$322,247	30	1954	1984			\$322,247	\$322,247	100
Boilers	\$6.34	S.F.	50,807	100	\$322,247	30	1954	1984			\$322,247	\$322,247	100
Cooling Generating Systems	\$9.31	S.F.	50,807	100	\$472,938	30	1954	1984			\$472,938	\$472,938	100
Chilled Water, Air Cooled Condenser Systems	\$6.63	S.F.	50,807	100	\$336,930	30	1954	1984			\$336,930	\$336,930	100
Chilled Water, Cooling Tower Systems	\$2.68	S.F.	50,807	100	\$136,008	30	1954	1984			\$136,008	\$136,008	100
Distribution Systems	\$16.44	S.F.	50,807	100	\$835,369	30	1954	1984			\$835,369	\$835,369	100
Terminal & Package Units	\$40.55	S.F.	50,807	100	\$2,060,217	15	1954	1969			\$2,060,217	\$2,060,217	100
Controls & Instrumentation	\$1.51	S.F.	50,807	100	\$76,505	20	1954	1974			\$76,505	\$76,505	100
Systems Testing & Balancing	\$1.19	S.F.	50,807	100	\$60,276	10	1954	1964			\$60,276	\$60,276	100
Fire Protection	\$6.16	S.F.	50,807	100	\$312,974	30	1954	1984			\$312,974	\$312,974	100
Sprinklers	\$6.16	S.F.	50,807	100	\$312,974	30	1954	1984			\$312,974	\$312,974	100
Electrical	\$29.17	S.F.	50,807	100	\$1,482,183	30	1954	1969			\$1,482,183	\$1,482,183	100
Electrical Service/Distribution	\$3.25	S.F.	50,807	100	\$165,374	30	1954	1984			\$165,374	\$165,374	100
New Main Line	\$1.96	S.F.	50,807	100	\$99,688	30	1954	1984			\$99,688	\$99,688	100
Main Panel	\$1.29	S.F.	50,807	100	\$65,686	30	1954	1984			\$65,686	\$65,686	100
Lighting and Branch Wiring	\$21.48	S.F.	50,807	100	\$1,091,158	30	1954	1984			\$1,091,158	\$1,091,158	100
Communications and Security	\$4.27	S.F.	50,807	100	\$217,150	30	1954	1984			\$217,150	\$217,150	100
Other Electrical Systems	\$0.17	S.F.	50,807	100	\$8,501	15	1954	1969			\$8,501	\$8,501	100
Equipment & Furnishings	\$7.62	S.F.	50,807	100	\$387,183	24	1954	1969			\$387,183	\$387,183	100
Equipment	\$7.62	S.F.	50,807	100	\$387,183	24	1954	1969			\$387,183	\$387,183	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Institutional Equipment	\$2.97	S.F.	50,807	100	\$150,691	15	1954	1969			\$150,691	\$150,691	100
Other Equipment	\$4.65	S.F.	50,807	100	\$236,492	30	1954	1984			\$236,492	\$236,492	100
Food Service Equipment	\$236,491.99	SYSTEM	1	100	\$236,492	30	1954	1984			\$236,492	\$236,492	100
Special Construction			0			0	0				\$265,796		
Special Construction			0			0	0				\$265,796		
ADA Compliance			0	0		0	0				\$265,796		
Building Sitework	\$6.06	S.F.	50,807	100	\$307,652	30	1956	1984			\$132,952	\$307,652	43
Site Improvements	\$3.82	S.F.	50,807	100	\$194,208	30	2006	1984			\$127,543	\$194,208	66
Parking Lots	\$2,452.75	Each	52	100	\$127,543	30	1954	1984			\$127,543	\$127,543	100
Pedestrian Paving	\$37.04	L.F.	1,800	100	\$66,665	30	2007	2037				\$66,665	
Site Mechanical Utilities	\$2.23	S.F.	50,807	100	\$113,444	30	1954	1984			\$5,409	\$113,444	5
Fuel Distribution	\$2.23	S.F.	50,807	100	\$113,444	30	1954	1984			\$5,409	\$113,444	5
NG Supply	\$0.11	S.F.	50,807	100	\$5,409	30	1954	1984			\$5,409	\$5,409	100
Fiberglass Fuel Tank, Double Wall	\$108,035.11	SYSTEM	1	100	\$108,035	30	1997	2027				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\North Forestville Elementary\ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,553,956		\$351,710	\$1,570,643	\$97,414	\$53,744		\$407,728			\$143,311
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$394,888			\$1,570,643							
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$394,888										
Exterior Walls											
Exterior Windows	\$241,106										
Exterior Doors	\$153,782										
Roofing				\$1,570,643							
Roof Coverings				\$1,570,643							
Interiors	\$1,947,517		\$351,710		\$97,414	\$53,744		\$407,728			\$62,304
Interior Construction	\$385,614										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$156,873										
Fittings	\$228,741										
Stairs					\$97,414						
Stair Construction					\$97,414						
Interior Finishes	\$1,561,903		\$351,710			\$53,744		\$407,728			\$62,304
Wall Finishes	\$54,939		\$351,710					\$407,728			
Paint			\$351,710					\$407,728			
Tile	\$54,939										
Floor Finishes	\$1,322,160					\$53,744					\$62,304
Carpet	\$46,360					\$53,744					\$62,304
Ceramic Tile (Original Bldg)	\$49,433										
VAT (Resilient Flooring)	\$1,208,237										
VCT	\$18,130										
Ceiling Finishes	\$184,804										
Acoustical Ceilings (1st Floor Orig Bldg)	\$184,804										
Services	\$6,425,620										\$81,006
Plumbing	\$802,913										
Plumbing Fixtures	\$637,539										
Domestic Water Distribution	\$45,594										
Sanitary Waste	\$70,322										
Rain Water Drainage	\$49,458										
HVAC	\$3,827,552										\$81,006
Heat Generating Systems	\$322,247										
Boilers	\$322,247										
Cooling Generating Systems	\$472,938										
Chilled Water, Air Cooled	\$336,930										
Condenser Systems											
Chilled Water, Cooling Tower Systems	\$136,008										
Distribution Systems	\$835,369										
Terminal & Package Units	\$2,060,217										
Controls & Instrumentation	\$76,505										
Systems Testing & Balancing	\$60,276										\$81,006
Fire Protection	\$312,974										
Sprinklers	\$312,974										
Electrical	\$1,482,181										
Electrical Service/Distribution	\$165,374										
New Main Line	\$99,688										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\North Forestville Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,281,365 \$158,518	\$3,272,591 \$82,588	\$9,553,956 \$241,106	Necess ary- 2-5 Yrs	Deferred Maintena nce	The rusted metal windows throughout the building are original and are in fair to poor condition. The exception is the 1995 addition where metal windows are in fair condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$101,106	\$52,676	\$153,782	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors throughout the building are original and are in fair to poor condition. The exterior doors do not close properly and have rusted metal frames. The door hardware is beyond its useful life and in poor condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$150,389	\$78,353	\$228,741	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior fittings in the building include chalk/tack boards, toilet accessories, handrails, and toilet partitions.
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$36,120	\$18,819	\$54,939	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$30,480	\$15,880	\$46,360	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the classrooms is old, worn out, and in fair to poor condition with exception of modular classrooms.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$794,370	\$413,867	\$1,208,237	Necess ary- 2-5 Yrs	Deferred Maintena nce	The floor finishes are typically 9x9 vinyl asbestos tiles in most classrooms, corridors, and multi-purpose room that is in poor condition.
	C3030210	Acoustical Ceilings (1st Floor Orig Bldg)	System	Beyond Useful Life	Renew System	1	Ea.	\$121,502	\$63,302	\$184,804	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceiling tiles on the first floor are old, stained, and in poor condition, whereas the tiles on the second floor are in good condition.
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$83,855	\$43,688	\$127,543	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair to poor condition with patches done over time. The parking surface has cracks and pot holes and needs resurfacing.
	C3020410	Ceramic Tile (Original Bldg)	System	Beyond Useful Life	Renew System	1	Ea.	\$32,500	\$16,932	\$49,432	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tiles in the restrooms is old, stained, and in poor condition.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$419,158	\$218,381	\$637,539	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$29,976	\$15,618	\$45,594	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$32,516	\$16,941	\$49,458	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$46,234	\$24,088	\$70,322	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,354,515	\$705,702	\$2,060,217	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$549,224	\$286,146	\$835,369	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$50,299	\$26,206	\$76,505	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$39,629	\$20,647	\$60,276	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$205,768	\$107,205	\$312,974	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$65,541	\$34,147	\$99,688	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$43,186	\$22,500	\$65,686	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$717,395	\$373,763	\$1,091,158	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$142,768	\$74,382	\$217,150	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,589	\$2,912	\$8,501	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3030110	Chilled Water, Air Cooled Condenser Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$221,519	\$115,411	\$336,930	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3030115	Chilled Water, Cooling Tower Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$89,420	\$46,588	\$136,008	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$99,074	\$51,617	\$150,691	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$155,485	\$81,007	\$236,492	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	50,807	S.F.	\$174,751	\$91,045	\$265,796	Does Not Meet Current Code/St andards	ADA / Accessibil ity
G3060110	NG SUPPLY	System	Beyond Useful Life	Renew System	1	Ea.	\$3,556	\$1,853	\$5,409	Necess ary- 2-5 Yrs	Deferred Maintena nce
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$103,138	\$53,735	\$156,873	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$11,920	\$6,210	\$18,130	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3020106	Boilers	System	Beyond Useful Life	Renew System	1 Ea.	\$211,865	\$110,382	\$322,247	Necess ary- 2-5 Yrs	Deferred Maintena nce
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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\North Forestville Elementary\1995 Addition

Address: , , 20747

Attributes:

None

General Information:

Function:

Elementary School

Year Built:

1995

Gross Area:

7,142 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$74,493.99

Replacement Cost: \$1,846,381.05

FCI: 4.03%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\North Forestville Elementary\1995 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.52	S.F.	7,142	100	\$1,846,382	40	1995	2005	2015		\$74,495	\$1,846,382	4
Substructure	\$15.00	S.F.	7,142	100	\$107,109	100	1995					\$107,109	
Foundations	\$15.00	S.F.	7,142	100	\$107,109	100	1995					\$107,109	
Standard Foundations	\$5.03	S.F.	7,142	0	\$35,956	100	1995					\$35,956	
Slab on Grade	\$9.96	S.F.	7,142	0	\$71,153	100	1995					\$71,153	
Shell	\$65.95	S.F.	7,142	100	\$471,019	58	1995	2025				\$471,019	
Superstructure	\$20.53	S.F.	7,142	100	\$146,650	100	1995					\$146,650	
Roof Construction	\$20.53	S.F.	7,142	0	\$146,650	100	1995					\$146,650	
Exterior Enclosure	\$18.15	S.F.	7,142	100	\$129,596	30	1995	2025				\$129,596	
Exterior Walls	\$10.65	S.F.	7,142	0	\$76,041	0	1995					\$76,041	
Exterior Windows	\$4.58	S.F.	7,142	100	\$32,698	30	1995	2025				\$32,698	
Exterior Doors	\$2.92	S.F.	7,142	100	\$20,857	30	1995	2025				\$20,857	
Roofing	\$27.27	S.F.	7,142	100	\$194,773	35	1995	2030				\$194,773	
Roof Coverings	\$27.27	S.F.	7,142	100	\$194,773	35	1995	2030				\$194,773	
Interiors	\$42.98	S.F.	7,142	100	\$306,988	37	1997	2008	2015		\$59,421	\$306,988	19
Interior Construction	\$17.46	S.F.	7,142	100	\$124,706	74	1995	2015				\$124,706	
Partitions	\$10.15	S.F.	7,142	0	\$72,456	100	1995	2095				\$72,456	
Interior Doors	\$2.98	S.F.	7,142	100	\$21,291	65	1995	2060				\$21,291	
Fittings	\$4.33	S.F.	7,142	100	\$30,959	20	1995	2015				\$30,959	
Interior Finishes	\$25.52	S.F.	7,142	100	\$182,282	12	2000	2008	2015		\$59,421	\$182,282	33
Wall Finishes	\$9.92	S.F.	7,142	100	\$70,827	7	2009	2016				\$70,827	
Floor Finishes	\$8.32	S.F.	7,142	100	\$59,421	13	1995	2008			\$59,421	\$59,421	100
Ceiling Finishes	\$7.29	S.F.	7,142	100	\$52,034	16	1995	2011	2015	3		\$52,034	
Services	\$131.72	S.F.	7,142	100	\$940,735	27	1995	2005			\$8,256	\$940,735	1
Plumbing	\$15.23	S.F.	7,142	100	\$108,739	30	1995	2025				\$108,739	
Plumbing Fixtures	\$12.09	S.F.	7,142	100	\$86,361	30	1995	2025				\$86,361	
Domestic Water Distribution	\$0.87	S.F.	7,142	100	\$6,192	30	1995	2025				\$6,192	
Sanitary Waste	\$1.32	S.F.	7,142	100	\$9,451	30	1995	2025				\$9,451	
Rain Water Drainage	\$0.94	S.F.	7,142	100	\$6,735	30	1995	2025				\$6,735	
HVAC	\$76.07	S.F.	7,142	100	\$543,257	24	1995	2005			\$8,256	\$543,257	2
Heat Generating Systems	\$8.53	S.F.	7,142	100	\$60,941	30	1995	2025				\$60,941	
Cooling Generating Systems	\$10.01	S.F.	7,142	100	\$71,478	30	1995	2025				\$71,478	
Distribution Systems	\$15.85	S.F.	7,142	100	\$113,192	30	1995	2025				\$113,192	
Terminal & Package Units	\$39.07	S.F.	7,142	100	\$279,070	20	1995	2015				\$279,070	
Controls & Instrumentation	\$1.44	S.F.	7,142	100	\$10,320	20	1995	2015				\$10,320	
Systems Testing & Balancing	\$1.16	S.F.	7,142	100	\$8,256	10	1995	2005			\$8,256	\$8,256	100
Fire Protection	\$3.82	S.F.	7,142	100	\$27,266	30	1995	2025				\$27,266	
Sprinklers	\$3.82	S.F.	7,142	100	\$27,266	30	1995	2025				\$27,266	
Electrical	\$36.61	S.F.	7,142	100	\$261,473	30	1995	2025				\$261,473	
Electrical Service/Distribution	\$11.67	S.F.	7,142	100	\$83,319	30	1995	2025				\$83,319	
Lighting and Branch Wiring	\$20.69	S.F.	7,142	100	\$147,737	30	1995	2025				\$147,737	
Communications and Security	\$4.12	S.F.	7,142	100	\$29,439	30	1995	2025				\$29,439	
Other Electrical Systems	\$0.14	S.F.	7,142	100	\$978	30	1995	2025				\$978	
Equipment & Furnishings	\$2.87	S.F.	7,142	100	\$20,531	15	1995	2010	2015			\$20,531	
Equipment	\$2.87	S.F.	7,142	100	\$20,531	15	1995	2010	2015			\$20,531	
Institutional Equipment	\$2.87	S.F.	7,142	100	\$20,531	15	1995	2010	2015	3		\$20,531	
Special Construction			0			0	0				\$6,818		
Special Construction			0			0	0				\$6,818		
ADA Compliance			0	0		0	0				\$6,818		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\North Forestville Elementary\1995 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\North Forestville Elementary\1995 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems F1040		ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	7,142	S.F.	\$48,977 \$4,482	\$25,517 \$2,335	\$74,494 \$6,818	Does Not Meet Current Code/Standards	ADA / Accessibility	
C3020	Floor Finishes	System	Beyond Useful Life	Renew System		1	Ea.	\$39,067	\$20,354	\$59,421	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$5,428	\$2,828	\$8,256	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary

Facility: \Elementary Schools\Oakcrest Elementary

Address: 929 Hill Road, Landover, MD 20786

Attributes:

School Area	1
Congressional	4
County Council	5
Historical Building	NA
Legislative	24
Original Building	Built in 1966, 32,127 S.F
School Addition 1	Built in 1972, 14,025 S.F
School Board District	6
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	46,152 S.F.

Year Built:
Last Renovation:

Facility Description:

Oakcrest Elementary School is a one-story, 46,152 square foot facility located on a 13.5-acre site close to I-495 (Capital Beltway) in Landover, MD. The original building was constructed in 1966 with an addition constructed in 1972. In 2009 the underground fuel tank was replaced. In 2012 the kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The facility is not in compliance with ADA requirements. The handicap ramp needs to be painted and scored. The building needs a automatic door opener at the main entry. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include interior signage, restrooms, drinking fountains, and door hardware.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade, concrete footings and foundation. The building has a crawl space of poured in place concrete construction.

B. SHELL

The superstructure is reinforced concrete masonry with face brick and glazed block and interior load bearing walls. Floor construction is slab on grade. Roof construction is a built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof replaced in 1995.

C. INTERIORS

Interior partition wall types typically include painted CMU, and glazed block. Interior doors are generally solid core doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, and toilet partitions. Interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas is typically ceramic tile, asbestos tile, vinyl tile, and carpet that is worn. Floor finishes in assignable spaces is typically vinyl tile, asbestos tile, carpet, and wood. Wood flooring on the stage was renovated in 2003. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES

Conveying

The building does not have conveying system.

Plumbing

Fixtures are original. Sinks, faucets, and other plumbing fixtures were not updated, while urinals and toilets were. Most of the water fountains are original. Domestic water distribution is mostly galvanized. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a new gas hot water heater.

HVAC

Heating is provided by two original oil/gas fired Boilers replaced in 2007. Cooling is supplied by roof top units. The heating/cooling distribution system is ductwork, 2-pipe, and air handlers. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in restrooms. Controls and instrumentation are digital for cooling and pneumatic for heating and is not centrally controlled by an energy management system.

Fire Protection

The building is 5% fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers 2000 amps of power to a main panel. Power distribution wiring is typically copper. Most of the switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Illumination was updated in 2007. Emergency power is not present. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobes annunciators in common spaces and interior corridors. The system is activated by pull stations and heat sensors and is not centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are not adequately secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The building also includes fixed casework, window treatment, floor grilles and mats, furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking spaces available on-site where there are two handicap spaces out of the 44 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 8,000 gallon fuel oil tank of dual wall construction replaced in 2009.

Current Repair Cost: \$7,313,793.00**Replacement Cost:** \$13,014,938.10**FCI:** 56.20%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Oakcrest Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1966

Gross Area: 46,152 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,313,793.00

Replacement Cost: \$13,014,938.10

FCI: 56.20%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Oakcrest Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.95	S.F.	46,152	100	\$12,920,296	39	1970	1971	2009		\$7,313,791	\$12,920,296	57
Substructure	\$16.09	S.F.	46,152	100	\$742,462	100	1966					\$742,462	
Foundations	\$15.86	S.F.	46,152	100	\$732,157	100	1966					\$732,157	
Standard Foundations	\$5.32	S.F.	46,152	0	\$245,690	100	1966					\$245,690	
Slab on Grade	\$10.54	S.F.	46,152	0	\$486,467	100	1966					\$486,467	
Basement Construction	\$0.22	S.F.	46,152	100	\$10,305	100	1966					\$10,305	
Basement Excavation	\$0.71	S.F.	2,500	0	\$1,787	100	1966					\$1,787	
Crawl space	\$3.41	S.F.	2,500	0	\$8,518	100	1966					\$8,518	
Shell	\$69.62	S.F.	46,152	100	\$3,212,925	59	1972	1996	2009		\$367,131	\$3,212,925	11
Superstructure	\$21.55	S.F.	46,152	100	\$994,694	100	1966					\$994,694	
Roof Construction	\$21.55	S.F.	46,152	0	\$994,694	100	1966					\$994,694	
Exterior Enclosure	\$19.21	S.F.	46,152	100	\$886,590	71	1966	1996	2009		\$367,131	\$886,590	41
Exterior Walls	\$11.26	S.F.	46,152	0	\$519,459	100	1966					\$519,459	
Exterior Windows	\$4.85	S.F.	46,152	100	\$223,929	30	1966	1996	2009		\$223,929	\$223,929	100
Exterior Doors	\$3.10	S.F.	46,152	100	\$143,202	30	1966	1996	2009		\$143,202	\$143,202	100
Roofing	\$28.85	S.F.	46,152	100	\$1,331,641	20	1995	2015				\$1,331,641	
Roof Coverings	\$28.85	S.F.	46,152	100	\$1,331,641	20	1995	2015				\$1,331,641	
Interiors	\$56.54	S.F.	46,152	100	\$2,609,660	30	1966	1971			\$2,051,151	\$2,609,660	79
Interior Construction	\$18.50	S.F.	46,152	100	\$853,598	70	1966	1986			\$357,304	\$853,598	42
Partitions	\$10.75	S.F.	46,152	100	\$496,294	100	1966					\$496,294	
Concrete Block Partitions - Regular Weight	\$10.75	S.F.	46,152	100	\$496,294	100	1966					\$496,294	
Interior Doors	\$3.15	S.F.	46,152	100	\$145,308	40	1966	2006			\$145,308	\$145,308	100
Fittings	\$4.59	S.F.	46,152	100	\$211,996	20	1966	1986			\$211,996	\$211,996	100
Interior Finishes	\$38.05	S.F.	46,152	100	\$1,756,062	11	1966	1971			\$1,693,847	\$1,756,062	96
Wall Finishes	\$6.65	S.F.	46,152	100	\$306,762	5	1966	1971			\$306,762	\$306,762	100
Paint	\$6.65	S.F.	46,152	100	\$306,762	5	1966	1971			\$306,762	\$306,762	100
Floor Finishes	\$21.30	S.F.	46,152	100	\$983,191	12	1967	1971			\$920,976	\$983,191	94
Carpet	\$7.89	S.F.	4,600	100	\$36,312	5	1966	1971			\$36,312	\$36,312	100
Ceramic Tile	\$20.18	S.F.	2,500	100	\$50,459	50	1966	2016				\$50,459	
Concrete finish flooring	\$3.79	S.F.	1,000	100	\$3,787	10	1966	1976			\$3,787	\$3,787	100
Remove 9x9/install VCT	\$23.67	S.F.	37,220	100	\$880,877	10	1966	1976			\$880,877	\$880,877	100
Wood	\$14.13	S.F.	832	100	\$11,756	10	2003	2013				\$11,756	
Ceiling Finishes	\$10.10	S.F.	46,152	100	\$466,109	13	1966	1979			\$466,109	\$466,109	100
Acoustical Ceilings	\$10.10	S.F.	46,152	100	\$466,109	13	1966	1979			\$466,109	\$466,109	100
Services	\$126.33	S.F.	46,152	100	\$5,830,578	25	1972	1976			\$4,402,065	\$5,830,578	75
Plumbing	\$13.69	S.F.	46,152	100	\$631,774	30	1966	1996			\$631,774	\$631,774	100
Plumbing Fixtures	\$10.37	S.F.	46,152	100	\$478,745	30	1966	1996			\$478,745	\$478,745	100
Domestic Water Distribution	\$0.91	S.F.	46,152	100	\$42,118	30	1966	1996			\$42,118	\$42,118	100
Sanitary Waste	\$1.41	S.F.	46,152	100	\$65,283	30	1966	1996			\$65,283	\$65,283	100
Rain Water Drainage	\$0.99	S.F.	46,152	100	\$45,628	30	1966	1996			\$45,628	\$45,628	100
HVAC	\$77.31	S.F.	46,152	100	\$3,568,123	21	1973	1976			\$3,150,450	\$3,568,123	88
Heat Generating Systems	\$9.05	S.F.	46,152	100	\$417,673	30	2007	2037				\$417,673	
Cooling Generating Systems	\$7.36	S.F.	46,152	100	\$339,754	30	1966	1996			\$339,754	\$339,754	100
Distribution Systems	\$16.78	S.F.	46,152	100	\$774,275	30	1966	1996			\$774,275	\$774,275	100
Terminal & Package Units	\$41.37	S.F.	46,152	100	\$1,909,364	15	1966	1981			\$1,909,364	\$1,909,364	100
Controls & Instrumentation	\$1.54	S.F.	46,152	100	\$70,899	20	1966	1986			\$70,899	\$70,899	100
Systems Testing & Balancing	\$1.22	S.F.	46,152	100	\$56,158	10	1966	1976			\$56,158	\$56,158	100
Fire Protection	\$6.28	S.F.	46,152	100	\$289,914	30	1966	1996			\$289,914	\$289,914	100
Sprinklers	\$6.28	S.F.	46,152	100	\$289,914	30	1966	1996			\$289,914	\$289,914	100
Electrical	\$29.05	S.F.	46,152	100	\$1,340,767	30	1980	1996			\$329,927	\$1,340,767	25
Electrical Service/Distribution	\$2.78	S.F.	46,152	100	\$128,461	30	1966	1996			\$128,461	\$128,461	100
Lighting and Branch Wiring	\$21.90	S.F.	46,152	100	\$1,010,840	30	2007	2037				\$1,010,840	
Communications and Security	\$4.37	S.F.	46,152	100	\$201,466	30	1966	1996			\$201,466	\$201,466	100
Equipment & Furnishings	\$8.25	S.F.	46,152	100	\$380,946	24	1966	1981			\$380,946	\$380,946	100
Equipment	\$8.25	S.F.	46,152	100	\$380,946	24	1966	1981			\$380,946	\$380,946	100
Institutional Equipment	\$3.03	S.F.	46,152	100	\$139,692	15	1966	1981			\$139,692	\$139,692	100
Other Equipment	\$5.23	S.F.	46,152	100	\$241,254	30	1966	1996			\$241,254	\$241,254	100
Food Service Equipment, EACH	\$241,254.10	SYSTE M	1	100	\$241,254	30	1966	1996			\$241,254	\$241,254	100
Special Construction			0			0	0				\$107,584		
Special Construction			0			0	0				\$107,584		
ADA Compliance			0	0		0	0				\$107,584		
Building Sitework	\$3.11	S.F.	46,152	100	\$143,725	30	1966	1996	2016		\$4,914	\$143,725	3
Site Improvements	\$3.01	S.F.	46,152	100	\$138,811	30	1966	1996	2016			\$138,811	
Parking Lots	\$2,467.85	Ea.	44	100	\$108,586	30	1966	1996	2016	4		\$108,586	
Pedestrian Paving	\$37.78	L.F.	800	100	\$30,225	30	1966	1996	2016	4		\$30,225	
Site Mechanical Utilities	\$0.11	S.F.	46,152	100	\$4,914	30	1966	1996			\$4,914	\$4,914	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	46,152	100	\$4,914	30	1966	1996			\$4,914	\$4,914	100
Gas Service Piping	\$0.11	S.F.	46,152	100	\$4,914	30	1966	1996			\$4,914	\$4,914	100

Prince George County Public Schools13300 Old Marlboro Pike
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Facility Executive Summary**Facility:** \Elementary Schools\Oakcrest Elementary_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,313,793	\$12,109		\$1,455,120	\$213,025	\$397,717					\$1,725,449
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Crawl space											
Shell	\$367,131			\$1,455,120							
Superstructure											
Roof Construction											
Exterior Enclosure	\$367,131										
Exterior Walls											
Exterior Windows	\$223,929										
Exterior Doors	\$143,202										
Roofing				\$1,455,120							
Roof Coverings				\$1,455,120							
Interiors	\$2,051,151	\$12,109			\$56,792	\$397,717					\$1,649,977
Interior Construction	\$357,304										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$145,308										
Fittings	\$211,996										
Interior Finishes	\$1,693,848	\$12,109			\$56,792	\$397,717					\$1,649,977
Wall Finishes	\$306,762					\$355,621					\$412,262
Paint	\$306,762					\$355,621					\$412,262
Floor Finishes	\$920,976	\$12,109			\$56,792	\$42,096					\$1,237,715
Carpet	\$36,312					\$42,096					\$48,801
Ceramic Tile					\$56,792						
Concrete finish flooring	\$3,787										\$5,090
Remove 9x9/install VCT	\$880,877										\$1,183,825
Wood		\$12,109									
Ceiling Finishes	\$466,109										
Acoustical Ceilings	\$466,109										
Services	\$4,402,066										\$75,471
Plumbing	\$631,775										
Plumbing Fixtures	\$478,745										
Domestic Water Distribution	\$42,118										
Sanitary Waste	\$65,283										
Rain Water Drainage	\$45,628										
HVAC	\$3,150,450										\$75,471
Heat Generating Systems											
Cooling Generating Systems	\$339,754										
Distribution Systems	\$774,275										
Terminal & Package Units	\$1,909,364										
Controls & Instrumentation	\$70,899										
Systems Testing & Balancing	\$56,158										\$75,471
Fire Protection	\$289,914										
Sprinklers	\$289,914										
Electrical	\$329,927										
Electrical Service/Distribution	\$128,461										
Lighting and Branch Wiring											
Communications and Security	\$201,466										
Equipment & Furnishings	\$380,947										
Equipment	\$380,947										
Institutional Equipment	\$139,692										
Other Equipment	\$241,254										
Food Service Equipment, EACH	\$241,254										
Special Construction	\$107,584										
Special Construction	\$107,584										
ADA Compliance	\$107,584										
Building Sitework	\$4,914				\$156,233						
Site Improvements					\$156,233						
Parking Lots					\$122,214						

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Upper Marlboro, MD 20772

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Oakcrest Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$4,808,542 \$190,608	\$2,505,251 \$99,307	\$7,313,793 \$289,914	Necess ary- 2-5 Yrs	Building Integrity	
D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$84,458	\$44,003	\$128,461	Necess ary- 2-5 Yrs	Capital Renewal	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need.
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$132,456	\$69,010	\$201,466	Necess ary- 2-5 Yrs	Compliance	
G3060110		Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,231	\$1,683	\$4,914	Necess ary- 2-5 Yrs	Environmental	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$95,535	\$49,774	\$145,308	Necess ary- 2-5 Yrs	Capital Renewal	Interior doors are in poor condition due to worn finishes. The doors do not have fire labels. The door hardware does not meet ADA requirements. The doors are beyond useful life and need to be replaced.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$139,379	\$72,616	\$211,996	Necess ary- 2-5 Yrs	Capital Renewal	The millwork, shelving, toilets partitions, chalk and tack boards are in poor condition due to wear, rust, and deteriorating finishes, and should be replaced.
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$201,684	\$105,077	\$306,762	Necess ary- 2-5 Yrs	Appearance	The paint throughout the building is in poor condition due to stains, scuff marks, and smudges, and needs to be repainted.
C3020410		Remove 9x9/install VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$579,143	\$301,734	\$880,877	Necess ary- 2-5 Yrs	Environmental	9x9 VAT tile is cracked and separating due to age.
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$23,874	\$12,438	\$36,312	Necess ary- 2-5 Yrs	Capital Renewal	This carpet is old, stained, torn, fading, and patched, and should be replaced.
C3020410		Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,490	\$1,297	\$3,787	Necess ary- 2-5 Yrs	Building Integrity	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$314,757	\$163,988	\$478,745	Necess ary- 2-5 Yrs	Capital Renewal	Plumbing fixtures are mostly original and need update. Some of the fixtures are out of order and are covered with plastic back to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$27,691	\$14,427	\$42,118	Necess ary- 2-5 Yrs	Environmental	

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D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$29,999	\$15,629	\$45,628	Necess ary- 2-5 Yrs	Building Integrity	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$42,921	\$22,362	\$65,283	Necess ary- 2-5 Yrs	Environm ental	Sanitary piping is beyond useful life, outdated, and in some areas is clogged and others leaking.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,255,334	\$654,029	\$1,909,364	Necess ary- 2-5 Yrs	Capital Renewal	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update. The school engineer stated the units control system is not operating at times and if operating the temperature is not adequate.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$223,376	\$116,379	\$339,754	Necess ary- 2-5 Yrs	Capital Renewal	Most of the cooling generation is provided by roof top units that have control issues and some need update.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$509,057	\$265,218	\$774,275	Necess ary- 2-5 Yrs	Capital Renewal	The heating and cooling distribution system, piping, pumps, ductwork, and fittings are mostly original and appear to be in poor condition with some of leaks and damage.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$46,614	\$24,286	\$70,899	Necess ary- 2-5 Yrs	Environm ental	The control system for each of the roof top units is located in one area and is not centralized. This limits the control for limited number of the rooms and keeping the others without of controls. Also, control for heating is outdated and mostly inoperable.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$36,922	\$19,236	\$56,158	Necess ary- 2-5 Yrs	Environm ental	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$306,449	\$159,660	\$466,109	Necess ary- 2-5 Yrs	Capital Renewal	The tile in the building is old, stained, fading and warped. The tile is beyond useful life and needs to be replaced.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$91,842	\$47,850	\$139,692	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$158,615	\$82,639	\$241,254	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	46,152	S.F.	\$70,733	\$36,852	\$107,584	Does Not Meet Current Code/St andards	ADA / Accessibility	
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$147,225	\$76,704	\$223,929	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$94,150	\$49,052	\$143,202	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Oaklands Elementary
Address: 13710 Laurel-Bowie Road, Laurel, MD 20708

Attributes:

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1964, 38,950 S.F.
School Addition 1	Built in 1970, 2,477 S.F.
School Board District	1
School Grade	PreK-5th

General Information:

Function: Elementary School
Gross Area: 41,427 S.F.

Year Built:
Last Renovation:

Facility Description:

Oaklands Elementary School is a one-story, 41,427 square foot facility located on a 10-acre site less than two miles from MD Route 295 (Baltimore-Washington Parkway) in Laurel, Maryland. The original building was constructed in 1964 and an addition was constructed in 1970, with no major renovations. The kitchen grease trap was replaced in 2012

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, interior signage, restrooms, drinking fountains, and door hardware.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings and foundation. The building has a crawl space of cast in place concrete construction.

B. SHELL

The superstructure is concrete reinforced masonry with face brick, load bearing CMU, and glaze block walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Interior doors are solid core wood with hollow metal frames without fire labels. Roofing is typically low-slope with built-up roof replaced in 1993.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block wainscot. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. The interior wall finishes are typically CMU and glazed block wainscot. Floor finishes in common areas are typically vinyl asbestos tile, VCT, carpet and ceramic tile. Floor finishes in assignable spaces are typically vinyl asbestos tiles, VCT, and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 28,980 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical tile.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

The water closets in the all restrooms have been replaced with low flow flush valve units. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is primarily internal with roof drains. There are also external gutters and downspouts on portions of the building. Domestic hot water is provided by a gas fired, hot water heater, and separate storage tank. The water heater appears original to the building.

HVAC

Heating is provided by two gas and oil-fired steam boilers. Cooling is supplied by window units. The heating distribution system is a 2-pipe system to unit ventilators. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic for the heating system, and are not centrally controlled by an energy management system. The window units have their own self-contained thermostats.

Fire Protection

The building does not have a fire sprinkler system, except in the boiler room. Fire extinguishers are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from overhead to underground primary service from remote pole mounted utility transformers that delivers power to a main breaker distribution panel. Power distribution wiring is typically copper. Lighting is typically fluorescent lay-in troffers in the corridors and pendant wrap-around units in the classrooms and media center. The school lighting underwent a T-8 lamp and ballast change-out in 2007. The exterior parking and roadway lighting consists of twin bracket mounted HID luminaries on aluminum poles and round concrete base. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible signal devices in common spaces, interior corridors, etc. The fire alarm control panel is a non-addressable system, probably original to the building. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and do not include dedicated closets or cabinets. The space housing the servers is not separately air conditioned. The building includes an internal security system that is actuated by optical or combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment and food service equipment replaced in 2012. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction rooms.

G. SITE

Surface parking is available on-site where two out of 45 are handicap spaces with paths to building entrances. Drainage is generally adequate and is handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 6,000 gallon underground fuel oil tank.

Current Repair Cost: \$5,891,803.79**Replacement Cost:** \$11,681,976.13**FCI:** 50.43%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Oaklands Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 41,427 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,891,803.79

Replacement Cost: \$11,681,976.13

FCI: 50.43%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Oaklands Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.38	S.F.	41,427	100	\$11,573,940	37	1974	1969	2012		\$5,891,804	\$11,573,940	51
Substructure	\$15.18	S.F.	41,427	100	\$628,986	100	1964	2064				\$628,986	
Foundations	\$14.80	S.F.	41,427	100	\$613,092	100	1964					\$613,092	
Standard Foundations	\$4.97	S.F.	41,427	0	\$206,044	100	1964					\$206,044	
Slab on Grade	\$9.83	S.F.	41,427	0	\$407,048	100	1964					\$407,048	
Basement Construction	\$0.38	S.F.	41,427	100	\$15,894	100	1964	2064				\$15,894	
Crawl Space	\$3.18	S.F.	5,000	100	\$15,894	100	1964	2064				\$15,894	
Shell	\$64.48	S.F.	41,427	100	\$2,671,013	59	1970	1994			\$306,861	\$2,671,013	11
Superstructure	\$20.11	S.F.	41,427	100	\$832,998	100	1964					\$832,998	
Roof Construction	\$20.11	S.F.	41,427	0	\$832,998	100	1964					\$832,998	
Exterior Enclosure	\$17.45	S.F.	41,427	100	\$722,730	70	1964	1994			\$306,861	\$722,730	42
Exterior Walls	\$10.04	S.F.	41,427	0	\$415,869	100	1964	2064				\$415,869	
Exterior Windows	\$4.52	S.F.	41,427	100	\$187,141	30	1964	1994			\$187,141	\$187,141	100
Exterior Doors	\$2.89	S.F.	41,427	100	\$119,720	30	1964	1994			\$119,720	\$119,720	100
Roofing	\$26.92	S.F.	41,427	100	\$1,115,285	20	1993	2013				\$1,115,285	
Roof Coverings	\$26.92	S.F.	41,427	100	\$1,115,285	20	1993	2013				\$1,115,285	
Interiors	\$51.62	S.F.	41,427	100	\$2,138,520	31	1964	1969			\$1,681,855	\$2,138,520	79
Interior Construction	\$17.23	S.F.	41,427	100	\$713,908	70	1964	1984			\$298,669	\$713,908	42
Partitions	\$10.02	S.F.	41,427	100	\$415,239	100	1964					\$415,239	
Concrete Block Partitions - Regular Weight	\$10.02	S.F.	41,427	0	\$415,239	100	1964					\$415,239	
Interior Doors	\$2.94	S.F.	41,427	100	\$121,610	40	1964	2004			\$121,610	\$121,610	100
Fittings	\$4.27	S.F.	41,427	100	\$177,059	20	1964	1984			\$177,059	\$177,059	100
Interior Finishes	\$34.39	S.F.	41,427	100	\$1,424,612	11	1964	1969			\$1,383,186	\$1,424,612	97
Wall Finishes	\$6.21	S.F.	41,427	100	\$257,083	5	1964	1969			\$257,083	\$257,083	100
Paint	\$6.21	S.F.	41,427	100	\$257,083	5	1964	1969			\$257,083	\$257,083	100
Floor Finishes	\$19.04	S.F.	41,427	100	\$788,813	12	1964	1969			\$747,387	\$788,813	95
Carpet	\$7.36	S.F.	2,500	100	\$18,404	5	1964	1969			\$18,404	\$18,404	100
Ceramic Tile	\$18.83	S.F.	2,200	100	\$41,426	50	1964	2014				\$41,426	
Concrete finish floor	\$3.53	S.F.	1,800	100	\$6,352	10	1964	1974			\$6,352	\$6,352	100
Hardwood Floor	\$17.16	S.F.	1,600	100	\$27,451	13	1964	1977			\$27,451	\$27,451	100
Remove VAT/install VCT	\$22.07	S.F.	30,327	100	\$669,308	10	1964	1974			\$669,308	\$669,308	100
VCT	\$8.62	S.F.	3,000	100	\$25,872	12	1964	1976			\$25,872	\$25,872	100
Ceiling Finishes	\$9.14	S.F.	41,427	100	\$378,716	13	1964	1977			\$378,716	\$378,716	100
Drywall Ceilings	\$6.63	S.F.	2,800	100	\$18,568	13	1964	1977			\$18,568	\$18,568	100
Acoustical Ceilings	\$9.32	S.F.	38,627	100	\$360,148	13	1964	1977			\$360,148	\$360,148	100
Services	\$134.29	S.F.	41,427	100	\$5,563,146	23	1981	1984	2012		\$3,362,190	\$5,563,146	60
Plumbing	\$15.33	S.F.	41,427	100	\$635,096	30	1978	1989	2012		\$141,724	\$635,096	22
Plumbing Fixt., Urinals & Lavs.	\$10.40	S.F.	41,427	100	\$430,992	30	1990	2020				\$430,992	
Plumbing Fixt., Water Closet	\$1.51	S.F.	41,427	100	\$62,380	30	2007	2037				\$62,380	
Domestic Water Distribution	\$0.85	S.F.	41,427	100	\$35,286	30	1964	1994	2012		\$35,286	\$35,286	100
Water Heater, gas, 199 MBTU/hr	\$14,443.14	SYSTE M	1	100	\$14,443	25	1964	1989			\$14,443	\$14,443	100
Sanitary Waste	\$1.31	S.F.	41,427	100	\$54,189	30	1964	1994	2012		\$54,189	\$54,189	100
Rain Water Drainage	\$0.91	S.F.	41,427	100	\$37,806	30	1964	1994	2012		\$37,806	\$37,806	100
HVAC	\$86.15	S.F.	41,427	100	\$3,568,914	19	1983	1984			\$2,809,008	\$3,568,914	79
Heat Generating Systems	\$8.46	S.F.	41,427	100	\$350,338	25	1995	2020				\$350,338	
Cooling Generating Systems	\$9.89	S.F.	41,427	100	\$409,568	30	1964	1994				\$409,568	
Distribution Systems	\$15.65	S.F.	41,427	100	\$648,378	30	1980	2010			\$648,378	\$648,378	100
Unit Ventilators	\$11.00	S.F.	41,427	100	\$455,566	20	1964	1984			\$455,566	\$455,566	100
Window Units	\$38.59	S.F.	41,427	100	\$1,598,576	10	1995	2005			\$1,598,576	\$1,598,576	100
Controls & Instrumentation	\$1.43	S.F.	41,427	100	\$59,230	20	1990	2010			\$59,230	\$59,230	100
Systems Testing & Balancing	\$1.14	S.F.	41,427	100	\$47,258	10	1990	2000			\$47,258	\$47,258	100
Fire Protection	\$5.86	S.F.	41,427	100	\$242,590	30	1965	1995			\$242,590	\$242,590	100
Sprinklers	\$5.86	S.F.	41,427	100	\$242,590	30	1965	1995			\$242,590	\$242,590	100
Electrical	\$26.95	S.F.	41,427	100	\$1,116,546	30	1987	1994			\$168,868	\$1,116,546	15
Electrical Service/Distribution	\$2.60	S.F.	41,427	100	\$107,748	30	1990	2020				\$107,748	
Lighting and Branch Wiring	\$20.27	S.F.	41,427	100	\$839,930	30	2007	2037				\$839,930	
Communications and Security	\$4.08	S.F.	41,427	100	\$168,868	30	1964	1994			\$168,868	\$168,868	100
Equipment & Furnishings	\$8.26	S.F.	41,427	100	\$342,265	25	1964	1979			\$342,265	\$342,265	100
Equipment	\$8.26	S.F.	41,427	100	\$342,265	25	1964	1979			\$342,265	\$342,265	100
Institutional	\$2.83	S.F.	41,427	100	\$117,199	15	1964	1979			\$117,199	\$117,199	100
Other Equipment	\$5.43	S.F.	41,427	100	\$225,066	30	1964	1994			\$225,066	\$225,066	100
Food Service Equipment, EACH	\$225,066.23	SYSTE M	1	100	\$225,066	30	1964	1994			\$225,066	\$225,066	100
Special Construction			0			0	0				\$96,570		
Special Construction			0			0	0				\$96,570		
ADA Compliance			0	0		0	0				\$96,570		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$5.55	S.F.	41,427	100	\$230,010	30	1980	1994	2014		\$102,063	\$230,010	44
Site Improvements	\$5.45	S.F.	41,427	100	\$225,599	30	1964	1994	2014		\$97,652	\$225,599	43
Parking Lots	\$2,334.23	Ea.	45	100	\$105,040	30	1964	1994	2014	2		\$105,040	
Pedestrian Paving	\$35.24	S.F.	650	100	\$22,907	30	1964	1994	2014	2		\$22,907	
Site Lighting	\$19,530.35	Each	5	100	\$97,652	30	1965	1995			\$97,652	\$97,652	100
Site Mechanical Utilities	\$0.11	S.F.	41,427	100	\$4,411	30	1980	2010			\$4,411	\$4,411	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	41,427	100	\$4,411	30	1980	2010			\$4,411	\$4,411	100
Gas Service Piping	\$0.11	S.F.	41,427	100	\$4,411	30	1980	2010			\$4,411	\$4,411	100

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Facility Executive Summary

Facility: \Elementary Schools\Oaklands Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,891,804	\$1,148,744	\$179,688			\$319,365			\$1,126,257		\$3,490,124
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Crawl Space											
Shell	\$306,861	\$1,148,744									
Superstructure											
Roof Construction											
Exterior Enclosure	\$306,861										
Exterior Walls											
Exterior Windows	\$187,141										
Exterior Doors	\$119,720										
Roofing		\$1,148,744									
Roof Coverings		\$1,148,744									
Interiors	\$1,681,856		\$43,949			\$319,365					\$1,278,261
Interior Construction	\$298,670										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$121,610										
Fittings	\$177,059										
Interior Finishes	\$1,383,186		\$43,949			\$319,365					\$1,278,261
Wall Finishes	\$257,083					\$298,029					\$345,498
Paint	\$257,083					\$298,029					\$345,498
Floor Finishes	\$747,387		\$43,949			\$21,335					\$932,764
Carpet	\$18,404					\$21,335					\$24,734
Ceramic Tile			\$43,949								
Concrete finish floor	\$6,352										\$8,536
Hardwood Floor	\$27,451										
Remove VAT/install VCT	\$669,308										\$899,494
VCT	\$25,872										
Ceiling Finishes	\$378,716										
Drywall Ceilings	\$18,568										
Acoustical Ceilings	\$360,148										
Services	\$3,362,189								\$1,126,257		\$2,211,862
Plumbing	\$141,724								\$545,967		
Plumbing Fixt., Urinals & Lavs.									\$545,967		
Plumbing Fixt., Water Closet											
Domestic Water Distribution	\$35,286										
Water Heater, gas, 199 MBTU/hr	\$14,443										
Sanitary Waste	\$54,189										
Rain Water Drainage	\$37,806										
HVAC	\$2,809,007								\$443,798		\$2,211,862
Heat Generating Systems									\$443,798		
Cooling Generating Systems											
Distribution Systems	\$648,378										
Unit Ventilators	\$455,566										
Window Units	\$1,598,576										\$2,148,352
Controls & Instrumentation	\$59,230										
Systems Testing & Balancing	\$47,258										\$63,511
Fire Protection	\$242,590										
Sprinklers	\$242,590										
Electrical	\$168,868								\$136,492		
Electrical Service/Distribution									\$136,492		
Lighting and Branch Wiring											
Communications and Security	\$168,868										
Equipment & Furnishings	\$342,266										
Equipment	\$342,266										

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Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Oaklands Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,873,638 \$123,038	\$2,018,166 \$64,103	\$5,891,804 \$187,141	Necessary- 2-5 Yrs	Deferred Maintenance	Exterior windows are in poor condition due to some not working properly, and damaged caulking around the perimeters of the windows. The windows are beyond useful life and should be replaced.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$78,711	\$41,009	\$119,720	Necessary- 2-5 Yrs	Deferred Maintenance	Exterior doors are in poor condition due to worn finishes, rust, and damaged caulking around the perimeters of the frames. The doors do not have fire labels and hardware does not meet the ADA requirements. The doors are beyond useful life and should be replaced.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$79,954	\$41,656	\$121,610	Necessary- 2-5 Yrs	Deferred Maintenance	Interior doors are in poor condition due to worn finishes. The doors do not have fire labels and door hardware does not meet ADA requirements. The doors are beyond useful life and should be replaced.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$116,410	\$60,650	\$177,059	Necessary- 2-5 Yrs	Deferred Maintenance	The millwork, shelving, chalk and tack boards are in poor condition due deterioration, worn finishes, and chipped plastic laminated surfaces. The fittings are beyond useful life and should be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$169,022	\$88,061	\$257,083	Necessary- 2-5 Yrs	Deferred Maintenance	The paint throughout the building is in poor condition due stains, scuff marks, smudges, and some chips. The paint is beyond useful life.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$17,010	\$8,862	\$25,872	Necessary- 2-5 Yrs	Deferred Maintenance	The tile is old and in poor condition due to cracks and missing and separated tiles. The tile is beyond iuseful life and needs to be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$12,100	\$6,304	\$18,404	Necessary- 2-5 Yrs	Deferred Maintenance	The carpet throughout the building is in poor condition due to stains, wear and tear. The carpet is beyond useful life and should be replaced.
	C3020410	Concrete finish floor	System	Beyond Useful Life	Renew System	1	Ea.	\$4,176	\$2,176	\$6,352	Necessary- 2-5 Yrs	Deferred Maintenance	
	D3050	Window Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,051,003	\$547,573	\$1,598,576	Necessary- 2-5 Yrs	Renovation / Renewal	

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D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$31,070	\$16,188	\$47,258	Necessary- 2-5 Yrs	Environmental	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$159,494	\$83,096	\$242,590	Necessary- 2-5 Yrs	Compliance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$111,024	\$57,844	\$168,868	Necessary- 2-5 Yrs	Compliance	
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$77,054	\$40,145	\$117,199	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Unit Ventilators	System	Beyond Useful Life	Renew System	1	Ea.	\$299,517	\$156,048	\$455,566	Necessary- 2-5 Yrs	Capital Renewal	
G2040	Site Lighting	System	Beyond Useful Life	Renew System	1	Ea.	\$64,202	\$33,449	\$97,652	Necessary- 2-5 Yrs	Functional Adequacy	
D2020	Water Heater, gas, 199 MBTU/hr	System	Beyond Useful Life	Renew System	1	Ea.	\$9,496	\$4,947	\$14,443	Necessary- 2-5 Yrs	Capital Renewal	
C3020410	Remove VAT/install VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$440,045	\$229,263	\$669,308	Necessary- 2-5 Yrs	Deferred Maintenance	VAT is in poor condition due to cracks and separating tiles. The tile is beyond useful life and should be replaced.
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$12,208	\$6,360	\$18,568	Necessary- 2-5 Yrs	Deferred Maintenance	The drywall ceiling is in poor condition due to stains, and peeling paint, and is beyond useful life.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$236,784	\$123,364	\$360,148	Necessary- 2-5 Yrs	Deferred Maintenance	Acoustical ceilings are old and in poor condition due to stains, fading, sagging, and loose tiles. The tile is beyond useful life and should be replaced.
C3020410	Hardwood Floor	System	Beyond Useful Life	Renew System	1	Ea.	\$18,048	\$9,403	\$27,451	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$147,973	\$77,094	\$225,066	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	41,427	S.F.	\$63,491	\$33,079	\$96,570	Does Not Meet Current Code/Standards	ADA / Accessibility	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$23,199	\$12,087	\$35,286	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$35,627	\$18,562	\$54,189	Necessary- 2-5 Yrs	Deferred Maintenance	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$24,856	\$12,950	\$37,806	Necessary- 2-5 Yrs	Deferred Maintenance	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$426,284	\$222,094	\$648,378	Necessary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$38,941	\$20,288	\$59,230	Necessary- 2-5 Yrs	Deferred Maintenance	

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Facility Executive Summary

G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1 Ea.	\$2,900	\$1,511	\$4,411	Necess ary- 2-5 Yrs	Deferred Maintena nce
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Facility Executive Summary**Facility:** \Elementary Schools\Overlook Elementary**Address:** 3298 Curtis Drive, Temple Hills, MD 20748**Attributes:**

School Area	2
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1969, 32,780 S.F.
School Addition 1	Built in 1993, 5,888 S.F.
School Addition 2	Built in 1997, 8,981 S.F.
School Board District	7
School Grade	PreK-5th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	47,649 S.F.	Last Renovation:

Facility Description:

Overlook Elementary School is a two-story, 47,649 square foot facility located on a 9-acre site close to MD Route 5 and Interstate 495 (Capital Beltway) in Temple Hills, MD. The original building was constructed in 1969 and additions were constructed in 1993 (Six Modulares) and 1997 (Eight Modulares) with no major renovation. In 2009 the underground fuel tank was replaced.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Path of travel, exterior and interior access ramps, and vertical conveyance systems within the facility are not ADA compliant. There are no ADA compliant restroom facilities for either staff or students in the facility. Fire alarm system is audible with limited strobes. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is steel frame with masonry construction. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer with sections of pre-cast tilt-up concrete panels. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically flat or low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel risers and treads with tile finishes. Interior wall finishes are typically painted masonry and tile and generally. Floor finishes in common areas is typically vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 25,900 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 25,600 square feet of asbestos containing needlepoint ceiling tiles.

D. SERVICES**Conveying**

The building does not have an elevator or chair lifts.

Plumbing

Fixtures are original. Domestic hot water is provided by a gas-fired hot water heater, with circulator and a storage tank. The water supply is municipal with a combination of galvanized and copper piping. Roof drains are combination internal and external.

HVAC

Heat is provided by two dual fired brick-set steam boilers that are original to the facility. Cooling is primarily window units in each classroom with a DX unit for the main office. The 1997 addition is heated and cooled by gas fired roof top package units. The 1993 addition is heated and cooled by heat pumps.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatments.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

Facility Executive Summary

G. SITE

Surface parking is available on-site where two out of 47 are handicap spaces with path to building entrances. Drainage is generally handled by area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 Gal. underground fuel oil tank replaced in 2009.

Current Repair Cost: \$7,387,024.71**Replacement Cost:** \$12,156,132.64**FCI:** 60.77%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Overlook Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1969

Gross Area: 38,668 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,008,976.57

Replacement Cost: \$10,637,782.50

FCI: 65.89%

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Elementary Schools\Overlook Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$275.11	S.F.	38,668	100	\$10,637,786	42	1971	1974			\$7,008,979	\$10,637,786	66
Substructure	\$14.62	S.F.	38,668	100	\$565,340	100	1969					\$565,340	
Foundations	\$14.62	S.F.	38,668	100	\$565,340	100	1969					\$565,340	
Standard Foundations	\$4.17	S.F.	38,758	0	\$161,526	100	1969					\$161,526	
Slab on Grade	\$10.42	S.F.	38,758	0	\$403,814	100	1969					\$403,814	
Shell	\$76.03	S.F.	38,668	100	\$2,940,043	63	1976	1999			\$304,187	\$2,940,043	10
Superstructure	\$28.41	S.F.	38,668	100	\$1,098,416	100	1969	2069				\$1,098,416	
Floor Construction	\$19.42	S.F.	14,000	0	\$271,924	100	1969	2069				\$271,924	
Roof Construction	\$21.32	S.F.	38,758	0	\$826,492	100	1969					\$826,492	
Exterior Enclosure	\$19.03	S.F.	38,668	100	\$735,708	71	1969	1999			\$304,187	\$735,708	41
Exterior Walls	\$11.13	S.F.	38,758	0	\$431,521	100	1969					\$431,521	
Exterior Windows	\$4.78	S.F.	38,758	100	\$185,106	30	1969	1999			\$185,106	\$185,106	100
Exterior Doors	\$3.07	S.F.	38,758	100	\$119,081	30	1969	1999			\$119,081	\$119,081	100
Roofing	\$28.60	S.F.	38,668	100	\$1,105,919	20	2006	2026				\$1,105,919	
Roof Coverings	\$28.53	S.F.	38,758	100	\$1,105,919	20	2006	2026				\$1,105,919	
Interiors	\$47.15	S.F.	38,668	100	\$1,823,338	38	1973	1974			\$1,301,471	\$1,823,338	71
Interior Construction	\$18.58	S.F.	38,668	100	\$718,612	70	1969	1989			\$296,523	\$718,612	41
Partitions	\$10.92	S.F.	38,668	100	\$422,089	100	1969					\$422,089	
Concrete Block Partitions - Regular Weight	\$10.89	S.F.	38,758	0	\$422,089	100	1969					\$422,089	
Interior Doors	\$3.10	S.F.	38,758	100	\$120,260	40	1969	2009			\$120,260	\$120,260	100
Fittings	\$4.55	S.F.	38,758	100	\$176,263	20	1969	1989			\$176,263	\$176,263	100
Interior Finishes	\$28.57	S.F.	38,668	100	\$1,104,726	17	1976	1974			\$1,004,948	\$1,104,726	91
Wall Finishes	\$8.76	S.F.	38,668	100	\$338,573	18	1969	1974			\$338,573	\$338,573	100
Paint	\$6.59	S.F.	29,458	100	\$194,008	5	1969	1974			\$194,008	\$194,008	100
Tile	\$15.54	S.F.	9,300	100	\$144,565	35	1969	2004			\$144,565	\$144,565	100
Floor Finishes	\$10.18	S.F.	38,668	100	\$393,583	21	1990	1979			\$293,805	\$393,583	75
Carpet	\$7.80	S.F.	3,000	100	\$23,408	5	1995	2000			\$23,408	\$23,408	100
Ceramic Tile	\$19.96	S.F.	5,000	100	\$99,778	50	1969	2019				\$99,778	
Concrete	\$3.76	S.F.	2,000	100	\$7,514	10	1969	1979			\$7,514	\$7,514	100
VCT	\$9.14	S.F.	28,758	100	\$262,883	12	1995	2007			\$262,883	\$262,883	100
Ceiling Finishes	\$9.64	S.F.	38,668	100	\$372,570	13	1969	1982			\$372,570	\$372,570	100
Acoustical Ceilings	\$9.61	S.F.	38,758	100	\$372,570	13	1969	1982			\$372,570	\$372,570	100
Services	\$120.42	S.F.	38,668	100	\$4,656,286	25	1969	1979			\$4,656,286	\$4,656,286	100
Plumbing	\$15.94	S.F.	38,668	100	\$616,378	30	1969	1999			\$616,378	\$616,378	100
Plumbing Fixtures	\$12.65	S.F.	38,758	100	\$490,472	30	1969	1999			\$490,472	\$490,472	100
Domestic Water Distribution	\$0.90	S.F.	38,758	100	\$34,781	30	1969	1999			\$34,781	\$34,781	100
Sanitary Waste	\$1.38	S.F.	38,578	100	\$53,396	30	1969	1999			\$53,396	\$53,396	100
Rain Water Drainage	\$0.97	S.F.	38,758	100	\$37,729	30	1969	1999			\$37,729	\$37,729	100
HVAC	\$69.34	S.F.	38,668	100	\$2,681,088	21	1969	1979			\$2,681,088	\$2,681,088	100
Heat Generating Systems	\$8.96	S.F.	38,668	100	\$346,631	30	1969	1999			\$346,631	\$346,631	100
Boilers	\$8.94	S.F.	38,758	100	\$346,631	30	1969	1999			\$346,631	\$346,631	100
Distribution Systems	\$16.59	S.F.	38,758	100	\$643,155	30	1969	1999			\$643,155	\$643,155	100
Terminal & Package Units	\$40.91	S.F.	38,758	100	\$1,585,780	15	1969	1984			\$1,585,780	\$1,585,780	100
Controls & Instrumentation	\$1.51	S.F.	38,758	100	\$58,361	20	1969	1989			\$58,361	\$58,361	100
Systems Testing & Balancing	\$1.22	S.F.	38,758	100	\$47,161	10	1969	1979			\$47,161	\$47,161	100
Fire Protection	\$6.22	S.F.	38,668	100	\$240,520	30	1969	1999			\$240,520	\$240,520	100
Sprinklers	\$6.21	S.F.	38,758	100	\$240,520	30	1969	1999			\$240,520	\$240,520	100
Electrical	\$28.92	S.F.	38,668	100	\$1,118,300	30	1969	1984			\$1,118,300	\$1,118,300	100
Electrical Service/Distribution	\$2.76	S.F.	38,668	100	\$106,701	30	1969	1999			\$106,701	\$106,701	100
New Main Line	\$1.54	S.F.	38,758	100	\$59,540	30	1969	1999			\$59,540	\$59,540	100
Main Panel	\$1.22	S.F.	38,758	100	\$47,161	30	1969	1999			\$47,161	\$47,161	100
Lighting and Branch Wiring	\$21.67	S.F.	38,758	100	\$840,051	30	1969	1999			\$840,051	\$840,051	100
Communications and Security	\$4.32	S.F.	38,758	100	\$167,421	30	1969	1999			\$167,421	\$167,421	100
Other Electrical Systems	\$0.11	S.F.	38,758	100	\$4,127	15	1969	1984			\$4,127	\$4,127	100
Equipment & Furnishings	\$9.17	S.F.	38,668	100	\$354,726	25	1969	1984			\$354,726	\$354,726	100
Equipment	\$9.17	S.F.	38,668	100	\$354,726	25	1969	1984			\$354,726	\$354,726	100
Institutional Equipment	\$3.00	S.F.	38,758	100	\$116,133	15	1969	1984			\$116,133	\$116,133	100
Other Equipment	\$6.17	S.F.	38,668	100	\$238,593	30	1969	1999			\$238,593	\$238,593	100
Food Service Equipment, EACH	\$238,592.65	SYSTEM	1	100	\$238,593	30	1969	1999			\$238,593	\$238,593	100
Special Construction			0			0	0				\$202,291		
Special Construction			0			0	0				\$202,291		
ADA Compliance			0	0		0	0				\$202,291		
Building Sitework	\$7.71	S.F.	38,668	100	\$298,053	30	1969	1999			\$190,018	\$298,053	64
Site Improvements	\$4.60	S.F.	38,668	100	\$178,034	30	1969	1999			\$178,034	\$178,034	100
Parking Lots	\$2,474.55	Each	49	100	\$121,253	30	1969	1999			\$121,253	\$121,253	100
Pedestrian Paving	\$37.36	L.F.	1,520	100	\$56,781	30	1969	1999			\$56,781	\$56,781	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$3.10	S.F.	38,668	100	\$120,019	30	1969	1999			\$11,984	\$120,019	10
Fuel Distribution	\$3.10	S.F.	38,668	100	\$120,019	30	1969	1999			\$11,984	\$120,019	10
Natural GAs	\$0.11	S.F.	47,649	100	\$5,073	30	1969	1999			\$5,073	\$5,073	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1969	1999			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	2009	2039				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Overlook Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,008,977					\$252,045		\$122,714			\$365,668
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$304,187										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$304,187										
Exterior Walls											
Exterior Windows	\$185,106										
Exterior Doors	\$119,081										
Roofing											
Roof Coverings											
Interiors	\$1,301,471					\$252,045		\$122,714			\$302,287
Interior Construction	\$296,523										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$120,260										
Fittings	\$176,263										
Interior Finishes	\$1,004,948					\$252,045		\$122,714			\$302,287
Wall Finishes	\$338,573					\$224,909					\$260,731
Paint	\$194,008					\$224,909					\$260,731
Tile	\$144,565										
Floor Finishes	\$293,805					\$27,137		\$122,714			\$41,556
Carpet	\$23,408					\$27,137					\$31,459
Ceramic Tile								\$122,714			
Concrete	\$7,514										\$10,098
VCT	\$262,883										
Ceiling Finishes	\$372,570										
Acoustical Ceilings	\$372,570										
Services	\$4,656,284										\$63,380
Plumbing	\$616,377										
Plumbing Fixtures	\$490,472										
Domestic Water Distribution	\$34,781										
Sanitary Waste	\$53,396										
Rain Water Drainage	\$37,729										
HVAC	\$2,681,088										\$63,380
Heat Generating Systems	\$346,631										
Boilers	\$346,631										
Distribution Systems	\$643,155										
Terminal & Package Units	\$1,585,780										
Controls & Instrumentation	\$58,361										
Systems Testing & Balancing	\$47,161										\$63,380
Fire Protection	\$240,520										
Sprinklers	\$240,520										
Electrical	\$1,118,299										
Electrical Service/Distribution	\$106,701										
New Main Line	\$59,540										
Main Panel	\$47,161										
Lighting and Branch Wiring	\$840,051										
Communications and Security	\$167,421										
Other Electrical Systems	\$4,127										
Equipment & Furnishings	\$354,726										
Equipment	\$354,726										
Institutional Equipment	\$116,133										
Other Equipment	\$238,593										
Food Service Equipment, EACH	\$238,593										
Special Construction	\$202,291										
Special Construction	\$202,291										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 10 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Elementary Schools\Overlook Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$4,608,137 \$121,700	\$2,400,839 \$63,406	\$7,008,977 \$185,106	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$78,291	\$40,790	\$119,081	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$115,886	\$60,377	\$176,263	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$127,553	\$66,455	\$194,008	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$95,046	\$49,519	\$144,565	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$172,836	\$90,047	\$262,883	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$15,390	\$8,018	\$23,408	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$4,940	\$2,574	\$7,514	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$244,951	\$127,619	\$372,570	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$322,467	\$168,005	\$490,472	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$22,867	\$11,914	\$34,781	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$24,805	\$12,923	\$37,729	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$35,106	\$18,290	\$53,396	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,042,590	\$543,189	\$1,585,780	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System	Beyond Useful Life	Renew System		1	Ea.	\$227,897	\$118,734	\$346,631	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$422,850	\$220,305	\$643,155	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$38,370	\$19,991	\$58,361	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$31,006	\$16,154	\$47,161	Necessary- 2-5 Yrs	Deferred Maintenance
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$158,133	\$82,387	\$240,520	Necessary- 2-5 Yrs	Deferred Maintenance
D5010120	New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$39,146	\$20,395	\$59,540	Necessary- 2-5 Yrs	Deferred Maintenance
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$31,006	\$16,154	\$47,161	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$552,302	\$287,749	\$840,051	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$110,073	\$57,348	\$167,421	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,713	\$1,414	\$4,127	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$76,353	\$39,780	\$116,133	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$79,719	\$41,534	\$121,253	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$37,331	\$19,450	\$56,781	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Natural GAs	System	Beyond Useful Life	Renew System	1	Ea.	\$3,335	\$1,738	\$5,073	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,866	\$81,727	\$238,593	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	38,668	S.F.	\$132,999	\$69,292	\$202,291	Does Not Meet Current Code/Standards	ADA / Accessibility
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$79,066	\$41,194	\$120,260	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Overlook Elementary\Modular Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1997

Gross Area: 8,981 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$378,048.14

Replacement Cost: \$1,518,350.14

FCI: 24.90%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Elementary Schools\Overlook Elementary\Modular Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$169.06	S.F.	8,981	101	\$1,529,876	41	1997	2002			\$378,047	\$1,518,349	25
Substructure	\$10.75	S.F.	8,981	100	\$96,576	100	1997					\$96,576	
Foundations	\$10.75	S.F.	8,981	100	\$96,576	100	1997					\$96,576	
Standard Foundations	\$3.60	S.F.	8,981	0	\$32,374	100	1997					\$32,374	
Slab on Grade	\$7.15	S.F.	8,981	0	\$64,202	100	1997					\$64,202	
Basement Construction			0			0	0						
Basement Excavation	\$0.14	S.F.	0	0		100	1997						
Basement Walls	\$2.31	S.F.	0	0		100	1997						
Shell	\$47.24	S.F.	8,981	100	\$424,283	59	1997	2017				\$424,283	
Superstructure	\$14.63	S.F.	8,981	100	\$131,410	100	1997					\$131,410	
Roof Construction	\$14.63	S.F.	8,981	0	\$131,410	100	1997					\$131,410	
Exterior Enclosure	\$13.04	S.F.	8,981	100	\$117,068	71	1997	2027				\$117,068	
Exterior Walls	\$7.64	S.F.	8,981	0	\$68,574	100	1997					\$68,574	
Exterior Windows	\$3.29	S.F.	8,981	100	\$29,506	30	1997	2027				\$29,506	
Exterior Doors	\$2.11	S.F.	8,981	100	\$18,988	30	1997	2027				\$18,988	
Roofing	\$19.58	S.F.	8,981	100	\$175,805	20	1997	2017				\$175,805	
Roof Coverings	\$19.58	S.F.	8,981	100	\$175,805	20	1997	2017				\$175,805	
Interiors	\$33.05	S.F.	8,981	100	\$296,863	37	1997	2002			\$79,129	\$296,863	27
Interior Construction	\$16.94	S.F.	8,981	100	\$152,174	55	1997	2017				\$152,174	
Partitions	\$6.30	S.F.	8,981	100	\$56,553	40	1997	2037				\$56,553	
Partitions	\$5.38	S.F.	8,981	100	\$48,357	100	1997	2047				\$48,357	
Concrete Block Partitions - Regular Weight	\$5.38	S.F.	8,981	0	\$48,357	100	1997	2097				\$48,357	
Drywall Partitions/Metal Stud Framing			8,981	100		50	1997	2047					
Interior Doors	\$2.14	S.F.	8,981	100	\$19,261	40	1997	2037				\$19,261	
Fittings	\$3.12	S.F.	8,981	100	\$28,003	20	1997	2017				\$28,003	
Interior Finishes	\$16.11	S.F.	8,981	100	\$144,689	17	1997	2002			\$79,129	\$144,689	55
Wall Finishes	\$3.34	S.F.	8,981	100	\$29,998	10	1997	2002			\$24,667	\$29,998	82
Paint	\$2.91	S.F.	8,491	100	\$24,667	5	1997	2002			\$24,667	\$24,667	100
Tile	\$10.66	S.F.	500	100	\$5,331	35	1997	2032				\$5,331	
Floor Finishes	\$6.18	S.F.	8,981	100	\$55,543	13	1997	2002			\$54,462	\$55,543	98
Carpet	\$6.78	S.F.	0	100		5	1997	2002					
Ceramic Tile	\$3.60	S.F.	300	100	\$1,081	50	1997	2047				\$1,081	
Concrete	\$0.18	S.F.	0	0		10	1997	2007					
VCT	\$6.27	S.F.	8,691	100	\$54,462	12	1997	2009			\$54,462	\$54,462	100
Ceiling Finishes	\$6.59	S.F.	8,981	100	\$59,148	25	1997	2022				\$59,148	
Services	\$75.88	S.F.	8,981	102	\$693,030	24	1997	2007			\$259,542	\$681,503	38
Plumbing	\$10.92	S.F.	8,981	100	\$98,079	30	1997	2027				\$98,079	
Plumbing Fixtures	\$8.68	S.F.	8,981	100	\$77,999	30	1997	2027				\$77,999	
Domestic Water Distribution	\$0.62	S.F.	8,981	100	\$5,601	30	1997	2027				\$5,601	
Sanitary Waste	\$0.94	S.F.	8,981	100	\$8,469	30	1997	2027				\$8,469	
Rain Water Drainage	\$0.67	S.F.	8,981	100	\$6,010	30	1997	2027				\$6,010	
HVAC	\$41.31	S.F.	8,981	103	\$381,690	19	1997	2007			\$259,542	\$371,009	70
Distribution Systems	\$11.38	S.F.	8,981	110	\$112,395	30	1997	2027				\$102,178	
Terminal & Package Units	\$28.06	S.F.	8,981	100	\$252,029	15	1997	2012			\$252,029	\$252,029	100
Controls & Instrumentation	\$1.03	S.F.	8,981	105	\$9,753	20	1997	2017				\$9,289	
Systems Testing & Balancing	\$0.84	S.F.	8,981	100	\$7,513	10	1997	2007			\$7,513	\$7,513	100
Fire Protection	\$4.26	S.F.	8,981	100	\$38,248	30	1997	2027				\$38,248	
Sprinklers	\$4.26	S.F.	8,981	100	\$38,248	30	1997	2027				\$38,248	
Electrical	\$19.39	S.F.	8,981	100	\$175,013	30	1997	2027				\$174,167	
Electrical Service/Distribution	\$1.89	S.F.	8,981	105	\$17,785	30	1997	2027				\$16,939	
Lighting and Branch Wiring	\$14.84	S.F.	8,981	100	\$133,323	30	1997	2027				\$133,323	
Communications and Security	\$2.66	S.F.	8,981	100	\$23,905	30	1997	2027				\$23,905	
Equipment & Furnishings	\$2.05	S.F.	8,981	100	\$18,441	15	1997	2012			\$18,441	\$18,441	100
Equipment	\$2.05	S.F.	8,981	100	\$18,441	15	1997	2012			\$18,441	\$18,441	100
Institutional	\$2.05	S.F.	8,981	100	\$18,441	15	1997	2012			\$18,441	\$18,441	100
Special Construction			0			0	0				\$20,935		
Special Construction			0			0	0				\$20,935		
ADA Compliance			0	0		0	0				\$20,935		
Building Sitework	\$0.08	S.F.	8,981	100	\$683	30	1997	2027				\$683	
Site Mechanical Utilities	\$0.08	S.F.	8,981	100	\$683	30	1997	2027				\$683	
Fuel Distribution	\$0.08	S.F.	8,981	100	\$683	30	1997	2027				\$683	
Gas Service Piping	\$0.08	S.F.	8,981	100	\$683	30	1997	2027				\$683	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Overlook Elementary\Modular Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Overlook Elementary\Modular Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System	System	Beyond Useful Life	Renew System	1	Ea.	\$248,552 \$16,218	\$129,496 \$8,449	\$378,048 \$24,667	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	System	Beyond Useful Life	Renew System	1	Ea.	\$4,940	\$2,574	\$7,513	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	8,981	S.F.	\$13,764	\$7,171	\$20,935	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	VCT	System	System	Beyond Useful Life	Renew System	1	Ea.	\$35,807	\$18,655	\$54,462	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	System	Beyond Useful Life	Renew System	1	Ea.	\$165,699	\$86,329	\$252,029	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System	System	Beyond Useful Life	Renew System	1	Ea.	\$12,124	\$6,317	\$18,441	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Oxon Hill Elementary

Address: 7701 Livingston Road, Oxon Hill, MD 20745

Attributes:

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1975, 63,729 S.F.
School Board District	8
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	63,729 S.F.

Year Built:
Last Renovation:

Facility Description:

Oxon Hill Elementary School is a one-story, 63,729 square foot facility located on a 10-acre site close to I-495 (Capital Beltway) in Oxon Hill, MD. The original building was constructed in 1975, with no additions constructed or major renovation performed since that time. In 2008 the interior paint was redone and the carpet was replaced with composite tiles. In 2010 there was a POD conversion of 22,724 S.F. into classrooms.

ACCESSIBILITY ISSUES

All programs in this one-story facility are handicap accessible, with exception of those in the temporary buildings. The main entrance and the gymnasium are handicap accessible. The main entrance has curb cuts and doors wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap accessible toilet stalls are available in all of the gang restrooms and in some of the restrooms attached to the classrooms. Toilet configurations and accessories appear to be adequate. Interior graphics and/or signage for ADA compliance are inadequate or missing on exterior doors. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, sub-floor, or crawl space.

B. SHELL

The superstructure is steel frame and load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of walls of brick veneer over CMU, single pane metal windows with fixed frames, hollow core metal doors, and solid core wood doors with hollow metal frames. Exterior doors are both hollow metal and solid core wood doors. The exterior metal doors in the gymnasium and lobby are original. Roof was replaced in 2007.

C. INTERIORS

Interior partition walls typically include painted CMU walls. Interior doors are generally solid core wood doors with hollow metal frames. Interior doors were replaced in 2010. Interior fittings include chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The original chalkboards in some classrooms have been replaced with new white dry erase boards. Metal toilet partitions are original. The facility does not contain stair construction. Interior wall finishes are typically painted CMU walls. Interior paint was redone in 2008. Floor finishes are typically carpet, vinyl composition tiles (VCT), and ceramic tiles. Carpet was replaced with composite tile in 2008. The VCT in area-1, lobby, cafeteria, and gymnasium was installed in 2001. The ceramic tile in restrooms and kitchen are in fair condition. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Fixtures were renovated in 2010. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains and scuppers. The roof was replaced in 2007.

HVAC

Heating is provided by two 62.2 Hp gas/oil-fired boilers that are original to the building in 1975. Cooling is supplied by a water cooled chiller that was installed June 2006. The heating/cooling distribution system is a ductwork system using air handlers and unit ventilators. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pole mounted transformer that delivers power to a main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically serving surface-mounted fluorescents. Sixty percent of corridor lights were updated in 2007 remaining some corridor lights and classroom lights. Emergency lighting is present in the gym, corridors, and cafeteria. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible, without strobe, annunciators in interior corridors. The system is activated by pull stations with no smoke detectors and is centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact and is centrally monitored. There are no surveillance cameras.

Other Electrical Systems:

The building has a gas emergency generator that was installed in 2005.

E. EQUIPMENT & FURNISHINGS

The building includes library, theater and stage, detention, medical equipment, food service equipment and a kitchen grease trap. The library has adequate shelves and furniture, such as tables and chairs. The nurse room's has two beds. The stage in the multi-purpose room has curtains and lights. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in cafeteria.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are two handicap spaces out of total 58 parking spaces. Drainage is generally adequate and is handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$8,908,333.73**Replacement Cost:** \$17,623,587.90**FCI:** 50.55%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Oxon Hill Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1975

Gross Area: 63,729 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,908,333.73

Replacement Cost: \$17,623,587.90

FCI: 50.55%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Oxon Hill Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$274.84	S.F.	63,729	100	\$17,524,181	40	1981	1980	2009		\$8,800,300	\$17,515,554	50
Substructure	\$14.45	S.F.	63,729	100	\$920,852	100	1975					\$920,852	
Foundations	\$14.45	S.F.	63,729	100	\$920,852	100	1975					\$920,852	
Standard Foundations	\$4.12	S.F.	63,729	0	\$262,685	100	1975					\$262,685	
Slab on Grade	\$10.33	S.F.	63,729	0	\$658,167	100	1975					\$658,167	
Shell	\$68.28	S.F.	63,729	100	\$4,351,269	59	1981	2005			\$507,923	\$4,351,269	12
Superstructure	\$21.10	S.F.	63,729	100	\$1,344,444	100	1975					\$1,344,444	
Roof Construction	\$21.10	S.F.	63,729	0	\$1,344,444	100	1975					\$1,344,444	
Exterior Enclosure	\$18.97	S.F.	63,729	100	\$1,208,740	71	1975	2005			\$507,923	\$1,208,740	42
Exterior Walls	\$11.00	S.F.	63,729	0	\$700,817	100	1975					\$700,817	
Exterior Windows	\$4.91	S.F.	63,729	100	\$313,090	30	1975	2005			\$313,090	\$313,090	100
Exterior Doors	\$3.06	S.F.	63,729	100	\$194,833	30	1975	2005			\$194,833	\$194,833	100
Roofing	\$28.21	S.F.	63,729	100	\$1,798,085	20	2007	2027				\$1,798,085	
Roof Coverings	\$28.21	S.F.	63,729	100	\$1,798,085	20	2007	2027				\$1,798,085	
Interiors	\$55.65	S.F.	63,729	100	\$3,546,454	40	1989	1980	2009		\$898,035	\$3,546,454	25
Interior Construction	\$29.14	S.F.	63,729	100	\$1,857,214	59	1984	1995			\$286,918	\$1,857,214	15
Partitions	\$10.78	S.F.	63,729	100	\$687,247	40	1975	2015				\$687,247	
Partitions	\$10.78	S.F.	63,729	100	\$687,247	100	1975	2075				\$687,247	
Concrete Block Partitions - Regular Weight	\$10.78	S.F.	63,729	0	\$687,247	100	1975	2075				\$687,247	
Interior Doors	\$3.07	S.F.	63,729	100	\$195,802	40	2010	2050				\$195,802	
Fittings	\$4.50	S.F.	63,729	100	\$286,918	20	1975	1995			\$286,918	\$286,918	100
Stairs	\$0.08	S.F.	63,729	100	\$5,293	50	1975	2025	2009		\$5,293	\$5,293	100
Stair Construction	\$0.08	S.F.	63,729	100	\$5,293	50	1975	2025	2009		\$5,293	\$5,293	100
Stairs	\$1.76	S.F.	3,000	100	\$5,293	50	1975	2025	2009		\$5,293	\$5,293	100
Interior Finishes	\$26.42	S.F.	63,729	100	\$1,683,947	19	1996	1980			\$605,824	\$1,683,947	36
Wall Finishes	\$6.53	S.F.	63,729	100	\$415,837	5	2008	2013				\$415,837	
Paint	\$6.53	S.F.	63,729	100	\$415,837	5	2008	2013				\$415,837	
Floor Finishes	\$10.39	S.F.	63,729	100	\$662,286	21	2004	1980				\$662,286	
Carpet	\$7.70	S.F.	0	100		5	1975	1980					
Ceramic Tile	\$19.74	S.F.	8,000	100	\$157,941	50	1975	2025				\$157,941	
VCT	\$9.05	S.F.	55,729	100	\$504,345	12	2008	2020				\$504,345	
Ceiling Finishes	\$9.51	S.F.	63,729	100	\$605,824	25	1975	2000			\$605,824	\$605,824	100
Services	\$126.31	S.F.	63,729	100	\$8,058,376	25	1979	1985			\$6,605,465	\$8,049,749	82
Plumbing	\$15.77	S.F.	63,729	100	\$1,004,745	30	1984	2005			\$206,027	\$1,004,745	21
Plumbing Fixtures	\$12.53	S.F.	63,729	100	\$798,718	30	2010	2040				\$798,718	
Domestic Water Distribution	\$0.90	S.F.	63,729	100	\$57,190	30	1975	2005			\$57,190	\$57,190	100
Sanitary Waste	\$1.37	S.F.	63,729	100	\$87,239	30	1975	2005			\$87,239	\$87,239	100
Rain Water Drainage	\$0.97	S.F.	63,279	100	\$61,598	30	1975	2005			\$61,598	\$61,598	100
HVAC	\$75.88	S.F.	63,729	100	\$4,835,927	21	1980	1985			\$4,362,900	\$4,835,927	90
Heat Generating Systems	\$8.85	S.F.	63,729	100	\$564,143	30	1975	2005			\$564,143	\$564,143	100
Cooling Generating Systems	\$7.42	S.F.	63,729	100	\$473,027	30	2005	2035				\$473,027	
Distribution Systems	\$16.43	S.F.	63,729	100	\$1,046,864	30	1975	2005			\$1,046,864	\$1,046,864	100
Terminal & Package Units	\$40.47	S.F.	63,729	100	\$2,579,355	15	1975	1990			\$2,579,355	\$2,579,355	100
Controls & Instrumentation	\$1.51	S.F.	63,729	100	\$95,962	20	1975	1995			\$95,962	\$95,962	100
Systems Testing & Balancing	\$1.20	S.F.	63,729	100	\$76,576	10	1975	1985			\$76,576	\$76,576	100
Fire Protection	\$6.14	S.F.	63,729	100	\$391,605	30	1975	2005			\$391,605	\$391,605	100
Sprinklers	\$6.14	S.F.	63,729	100	\$391,605	30	1975	2005			\$391,605	\$391,605	100
Electrical	\$28.52	S.F.	63,729	100	\$1,826,099	30	1975	1990			\$1,644,933	\$1,817,472	91
Electrical Service/Distribution	\$2.71	S.F.	63,729	105	\$181,166	30	1975	2005				\$172,539	
Lighting and Branch Wiring	\$21.43	S.F.	63,729	100	\$1,365,769	30	1975	2005			\$1,365,769	\$1,365,769	100
Communications and Security	\$4.26	S.F.	63,729	100	\$271,409	30	1975	2005			\$271,409	\$271,409	100
Other Electrical Systems	\$0.12	S.F.	63,729	100	\$7,755	15	1975	1990			\$7,755	\$7,755	100
Equipment & Furnishings	\$6.67	S.F.	63,729	100	\$425,032	23	1975	1990			\$425,032	\$425,032	100
Equipment	\$6.67	S.F.	63,729	100	\$425,032	23	1975	1990			\$425,032	\$425,032	100
Institutional Equipment	\$2.97	S.F.	63,729	100	\$189,017	15	1975	1990			\$189,017	\$189,017	100
Other Equipment	\$3.70	S.F.	63,729	100	\$236,015	30	1975	2005			\$236,015	\$236,015	100
Food Service Equipment EACH	\$236,014.92	SYSTEM	1	100	\$236,015	30	1975	2005			\$236,015	\$236,015	100
Special Construction			0			0	0				\$148,558		
Special Construction			0			0	0				\$148,558		
ADA Compliance			0	0		0	0				\$148,558		
Building Sitework	\$3.49	S.F.	63,729	100	\$222,198	30	1975	2005	2010		\$215,287	\$222,198	97
Site Improvements	\$3.27	S.F.	63,729	100	\$208,502	30	1975	2005	2010		\$208,502	\$208,502	100
Parking Lots	\$2,447.81	Each	58	100	\$141,973	30	1975	2005	2010		\$141,973	\$141,973	100
Pedestrian Paving	\$36.96	L.F.	1,800	100	\$66,529	30	1975	2005	2010		\$66,529	\$66,529	100
Site Mechanical Utilities	\$0.21	S.F.	63,729	100	\$13,696	30	1975	2005			\$6,785	\$13,696	50
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.11	S.F.	63,729	100	\$6,785	30	1975	2005			\$6,785	\$6,785	100
Gas Service Piping	\$0.11	S.F.	63,729	100	\$6,785	30	1975	2005			\$6,785	\$6,785	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1975	2005				\$6,911	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Oxon Hill Elementary_Building (continued)

[illegible]

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

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Facility: \Elementary Schools\Oxon Hill Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,856,893 \$205,845	\$3,051,441 \$107,245	\$8,908,334 \$313,090	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are old, beyond useful life, and in fair to poor condition, with reported leaks. Several leaking windows have been recently re-caulked. The flashing and caulking around the windows are in fair condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$128,095	\$66,738	\$194,833	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior metal doors in gymnasium and lobby are original, beyond useful life, and in fair to poor condition. The solid core wood doors in the open classrooms are old, beyond useful life, and in fair to poor condition. Some exterior doors do not seal tightly. The door hardware is old and in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$188,638	\$98,280	\$286,918	Necess ary- 2-5 Yrs	Deferred Maintena nce	Metal toilet partitions are original, rusted/stained, and in poor condition. All toilet accessories are beyond their useful life and need to be replaced.
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$398,306	\$207,518	\$605,824	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles are very old, beyond useful life, and in poor condition (warped and stained due to past pipe condensation leaks and roof leaks).
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$37,600	\$19,590	\$57,190	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$57,356	\$29,883	\$87,239	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$370,903	\$193,240	\$564,143	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$63,092	\$32,871	\$95,962	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$50,346	\$26,230	\$76,576	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$897,942	\$467,828	\$1,365,769	Necess ary- 2-5 Yrs	Deferred Maintena nce	Illumination appears to be dim/inadequate.
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$178,441	\$92,968	\$271,409	Necess ary- 2-5 Yrs	Deferred Maintena nce	Communications systems need to be adequately cooled and security systems need to comply with ADA.
	D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,098	\$2,656	\$7,755	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,461	\$2,324	\$6,785	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$40,499	\$21,100	\$61,598	Necessary- 2-5 Yrs	Deferred Maintenance
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$688,273	\$358,590	\$1,046,864	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$257,465	\$134,139	\$391,605	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,695,829	\$883,527	\$2,579,355	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$124,272	\$64,745	\$189,017	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$155,171	\$80,844	\$236,015	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	63,729	S.F.	\$97,671	\$50,887	\$148,558	Does Not Meet Current Code/Standards	ADA / Accessibility
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$3,480	\$1,813	\$5,293	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$93,342	\$48,631	\$141,973	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$43,740	\$22,789	\$66,529	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary**Facility:** \Elementary Schools\Paint Branch Elementary**Address:** 5101 Pierce Avenue, College Park, MD 20740**Attributes:**

School Area	2
Congressional	5
County Council	3
Historical Building	No
Legislative	21
Original Building	Built in 1972, 59,021 S.F.
School Board District	2
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 59,021 S.F.

Year Built:
Last Renovation:

Facility Description:

Paint Branch Elementary School is a one-story, 59,021 square foot facility located on a 12-acre site close to US Route 1 and Paint Branch Parkway in College Park, MD. The original building was constructed in 1972, with no additions constructed or major renovations performed since that time. The exterior doors will be replaced in 2013.

ACCESSIBILITY ISSUES

The main entrance has curb cuts, ramps and doors wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap toilet stalls are available in the gang restrooms. Toilet configurations and accessories are adequate. Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements. All the programs in this one-story facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a concrete footing and foundation walls. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure of the facility is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. The metal windows throughout the building are original. Most of the classrooms have exterior door openings. The exterior doors throughout the building are original and are scheduled for replacement in 2013. The building has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 1999.

C. INTERIORS

The interior partition walls typically include painted CMU with glazed block wainscot in the corridors, drywall in two classroom pods, and folding metal partitions. The paint on the walls was painted around 2006. The interior doors, including fire doors, are generally solid core wood doors with hollow metal frames. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards. Toilet accessories, such as metal toilet partitions, are original. The interior wall finishes are typically painted CMU, drywall, and folding metal partitions. The facility has been painted around 2006. The floor finishes throughout the building are typically vinyl composition tiles (VCT) and vinyl asbestos tiles, carpet, and ceramic tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 16,500 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow toilets, which were replaced in 2007. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system, except in janitors closets.

HVAC

Heating is provided by two steam gas fired boilers that supply fan coil units, fin tube radiators, and terminal units throughout the building. Cooling is provided by two air-cooled roof mounted multi-zone units and split systems with condensing unit on the roof. Four units were replaced in 2008. Distribution is a 2-pipe system to fan coil units and fin tube radiators and metal duct from the roof mounted air handlers to the spaces. Fresh air is supplied mostly by the roof mounted units. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

A pad mounted transformer provides service to a main disconnect. Most of the distribution system is original. Lighting has been upgraded to electronic ballast and T-8 lamps. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of visual/audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has shelves and furniture, such as tables/chairs. The nurse's room has two beds that original to the building age. The school has a stage with lights and curtains that are original. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site and where there are five reserved handicap spaces out of total 104 parking spaces. Drainage is generally adequate and is handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$8,681,671.32**Replacement Cost:** \$15,894,305.38**FCI:** 54.62%

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Facility Executive Summary

Facility: \Elementary Schools\Paint Branch Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1972

Gross Area: 59,021 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,681,671.32

Replacement Cost: \$15,894,305.38

FCI: 54.62%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Paint Branch Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.30	S.F.	59,021	100	\$15,906,431	39	1980	1977	2015		\$8,681,669	\$15,894,303	55
Substructure	\$15.53	S.F.	59,021	100	\$916,561	100	1972					\$916,561	
Foundations	\$15.53	S.F.	59,021	100	\$916,561	100	1972					\$916,561	
Standard Foundations	\$5.22	S.F.	59,021	0	\$307,914	100	1972					\$307,914	
Slab on Grade	\$10.31	S.F.	59,021	0	\$608,647	100	1972					\$608,647	
Shell	\$67.96	S.F.	59,021	100	\$4,010,966	59	1984	2002			\$280,085	\$4,010,966	7
Superstructure	\$21.10	S.F.	59,021	100	\$1,245,123	100	1972					\$1,245,123	
Roof Construction	\$21.10	S.F.	59,021	0	\$1,245,123	100	1972					\$1,245,123	
Exterior Enclosure	\$18.63	S.F.	59,021	100	\$1,099,694	71	1984	2002			\$280,085	\$1,099,694	25
Exterior Walls	\$11.00	S.F.	59,021	0	\$649,044	100	1972					\$649,044	
Exterior Windows	\$4.75	S.F.	59,021	100	\$280,085	30	1972	2002			\$280,085	\$280,085	100
Exterior Doors	\$2.89	S.F.	59,021	100	\$170,565	30	2007	2037				\$170,565	
Roofing	\$28.23	S.F.	59,021	100	\$1,666,149	20	1999	2019				\$1,666,149	
Roof Coverings	\$28.23	S.F.	59,021	100	\$1,666,149	20	1999	2019				\$1,666,149	
Interiors	\$43.49	S.F.	59,021	100	\$2,578,972	36	1978	1977	2015		\$1,471,867	\$2,566,844	57
Interior Construction	\$17.58	S.F.	59,021	101	\$1,049,522	63	1972	1992			\$450,210	\$1,037,394	43
Partitions	\$10.15	S.F.	59,021	100	\$599,312	89	1972	2022				\$599,312	
Concrete Block Partitions - Regular Weight	\$10.53	S.F.	44,021	100	\$463,335	100	1972					\$463,335	
Drywall Partitions/Metal Stud Framing	\$9.07	S.F.	15,000	100	\$135,977	50	1972	2022				\$135,977	
Interior Doors	\$2.94	S.F.	59,021	107	\$185,386	40	1972	2012			\$185,386	\$173,258	107
Fittings	\$4.49	S.F.	59,021	100	\$264,824	20	1972	1992			\$264,824	\$264,824	100
Interior Finishes	\$25.91	S.F.	59,021	100	\$1,529,450	18	1983	1977	2015		\$1,021,657	\$1,529,450	67
Wall Finishes	\$6.49	S.F.	59,021	100	\$383,322	5	2005	2010			\$383,322	\$383,322	100
Paint	\$6.49	S.F.	59,021	100	\$383,322	5	2005	2010			\$383,322	\$383,322	100
Floor Finishes	\$9.91	S.F.	59,021	100	\$585,060	19	1972	1977	2015		\$77,267	\$585,060	13
Carpet	\$7.73	S.F.	10,000	100	\$77,267	5	1972	1977			\$77,267	\$77,267	100
Ceramic Tile	\$19.74	S.F.	6,000	100	\$118,455	50	1972	2022				\$118,455	
VCT	\$9.05	S.F.	43,021	100	\$389,338	12	1972	1984	2015	3		\$389,338	
Ceiling Finishes	\$9.51	S.F.	59,021	100	\$561,068	25	1972	1997			\$561,068	\$561,068	100
Services	\$129.01	S.F.	59,021	100	\$7,614,371	24	1981	1982			\$6,006,573	\$7,614,371	79
Plumbing	\$16.50	S.F.	59,021	100	\$974,015	30	1979	2002			\$833,972	\$974,015	86
Low Flow Toilets	\$2.37	S.F.	59,021	100	\$140,043	30	2007	2037				\$140,043	
Plumbing Fixtures	\$10.92	S.F.	59,021	100	\$644,555	30	1972	2002			\$644,555	\$644,555	100
Domestic Water Distribution	\$0.90	S.F.	59,021	100	\$52,965	30	1972	2002			\$52,965	\$52,965	100
Sanitary Waste	\$1.37	S.F.	59,021	100	\$80,794	30	1972	2002			\$80,794	\$80,794	100
Rain Water Drainage	\$0.94	S.F.	59,021	100	\$55,658	30	1972	2002			\$55,658	\$55,658	100
HVAC	\$77.95	S.F.	59,021	100	\$4,600,760	20	1984	1982			\$3,516,327	\$4,600,760	76
Heat Generating Systems	\$8.87	S.F.	59,021	100	\$523,365	30	2007	2037				\$523,365	
Distribution Systems	\$16.41	S.F.	59,021	100	\$968,628	30	1972	2002			\$968,628	\$968,628	100
HVAC Replacement/upgrade	\$9.51	S.F.	59,021	100	\$561,068	20	2006	2026				\$561,068	
Terminal & Package Units	\$40.47	S.F.	59,021	100	\$2,388,805	15	1972	1987			\$2,388,805	\$2,388,805	100
Controls & Instrumentation	\$1.51	S.F.	59,021	100	\$88,873	20	1972	1992			\$88,873	\$88,873	100
Systems Testing & Balancing	\$1.19	S.F.	59,021	100	\$70,021	10	1972	1982			\$70,021	\$70,021	100
Fire Protection	\$6.14	S.F.	59,021	100	\$362,675	30	1972	2002			\$362,675	\$362,675	100
Sprinklers	\$6.14	S.F.	59,021	100	\$362,675	30	1972	2002			\$362,675	\$362,675	100
Electrical	\$28.41	S.F.	59,021	100	\$1,676,921	28	1981	2002			\$1,293,599	\$1,676,921	77
Electrical Service/Distribution	\$2.71	S.F.	59,021	100	\$159,792	30	1972	2002			\$159,792	\$159,792	100
Branch Wiring	\$14.94	S.F.	59,021	100	\$881,551	30	1972	2002			\$881,551	\$881,551	100
Lighting	\$6.49	S.F.	59,021	100	\$383,322	20	2007	2027				\$383,322	
Communications and Security	\$4.27	S.F.	59,021	100	\$252,256	30	1972	2002			\$252,256	\$252,256	100
Equipment & Furnishings	\$7.98	S.F.	59,021	100	\$471,167	24	1972	1987			\$471,167	\$471,167	100
Equipment	\$7.98	S.F.	59,021	100	\$471,167	24	1972	1987			\$471,167	\$471,167	100
Food Service Equipment	\$296,114.15	SYSTE M	1	100	\$296,114	30	1972	2002			\$296,114	\$296,114	100
Institutional	\$2.97	S.F.	59,021	100	\$175,053	15	1972	1987			\$175,053	\$175,053	100
Special Construction			0			0	0				\$137,583		
Special Construction			0			0	0				\$137,583		
ADA Compliance			0	0		0	0				\$137,583		
Building Sitework	\$5.33	S.F.	59,021	100	\$314,394	30	1972	2002			\$314,394	\$314,394	100
Site Improvements	\$5.22	S.F.	59,021	100	\$308,110	30	1972	2002			\$308,110	\$308,110	100
Parking Lots	\$2,447.50	Ea.	104	100	\$254,540	30	1972	2002			\$254,540	\$254,540	100
Pedestrian Paving	\$36.95	L.F.	1,450	100	\$53,570	30	1972	2002			\$53,570	\$53,570	100
Site Mechanical Utilities	\$0.11	S.F.	59,021	100	\$6,284	30	1972	2002			\$6,284	\$6,284	100
Fuel Distribution	\$0.11	S.F.	59,021	100	\$6,284	30	1972	2002			\$6,284	\$6,284	100
Gas Service Piping	\$0.11	S.F.	59,021	100	\$6,284	30	1972	2002			\$6,284	\$6,284	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Paint Branch Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,681,671			\$425,440		\$533,949		\$2,049,153			\$1,055,032
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$280,085							\$2,049,153			
Superstructure											
Roof Construction											
Exterior Enclosure	\$280,085										
Exterior Walls											
Exterior Windows	\$280,085										
Exterior Doors											
Roofing								\$2,049,153			
Roof Coverings								\$2,049,153			
Interiors	\$1,471,867			\$425,440		\$533,949					\$960,929
Interior Construction	\$450,210										\$182,742
Partitions											\$182,742
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											\$182,742
Interior Doors	\$185,386										
Fittings	\$264,824										
Interior Finishes	\$1,021,657			\$425,440		\$533,949					\$778,187
Wall Finishes	\$383,322					\$444,375					\$515,153
Paint	\$383,322					\$444,375					\$515,153
Floor Finishes	\$77,267			\$425,440		\$89,573					\$263,034
Carpet	\$77,267					\$89,573					\$103,840
Ceramic Tile											\$159,194
VCT				\$425,440							
Ceiling Finishes	\$561,068										
Services	\$6,006,574										\$94,103
Plumbing	\$833,972										
Low Flow Toilets											
Plumbing Fixtures	\$644,555										
Domestic Water Distribution	\$52,965										
Sanitary Waste	\$80,794										
Rain Water Drainage	\$55,658										
HVAC	\$3,516,328										\$94,103
Heat Generating Systems											
Distribution Systems	\$968,628										
HVAC Replacement/upgrade											
Terminal & Package Units	\$2,388,805										
Controls & Instrumentation	\$88,873										
Systems Testing & Balancing	\$70,021										\$94,103
Fire Protection	\$362,675										
Sprinklers	\$362,675										
Electrical	\$1,293,599										
Electrical Service/Distribution	\$159,792										
Branch Wiring	\$881,551										
Lighting											
Communications and Security	\$252,256										
Equipment & Furnishings	\$471,167										
Equipment	\$471,167										
Food Service Equipment	\$296,114										
Institutional	\$175,053										
Special Construction	\$137,583										
Special Construction	\$137,583										
ADA Compliance	\$137,583										
Building Sitework	\$314,395										
Site Improvements	\$308,111										
Parking Lots	\$254,540										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Paint Branch Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,707,871 \$184,146	\$2,973,801 \$95,940	\$8,681,671 \$280,085	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows throughout the building are original and beyond useful life.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$174,112	\$90,712	\$264,824	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are beyond useful life, and in fair condition. Other toilet accessories, such metal toilet partitions are original, rusted, stained, and in poor condition. All of the old toilet accessories are beyond useful life and need to be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$50,800	\$26,467	\$77,267	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office, classrooms (in two pods), and media center is beyond useful life and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$368,881	\$192,187	\$561,068	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling tiles throughout the building are beyond useful life and in fair condition (warped).
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$167,351	\$87,190	\$254,540	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is in poor condition, with cracks, pot holes, and uneven surfaces.
	G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$35,221	\$18,350	\$53,570	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in fair condition, with cracks and damaged edges.
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$636,837	\$331,792	\$968,628	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$58,431	\$30,442	\$88,873	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$46,036	\$23,985	\$70,021	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$238,445	\$124,230	\$362,675	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$105,057	\$54,735	\$159,792	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$579,586	\$301,964	\$881,551	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$165,849	\$86,407	\$252,256	Necessary- 2-5 Yrs	Deferred Maintenance
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$423,771	\$220,785	\$644,555	Necessary- 2-5 Yrs	Deferred Maintenance
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$34,822	\$18,142	\$52,965	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$36,593	\$19,065	\$55,658	Necessary- 2-5 Yrs	Deferred Maintenance
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$53,119	\$27,675	\$80,794	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,570,549	\$818,256	\$2,388,805	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,131	\$2,152	\$6,284	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$115,091	\$59,962	\$175,053	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$194,684	\$101,430	\$296,114	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	59,021	S.F.	\$90,456	\$47,127	\$137,583	Does Not Meet Current Code/Standards	ADA / Accessibility
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$121,884	\$63,502	\$185,386	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$252,020	\$131,302	\$383,322	Necessary- 2-5 Yrs	Deferred Maintenance

Facility Executive Summary

Facility: \Elementary Schools\Patuxent Elementary**Address:** 4410 Bishopmill Drive, Upper Marlboro, MD 20772**Attributes:**

School Area	1
Congressional	5
County Council	6
Historical Building	No
Legislative	23B
Original Building	Built in 1971, 47,117 S.F.
School Addition 1	Built in 2002, 11,462 S.F. (Gymnasium)
School Board District	5
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	58,579 S.F.	Last Renovation:

Facility Description:

Patuxent Elementary School is a single-story, 58,579 square foot facility located on a 10-acre site close to MD Route 4 and US Route 301, in Upper Marlboro, MD. The original building was constructed in 1971 and one addition was constructed in 2002 (MNCPPC Gym Addition) and one renovation was performed in 2000 (POD, 19,929 S.F.).

ACCESSIBILITY ISSUES

Efforts have been made to make this facility handicap accessible. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The access ramp to the main entrance does not appear to be adequate.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing in the original building, while the lobby and the 2002 gym addition have aluminum sash with fixed thermo pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof and standing seam metal.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block, and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions. The building does not have a stair construction. Interior wall finishes are typically drywall, glazed blocks, and paint. Floor finishes in common areas are typically ceramic tile, vinyl composition tile, VAT resilient tiles, and carpet. Floor finishes in assignable spaces are typically vinyl tile, carpet, wood, ceramic tile, and VAT resilient tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster, suspended acoustical panels, and exposed deck.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow toilets, which were installed around 2008. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater for the main building and an electric water heater in the gym. Sanitary waste system is cast iron. Rain water drain system is a combination of internal roof drains and scuppers with downspouts. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers that supply air handlers and fan coils throughout the building. Heating for the gym is provided by gas fired roof mounted package units. Cooling is provided by a roof mounted air cooled chiller, roof mounted split systems, and roof mounted, gas fired package units. Fresh air is supplied by fan coils and package units. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Additions have been installed to address the air conditioning needs and the new gym, but most of the system is original. Lighting has been upgraded to electronic ballast and T-8 lamps. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of visual/audible annunciators, manual pull stations, and heat/smoke detectors. The system was upgraded in 2005. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors and a limited CCTV system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework furnishings and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where two out of 39 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer and electrical. The school does not have a fuel oil tank; it uses natural gas.

Current Repair Cost: \$8,891,349.68**Replacement Cost:** \$15,679,530.16**FCI:** 56.71%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Patuxent Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1971

Gross Area: 47,117 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,816,742.27

Replacement Cost: \$12,715,746.37

FCI: 69.34%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Patuxent Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.88	S.F.	47,117	100	\$12,715,746	40	1976	1976			\$8,816,740	\$12,715,746	69
Substructure	\$15.59	S.F.	47,117	100	\$734,566	100	1971					\$734,566	
Foundations	\$15.59	S.F.	47,117	100	\$734,566	100	1971					\$734,566	
Standard Foundations	\$5.25	S.F.	47,117	0	\$247,244	100	1971					\$247,244	
Slab on Grade	\$10.34	S.F.	47,117	0	\$487,322	100	1971					\$487,322	
Shell	\$68.35	S.F.	47,117	100	\$3,220,623	59	1971	1991			\$1,702,759	\$3,220,623	53
Superstructure	\$21.17	S.F.	47,117	100	\$997,576	100	1971					\$997,576	
Roof Construction	\$21.17	S.F.	47,117	0	\$997,576	100	1971					\$997,576	
Exterior Enclosure	\$18.85	S.F.	47,117	100	\$887,929	71	1971	2001			\$367,641	\$887,929	41
Exterior Walls	\$11.04	S.F.	47,117	0	\$520,288	100	1971					\$520,288	
Exterior Windows	\$4.76	S.F.	47,117	100	\$224,311	30	1971	2001			\$224,311	\$224,311	100
Exterior Doors	\$3.04	S.F.	47,117	100	\$143,330	30	1971	2001			\$143,330	\$143,330	100
Roofing	\$28.34	S.F.	47,117	100	\$1,335,118	20	1971	1991			\$1,335,118	\$1,335,118	100
Roof Coverings	\$28.34	S.F.	47,117	100	\$1,335,118	20	1971	1991			\$1,335,118	\$1,335,118	100
Interiors	\$47.13	S.F.	47,117	100	\$2,220,408	39	1971	1976			\$1,639,916	\$2,220,408	74
Interior Construction	\$17.96	S.F.	47,117	100	\$846,077	66	1971	1991			\$359,042	\$846,077	42
Partitions	\$10.34	S.F.	47,117	100	\$487,035	93	1971	2021				\$487,035	
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	40,049	100	\$422,747	100	1971	2071				\$422,747	
Drywall Partitions/Metal Stud Framing	\$9.10	S.F.	7,068	100	\$64,288	50	1971	2021				\$64,288	
Interior Doors	\$3.10	S.F.	47,117	100	\$146,197	40	1971	2011			\$146,197	\$146,197	100
Fittings	\$4.52	S.F.	47,117	100	\$212,845	20	1971	1991			\$212,845	\$212,845	100
Interior Finishes	\$29.17	S.F.	47,117	100	\$1,374,331	22	1971	1976			\$1,280,874	\$1,374,331	93
Wall Finishes	\$9.65	S.F.	47,117	100	\$454,643	22	1971	1976			\$454,643	\$454,643	100
Paint	\$6.54	S.F.	30,626	100	\$200,303	5	1971	1976			\$200,303	\$200,303	100
Tile	\$15.42	S.F.	16,491	100	\$254,340	35	1971	2006			\$254,340	\$254,340	100
Floor Finishes	\$9.98	S.F.	47,117	100	\$470,349	19	1971	1976			\$376,892	\$470,349	80
Carpet	\$7.76	S.F.	2,356	100	\$18,276	5	1971	1976			\$18,276	\$18,276	100
Ceramic Tile	\$19.83	S.F.	4,712	100	\$93,457	50	1971	2021				\$93,457	
Concrete	\$3.73	S.F.	942	100	\$3,510	10	1971	1981			\$3,510	\$3,510	100
VCT	\$9.08	S.F.	39,107	100	\$355,106	12	1971	1983			\$355,106	\$355,106	100
Ceiling Finishes	\$9.54	S.F.	47,117	100	\$449,339	25	1971	1996			\$449,339	\$449,339	100
Services	\$127.90	S.F.	47,117	100	\$6,026,305	24	1981	1981			\$4,850,387	\$6,026,305	80
Plumbing	\$17.34	S.F.	47,117	100	\$816,980	30	1978	2001			\$743,165	\$816,980	91
Low Flow Toilets	\$1.57	S.F.	47,117	100	\$73,815	30	2007	2037				\$73,815	
Plumbing Fixtures	\$12.53	S.F.	47,117	100	\$590,519	30	1971	2001			\$590,519	\$590,519	100
Domestic Water Distribution	\$0.90	S.F.	47,117	100	\$42,282	30	1971	2001			\$42,282	\$42,282	100
Sanitary Waste	\$1.38	S.F.	47,117	100	\$65,215	30	1971	2001			\$65,215	\$65,215	100
Rain Water Drainage	\$0.96	S.F.	47,117	100	\$45,149	30	1971	2001			\$45,149	\$45,149	100
HVAC	\$75.90	S.F.	47,117	100	\$3,576,081	21	1976	1981			\$3,239,360	\$3,576,081	91
Heat Generating Systems	\$8.88	S.F.	47,117	100	\$418,523	30	1971	2001			\$418,523	\$418,523	100
Cooling Generating Systems	\$7.22	S.F.	47,117	100	\$340,409	30	2003	2033				\$340,409	
Distribution Systems	\$16.46	S.F.	47,117	100	\$775,415	30	1971	2001			\$775,415	\$775,415	100
Terminal & Package Units	\$40.63	S.F.	47,117	100	\$1,914,171	15	1971	1986			\$1,917,859	\$1,914,171	100
Controls & Instrumentation	\$1.51	S.F.	47,117	100	\$70,948	20	1971	1991			\$70,948	\$70,948	100
Systems Testing & Balancing	\$1.20	S.F.	47,117	100	\$56,615	10	1971	1981			\$56,615	\$56,615	100
Fire Protection	\$6.14	S.F.	47,117	100	\$289,526	30	1971	2001			\$289,526	\$289,526	100
Sprinklers	\$6.14	S.F.	47,117	100	\$289,526	30	1971	2001			\$289,526	\$289,526	100
Electrical	\$28.52	S.F.	47,117	100	\$1,343,718	24	1994	2001			\$578,336	\$1,343,718	43
Electrical Service/Distribution	\$2.74	S.F.	47,117	100	\$128,997	30	1995	2025				\$128,997	
Branch Wiring	\$12.27	S.F.	47,117	100	\$578,336	30	1971	2001			\$578,336	\$578,336	100
Lighting	\$9.23	S.F.	47,117	100	\$435,006	20	2007	2027				\$435,006	
Communications and Security	\$4.27	S.F.	47,117	100	\$201,379	10	2005	2015				\$201,379	
Equipment & Furnishings	\$8.09	S.F.	47,117	100	\$381,190	25	1971	1986			\$381,190	\$381,190	100
Equipment	\$8.09	S.F.	47,117	100	\$381,190	25	1971	1986			\$381,190	\$381,190	100
Institutional Equipment	\$2.97	S.F.	47,117	100	\$139,747	15	1971	1986			\$139,747	\$139,747	100
Other Equipment	\$5.12	S.F.	47,117	100	\$241,443	30	1971	2001			\$241,443	\$241,443	100
Food Service Equipment, EACH	\$241,443.17	SYSTE M	1	100	\$241,443	30	1971	2001			\$241,443	\$241,443	100
Special Construction			0			0	0				\$109,834		
Special Construction			0			0	0				\$109,834		
ADA Compliance			0	0		0	0				\$109,834		
Building Sitework	\$2.82	S.F.	47,117	100	\$132,654	30	1971	2001			\$132,654	\$132,654	100
Site Improvements	\$2.71	S.F.	47,117	100	\$127,637	30	1971	2001			\$127,637	\$127,637	100
Parking Lots	\$2,457.11	Each	39	100	\$95,827	30	1971	2001			\$95,827	\$95,827	100
Pedestrian Paving	\$13.35	L.F.	2,382	100	\$31,810	30	1971	2001			\$31,810	\$31,810	100
Site Mechanical Utilities	\$0.11	S.F.	47,117	100	\$5,017	30	1971	2001			\$5,017	\$5,017	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution	\$0.11	S.F.	47,117	100	\$5,017	30	1971	2001			\$5,017	\$5,017	100
Gas Service Piping	\$0.11	S.F.	47,117	100	\$5,017	30	1971	2001			\$5,017	\$5,017	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Patuxent Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$5,796,675 \$147,476	\$3,020,068 \$76,835	\$8,816,742 \$224,311	Necess ary- 2-5 Yrs	Deferred Maintena nce	All windows in the original building are single pane and some of them are damaged and rusted.
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$94,234	\$49,096	\$143,330	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are rusted, need repainting, and do not seal properly when closed.
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$877,790	\$457,328	\$1,335,118	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$139,937	\$72,907	\$212,845	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$131,692	\$68,611	\$200,303	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$167,219	\$87,121	\$254,340	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tiles are beyond useful life, but in fair condition.
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$233,469	\$121,637	\$355,106	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT is damaged in several locations throughout the building.
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$12,016	\$6,260	\$18,276	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is old and worn out.
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$2,308	\$1,202	\$3,510	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete in the boiler room has been damaged and the painted surface is peeling and scratched throughout.
C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$295,424	\$153,916	\$449,339	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are damaged in several places due to pipe leakages.
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$388,244	\$202,275	\$590,519	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$27,799	\$14,483	\$42,282	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$29,684	\$15,465	\$45,149	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System		Beyond Useful Life	Renew System	1	Ea.	\$42,876	\$22,339	\$65,215	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$1,258,495	\$655,676	\$1,914,171	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$275,163	\$143,360	\$418,523	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$509,806	\$265,609	\$775,415	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$46,646	\$24,302	\$70,948	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$37,222	\$19,393	\$56,615	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$190,353	\$99,174	\$289,526	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$380,234	\$198,102	\$578,336	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,298	\$1,718	\$5,017	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necessary- 2-5 Yrs	Functional Adequacy	Server rooms lack adequate cooling.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$63,003	\$32,825	\$95,827	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$20,914	\$10,896	\$31,810	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$91,878	\$47,869	\$139,747	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$158,740	\$82,703	\$241,443	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	47,117	S.F.	\$72,212	\$37,622	\$109,834	Does Not Meet Current Code/Standards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$96,119	\$50,078	\$146,197	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Patuxent Elementary\Gym

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2002

Gross Area: 11,462 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$74,607.41

Replacement Cost: \$2,963,783.79

FCI: 2.52%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Patuxent Elementary\Gym (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	11,462	100	\$2,963,783	44	2002	2007			\$74,608	\$2,963,783	3
Substructure	\$15.35	S.F.	11,462	100	\$175,906	100	2002					\$175,906	
Foundations	\$15.35	S.F.	11,462	100	\$175,906	100	2002					\$175,906	
Standard Foundations	\$5.14	S.F.	11,462	0	\$58,926	100	2002					\$58,926	
Slab on Grade	\$10.21	S.F.	11,462	0	\$116,980	100	2002					\$116,980	
Basement Construction			0			0	0						
Basement Excavation	\$0.30	S.F.	0	0		100	2002						
Basement Walls	\$4.26	S.F.	0	0		100	2002						
Shell	\$67.53	S.F.	11,462	100	\$774,056	59	2002	2022				\$774,056	
Superstructure	\$20.85	S.F.	11,462	100	\$239,016	100	2002					\$239,016	
Roof Construction	\$20.85	S.F.	11,462	0	\$239,016	100	2002					\$239,016	
Exterior Enclosure	\$18.59	S.F.	11,462	100	\$213,039	71	2002	2032				\$213,039	
Exterior Walls	\$10.89	S.F.	11,462	0	\$124,825	100	2002					\$124,825	
Exterior Windows	\$4.70	S.F.	11,462	100	\$53,870	30	2002	2032				\$53,870	
Exterior Doors	\$3.00	S.F.	11,462	100	\$34,344	30	2002	2032				\$34,344	
Roofing	\$28.09	S.F.	11,462	100	\$322,001	20	2002	2022				\$322,001	
Roof Coverings	\$27.93	S.F.	11,462	100	\$320,083	20	2002	2022				\$320,083	
Roof Openings	\$0.17	S.F.	11,462	100	\$1,918	20	2002	2022				\$1,918	
Interiors	\$66.86	S.F.	11,462	100	\$766,301	38	2002	2007			\$74,608	\$766,301	10
Interior Construction	\$17.93	S.F.	11,462	100	\$205,544	70	2002	2022				\$205,544	
Partitions	\$10.40	S.F.	11,462	100	\$119,247	100	2002	2052				\$119,247	
Concrete Block Partitions - Regular Weight	\$10.40	S.F.	11,462	0	\$119,247	100	2002					\$119,247	
Drywall Partitions/Metal Stud Framing	\$8.97	S.F.	0	100		50	2002	2052					
Interior Doors	\$3.07	S.F.	11,462	100	\$35,216	40	2002	2042				\$35,216	
Fittings	\$4.46	S.F.	11,462	100	\$51,081	20	2002	2022				\$51,081	
Interior Finishes	\$48.92	S.F.	11,462	100	\$560,757	26	2002	2007			\$74,608	\$560,757	13
Wall Finishes	\$6.89	S.F.	11,462	100	\$78,939	8	2002	2007			\$70,224	\$78,939	89
Paint	\$6.45	S.F.	10,889	100	\$70,224	5	2002	2007			\$70,224	\$70,224	100
Tile	\$15.21	S.F.	573	100	\$8,715	35	2002	2037				\$8,715	
Floor Finishes	\$23.81	S.F.	11,462	100	\$272,892	14	2002	2007			\$4,384	\$272,892	2
Carpet	\$7.65	S.F.	573	100	\$4,384	5	2002	2007			\$4,384	\$4,384	100
Ceramic Tile	\$19.51	S.F.	573	100	\$11,182	50	2002	2052				\$11,182	
Concrete	\$3.67	S.F.	0	100		10	2002	2012			\$0		
Gym Flooring	\$24.94	S.F.	10,316	100	\$257,326	13	2002	2015				\$257,326	
Terrazo	\$36.67	S.F.	0	100		75	2002	2077					
VCT	\$8.94	S.F.	0	100		12	2002	2014					
Ceiling Finishes	\$18.23	S.F.	11,462	100	\$208,926	49	2002	2015				\$208,926	
Plaster Ceilings	\$18.65	S.F.	10,889	100	\$203,052	50	2002	2052				\$203,052	
Acoustical Ceilings	\$10.25	S.F.	573	100	\$5,874	13	2002	2015				\$5,874	
Services	\$96.51	S.F.	11,462	100	\$1,106,168	30	2002	2017				\$1,106,168	
Plumbing	\$15.51	S.F.	11,462	100	\$177,824	30	2002	2032				\$177,824	
Plumbing Fixtures	\$12.34	S.F.	11,462	100	\$141,387	30	2002	2032				\$141,387	
Domestic Water Distribution	\$0.88	S.F.	11,462	100	\$10,112	30	2002	2032				\$10,112	
Sanitary Waste	\$1.35	S.F.	11,462	100	\$15,516	30	2002	2032				\$15,516	
Rain Water Drainage	\$0.94	S.F.	11,462	100	\$10,809	30	2002	2032				\$10,809	
HVAC	\$46.66	S.F.	11,462	100	\$534,866	30	2002	2032				\$534,866	
Cooling Generating Systems	\$44.00	S.F.	11,462	100	\$504,357	30	2002	2032				\$504,357	
Terminal And Pkg Units	\$44.00	S.F.	11,462	100	\$504,357	30	2002	2032				\$504,357	
Controls & Instrumentation	\$1.48	S.F.	11,462	100	\$16,911	30	2002	2032				\$16,911	
Systems Testing & Balancing	\$1.19	S.F.	11,462	100	\$13,598	30	2002	2032				\$13,598	
Fire Protection	\$6.08	S.F.	11,462	100	\$69,735	30	2002	2032				\$69,735	
Sprinklers	\$6.08	S.F.	11,462	100	\$69,735	30	2002	2032				\$69,735	
Electrical	\$28.24	S.F.	11,462	100	\$323,743	30	2002	2017				\$323,743	
Electrical Service/Distribution	\$2.71	S.F.	11,462	100	\$31,032	30	2002	2032				\$31,032	
Lighting and Branch Wiring	\$21.19	S.F.	11,462	100	\$242,851	30	2002	2032				\$242,851	
Communications and Security	\$4.21	S.F.	11,462	100	\$48,291	30	2002	2032				\$48,291	
Other Electrical Systems	\$0.14	S.F.	11,462	100	\$1,569	15	2002	2017				\$1,569	
Equipment & Furnishings	\$2.92	S.F.	11,462	100	\$33,473	15	2002	2017				\$33,473	
Equipment	\$2.92	S.F.	11,462	100	\$33,473	15	2002	2017				\$33,473	
Institutional Equipment	\$2.92	S.F.	11,462	100	\$33,473	15	2002	2017				\$33,473	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$9.41	S.F.	11,462	100	\$107,879	30	2002	2032				\$107,879	
Site Improvements	\$9.41	S.F.	11,462	100	\$107,879	30	2002	2032				\$107,879	
Parking Lots	\$2,422.76	Each	40	100	\$96,910	30	2002	2032				\$96,910	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$36.56	L.F.	300	100	\$10,969	30	2002	2032				\$10,969	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Patuxent Elementary\Gym (continued)

[illegible]

Facility Executive Summary**Facility:** \Elementary Schools\Phyllis E. Williams Elementary**Address:** 9601 Prince Place, Upper Marlboro, MD 20774**Attributes:**

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1976, 60,270 S.F.
School Addition 1	Built in 1994, 4,181 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function: Elementary School

Gross Area: 64,451 S.F.

Year Built:**Last Renovation:****Facility Description:**

Phyllis Williams Elementary School is a one-story, 64,451 square foot facility located on a 10-acre site close to I-495 (Capital Beltway) and MD Route 214 in Upper Marlboro, MD. The original building was constructed in 1976 and an addition was constructed in 1994 (Four Modulares), with no major renovation. In 2008 some system level projects were completed that included interior painting, an underground fuel tank replacement, and carpet replaced with composite tile. In 2012 some minor upgrades were performed to the security system.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and a ramp, but does not have push button wall switches / automatic door openers. All the programs in this one-story facility are handicap accessible. Handicap stalls in the restrooms are adequate. Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, sub-floor, or crawl space.

B. SHELL

The superstructure is load bearing masonry walls. The roof construction is metal pan with lightweight fill. The exterior enclosure is brick veneer over CMU. The exterior windows in the original building are aluminum sash with operable single-pane glazing. The exterior windows in the 1994 addition are aluminum sash with operable thermo pane glazing (insulated). Fire exit windows are not present in the original building, but are present in the modular classrooms. Only two classrooms in the original building have an exterior door. The exterior doors in the original building are hollow metal steel. The exterior doors in the 1994 addition are hollow metal steel. The roofing on the original building is typically low-slope with built-up roof with gravel ballast. It was replaced in 2002. The roofing in the 1994 addition is typically pitched with built-up roof and gravel ballast.

C. INTERIORS

The interior partition walls types typically include painted CMU, drywall (in classroom pods), and a few folding metal partition walls (in multi-purpose room). The paint was redone in 2008. The interior doors, including fire doors with one and a half hour fire ratings, are generally solid core wood doors with metal frames.

Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original blackboards, with the exception of a few classrooms, which have new white boards. Toilet accessories such as metal partitions in the original building are original. The facility is one story and has no stairs, chair lifts, or elevator. There is a steel stair to access the mechanical rooms.

Interior wall finishes are typically painted CMU, drywalls, and folding metal partitions. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT), vinyl composition tiles (VCT), carpet, and ceramic tiles. The carpet was replaced with composite tiles in 2008. The overall ceiling finishes are typically suspended acoustical tiles.

D. Services**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. The plumbing fixtures in the original building, such as urinals, sinks, and toilets, are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system except in janitors closets.

HVAC

Facility Executive Summary

Heating is provided by two steam, dual fired boilers that supply ceiling mounted single and multi-zone, 4-pipe air handlers throughout the building. Cooling is provided by an air cooled chiller with condenser on the roof. Heating and cooling for the 1994 modular classrooms is provided by gas fired roof mounted package units. Distribution is through metal duct to individual spaces. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to the main disconnect. The distribution system is original. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building has an emergency generator.

Communication and Security

The system consists of visual/audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, science lab, medical equipment, food service equipment and a kitchen grease trap. The library has book shelves and furniture, such as tables/chairs. The nurse's room has two beds. The school has a stage with lights and curtains. There is one science lab that has furniture and sinks. The building also includes fixed casework/cabinetry in a few classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in the multipurpose room.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are two reserved handicap spaces out of total 60 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The playground area and athletic fields are completely fenced. There is adequate separation between automotive and pedestrian traffic. Underground fuel tank was replaced in 2008.

Current Repair Cost: \$10,799,818.51**Replacement Cost:** \$17,651,401.95**FCI:** 61.18%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Phyllis E. Williams Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1976

Gross Area: 60,270 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$10,699,825.79

Replacement Cost: \$16,574,267.38

FCI: 64.56%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Phyllis E. Williams Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$273.21	S.F.	60,270	101	\$16,654,643	39	1978	1981	2006		\$10,699,829	\$18,466,237	65
Substructure	\$15.32	S.F.	60,270	100	\$923,124	100	1976					\$923,124	
Foundations	\$15.32	S.F.	60,270	100	\$923,124	100	1976					\$923,124	
Standard Foundations	\$5.14	S.F.	60,270	0	\$309,847	100	1976					\$309,847	
Slab on Grade	\$10.18	S.F.	60,270	0	\$613,277	100	1976					\$613,277	
Shell	\$68.16	S.F.	60,270	100	\$4,107,763	59	1981	2006	2010		\$464,771	\$4,107,763	11
Superstructure	\$20.87	S.F.	60,270	100	\$1,257,722	100	1976					\$1,257,722	
Roof Construction	\$20.87	S.F.	60,270	0	\$1,257,722	100	1976					\$1,257,722	
Exterior Enclosure	\$19.41	S.F.	60,270	100	\$1,169,718	72	1976	2006	2010		\$464,771	\$1,169,718	40
Exterior Walls	\$11.70	S.F.	60,270	0	\$704,947	100	1976					\$704,947	
Exterior Windows	\$4.68	S.F.	60,270	100	\$282,346	30	1976	2006	2010		\$282,346	\$282,346	100
Exterior Doors	\$3.03	S.F.	60,270	100	\$182,425	30	1976	2006	2010		\$182,425	\$182,425	100
Roofing	\$27.88	S.F.	60,270	100	\$1,680,323	20	2002	2022				\$1,680,323	
Roof Coverings	\$27.88	S.F.	60,270	100	\$1,680,323	20	2002	2022				\$1,680,323	
Interiors	\$54.05	S.F.	60,270	106	\$3,445,836	34	1982	1981	2006		\$1,916,644	\$3,257,430	59
Interior Construction	\$18.97	S.F.	60,270	100	\$1,143,151	62	1976	1996			\$267,678	\$1,143,151	23
Partitions	\$11.47	S.F.	60,270	100	\$691,215	85	1976	2026				\$691,215	
Concrete Block Partitions - Regular Weight	\$12.34	S.F.	38,671	0	\$477,019	100	1976	2076				\$477,019	
Drywall Partitions/Metal Stud Framing	\$9.92	S.F.	21,599	100	\$214,196	50	1976	2026				\$214,196	
Interior Doors	\$3.06	S.F.	60,270	100	\$184,258	40	1976	2016				\$184,258	
Fittings	\$4.44	S.F.	60,270	100	\$267,678	20	1976	1996			\$267,678	\$267,678	100
Interior Finishes	\$35.08	S.F.	60,270	109	\$2,302,685	19	1988	1981	2006		\$1,648,966	\$2,114,279	78
Wall Finishes	\$8.62	S.F.	60,270	100	\$519,642	18	2000	2011			\$227,694	\$519,642	44
Paint	\$6.45	S.F.	45,270	100	\$291,948	5	2008	2013				\$291,948	
Tile	\$15.18	S.F.	15,000	100	\$227,694	35	1976	2011			\$227,694	\$227,694	100
Floor Finishes	\$16.42	S.F.	60,270	119	\$1,178,198	17	1990	1981	2006		\$816,427	\$989,792	82
Carpet	\$7.61	S.F.	0	100		5	1976	1981					
Ceramic Tile	\$19.50	S.F.	6,500	100	\$126,745	50	1976	2026				\$126,745	
VAT (Resilient Flooring)	\$22.85	S.F.	27,490	130	\$816,427	13	1976	1989	2006		\$816,427	\$628,021	130
VCT	\$8.94	S.F.	26,279	100	\$235,026	12	2008	2020				\$235,026	
Ceiling Finishes	\$9.38	S.F.	64,451	100	\$604,845	25	1976	2001			\$604,845	\$604,845	100
Services	\$125.62	S.F.	60,270	100	\$7,570,989	25	1976	1986			\$7,570,989	\$7,570,989	100
Plumbing	\$16.62	S.F.	60,270	100	\$1,001,867	30	1976	2006			\$1,001,867	\$1,001,867	100
Plumbing Fixtures	\$12.37	S.F.	64,451	100	\$796,984	30	1976	2006			\$796,984	\$796,984	100
Domestic Water Distribution	\$0.88	S.F.	64,451	100	\$56,857	30	1976	2006			\$56,857	\$56,857	100
Sanitary Waste	\$1.35	S.F.	64,451	100	\$87,247	30	1976	2006			\$87,247	\$87,247	100
Rain Water Drainage	\$0.94	S.F.	64,451	100	\$60,779	30	1976	2006			\$60,779	\$60,779	100
HVAC	\$74.77	S.F.	60,270	100	\$4,506,532	21	1976	1986			\$4,506,532	\$4,506,532	100
Heat Generating Systems	\$8.88	S.F.	60,270	100	\$535,357	30	1976	2006			\$535,357	\$535,357	100
Cooling Generating Systems	\$7.07	S.F.	60,270	100	\$426,269	30	1976	2006			\$426,269	\$426,269	100
Distribution Systems	\$16.18	S.F.	60,270	100	\$975,376	30	1976	2006			\$975,376	\$975,376	100
Terminal & Package Units	\$39.96	S.F.	60,270	100	\$2,408,189	15	1976	1991			\$2,408,189	\$2,408,189	100
Controls & Instrumentation	\$1.48	S.F.	60,270	100	\$88,921	20	1976	1996			\$88,921	\$88,921	100
Systems Testing & Balancing	\$1.20	S.F.	60,270	100	\$72,420	10	1976	1986			\$72,420	\$72,420	100
Fire Protection	\$6.08	S.F.	60,270	100	\$366,683	30	1976	2006			\$366,683	\$366,683	100
Sprinklers	\$6.08	S.F.	60,270	100	\$366,683	30	1976	2006			\$366,683	\$366,683	100
Electrical	\$28.14	S.F.	60,270	100	\$1,695,907	30	1976	1991			\$1,695,907	\$1,695,907	100
Electrical Service/Distribution	\$2.68	S.F.	60,270	100	\$161,340	30	1976	2006			\$161,340	\$161,340	100
Lighting and Branch Wiring	\$21.16	S.F.	60,270	100	\$1,275,139	30	1976	2006			\$1,275,139	\$1,275,139	100
Communications and Security	\$4.20	S.F.	60,270	100	\$253,011	30	1976	2006			\$253,011	\$253,011	100
Other Electrical Systems	\$0.11	S.F.	60,270	100	\$6,417	15	1976	1991			\$6,417	\$6,417	100
Equipment & Furnishings	\$6.80	S.F.	60,270	100	\$409,916	24	1976	1991			\$409,916	\$409,916	100
Equipment	\$6.80	S.F.	60,270	100	\$409,916	24	1976	1991			\$409,916	\$409,916	100
Institutional Equipment	\$2.94	S.F.	60,270	100	\$176,924	15	1976	1991			\$176,924	\$176,924	100
Other Equipment	\$3.87	S.F.	60,270	100	\$232,992	30	1976	2006			\$232,992	\$232,992	100
Food Service Equipment, EACH	\$232,991.84	SYSTEM	1	100	\$232,992	30	1976	2006			\$232,992	\$232,992	100
Special Construction			0			0	0				\$140,494		
Special Construction			0			0	0				\$140,494		
ADA Compliance			0	0		0	0				\$140,494		
Building Sitework	\$3.27	S.F.	60,270	100	\$197,015	30	1976	2006	2010		\$197,015	\$197,015	100
Site Improvements	\$3.16	S.F.	60,270	100	\$190,598	30	1976	2006	2010		\$190,598	\$190,598	100
Parking Lots	\$2,416.44	S.F.	60	100	\$144,987	30	1976	2006	2010		\$144,987	\$144,987	100
Pedestrian Paving	\$36.49	S.F.	1,250	100	\$45,611	30	1976	2006	2010		\$45,611	\$45,611	100
Site Mechanical Utilities	\$0.11	S.F.	60,270	100	\$6,417	30	1976	2006			\$6,417	\$6,417	100
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.11	S.F.	60,270	100	\$6,417	30	1976	2006			\$6,417	\$6,417	100
Gas Service Piping	\$0.11	S.F.	60,270	100	\$6,417	30	1976	2006			\$6,417	\$6,417	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Phyllis E. Williams Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Phyllis E. Williams Elementary_Building (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$7,034,731 \$175,988	\$3,665,095 \$91,690	\$10,699,826 \$267,678	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have old original blackboards with the exception of a few classrooms, which have new white boards. The toilet accessories such as metal partitions in the original building are old, original, rusted/stained, and in poor condition. All of the toilet accessories in the original building are beyond their useful life and need to be replaced. The toilet accessories in the 1994 addition are in good condition. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$397,663	\$207,182	\$604,845	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building, including original building and modular classrooms, are old, beyond useful life, and in fair to poor condition (stained and warped due to past roof leaks and pipe condensation).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$536,770	\$279,657	\$816,427	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 12x12 vinyl asbestos tile floor finish in classrooms and corridors of the original building are beyond useful life and in fair condition (worn and cracks on some surface).
	G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,219	\$2,198	\$6,417	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$523,987	\$272,997	\$796,984	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$37,382	\$19,476	\$56,857	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$39,960	\$20,819	\$60,779	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$57,361	\$29,885	\$87,247	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,583,293	\$824,896	\$2,408,189	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$351,977	\$183,380	\$535,357	Necessary- 2-5 Yrs	Deferred Maintenance
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$280,256	\$146,013	\$426,269	Necessary- 2-5 Yrs	Deferred Maintenance
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$641,273	\$334,103	\$975,376	Necessary- 2-5 Yrs	Deferred Maintenance
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$58,462	\$30,459	\$88,921	Necessary- 2-5 Yrs	Deferred Maintenance
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$47,613	\$24,807	\$72,420	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$241,080	\$125,603	\$366,683	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$106,075	\$55,265	\$161,340	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$838,356	\$436,783	\$1,275,139	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$166,345	\$86,666	\$253,011	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,219	\$2,198	\$6,417	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$116,321	\$60,603	\$176,924	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$153,183	\$79,809	\$232,992	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	60,270	S.F.	\$92,370	\$48,125	\$140,494	Does Not Meet Current Code/Standards	ADA / Accessibility
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$185,632	\$96,714	\$282,346	Necessary- 2-5 Yrs	Deferred Maintenance
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$119,937	\$62,487	\$182,425	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$149,700	\$77,994	\$227,694	Necessary- 2-5 Yrs	Deferred Maintenance
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$95,323	\$49,663	\$144,987	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$29,988	\$15,623	\$45,611	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Phyllis E. Williams Elementary\1994 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1994

Gross Area: 4,181 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$99,992.72

Replacement Cost: \$1,077,134.57

FCI: 9.28%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Phyllis E. Williams Elementary\1994 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$257.63	S.F.	4,181	100	\$1,077,136	43	1994	1999	2015		\$99,993	\$1,077,136	9
Substructure	\$5.99	S.F.	4,181	100	\$25,032	100	1994					\$25,032	
Foundations	\$5.99	S.F.	4,181	100	\$25,032	100	1994					\$25,032	
Standard Foundations	\$5.99	S.F.	4,181	0	\$25,032	100	1994					\$25,032	
Shell	\$104.40	S.F.	4,181	100	\$436,486	69	1994	2014				\$436,486	
Superstructure	\$50.34	S.F.	4,181	100	\$210,479	100	1994					\$210,479	
Floor Construction	\$26.02	S.F.	4,181	0	\$108,771	100	1994					\$108,771	
Roof Construction	\$24.33	S.F.	4,181	0	\$101,708	100	1994					\$101,708	
Exterior Enclosure	\$21.61	S.F.	4,181	100	\$90,348	71	1994	2024				\$90,348	
Exterior Walls	\$12.65	S.F.	4,181	0	\$52,901	100	1994					\$52,901	
Exterior Windows	\$5.45	S.F.	4,181	100	\$22,783	30	1994	2024				\$22,783	
Exterior Doors	\$3.51	S.F.	4,181	100	\$14,664	30	1994	2024				\$14,664	
Roofing	\$32.45	S.F.	4,181	100	\$135,659	20	1994	2014				\$135,659	
Roof Coverings	\$32.45	S.F.	4,181	100	\$135,659	20	1994	2014				\$135,659	
Interiors	\$49.98	S.F.	4,181	100	\$208,950	24	1994	1999	2015		\$90,247	\$208,950	43
Interior Construction	\$20.25	S.F.	4,181	100	\$84,670	41	1994	2014				\$84,670	
Partitions	\$11.55	S.F.	4,181	100	\$48,293	50	1994	2044				\$48,293	
Concrete Block Partitions - Regular Weight	\$14.38	S.F.	0	0		100	1994						
Drywall Partitions/Metal Stud Framing	\$11.55	S.F.	4,181	100	\$48,293	50	1994	2044				\$48,293	
Interior Doors	\$3.55	S.F.	4,181	100	\$14,843	40	1994	2034				\$14,843	
Fittings	\$5.15	S.F.	4,181	100	\$21,534	20	1994	2014				\$21,534	
Interior Finishes	\$29.72	S.F.	4,181	100	\$124,280	13	1994	1999	2015		\$90,247	\$124,280	73
Wall Finishes	\$7.48	S.F.	4,181	100	\$31,292	5	1994	1999				\$31,292	100
Paint & Covering	\$7.48	S.F.	4,181	100	\$31,292	5	1994	1999				\$31,292	100
Floor Finishes	\$11.32	S.F.	4,181	100	\$47,333	19	1994	1999	2015		\$13,300	\$47,333	28
Carpet	\$8.87	S.F.	1,500	100	\$13,300	5	1994	1999				\$13,300	100
Ceramic Tile	\$22.69	S.F.	500	100	\$11,343	50	1994	2044				\$11,343	
VCT	\$10.40	S.F.	2,181	100	\$22,690	12	1994	2006	2015	3		\$22,690	
Ceiling Finishes	\$10.92	S.F.	4,181	100	\$45,655	13	1994	2007			\$45,655	\$45,655	100
Services	\$97.27	S.F.	4,181	100	\$406,668	22	1994	2014				\$406,668	
Plumbing	\$18.09	S.F.	4,181	100	\$75,643	30	1994	2024				\$75,643	
Plumbing Fixtures	\$14.39	S.F.	4,181	100	\$60,169	30	1994	2024				\$60,169	
Domestic Water Distribution	\$1.01	S.F.	4,181	100	\$4,240	30	1994	2024				\$4,240	
Sanitary Waste	\$1.58	S.F.	4,181	100	\$6,589	30	1994	2024				\$6,589	
Rain Water Drainage	\$1.11	S.F.	4,181	100	\$4,645	30	1994	2024				\$4,645	
HVAC	\$46.52	S.F.	4,181	100	\$194,487	20	1994	2014				\$194,487	
Terminal & Package Units	\$46.52	S.F.	4,181	100	\$194,487	20	1994	2014				\$194,487	
Electrical	\$32.66	S.F.	4,181	100	\$136,538	20	1994	2014				\$136,538	
Electrical Service/Distribution	\$3.13	S.F.	4,181	100	\$13,098	20	1994	2014				\$13,098	
Lighting and Branch Wiring	\$24.63	S.F.	4,181	100	\$102,965	20	1994	2014				\$102,965	
Communications and Security	\$4.90	S.F.	4,181	100	\$20,475	20	1994	2014				\$20,475	
Special Construction			0			0	0				\$9,746		
Special Construction			0			0	0				\$9,746		
ADA Compliance			0	0		0	0				\$9,746		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Phyllis E. Williams Elementary\1994 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Phyllis E. Williams Elementary\ **1994 Addition** (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint & Covering	System	Beyond Useful Life	Renew System	1	Ea.	\$65,741 \$20,573	\$34,251 \$10,719	\$99,993 \$31,292	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$8,744	\$4,556	\$13,300	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$30,016	\$15,638	\$45,655	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Failing	ADA Compliance	4,181	S.F.	\$6,408	\$3,338	\$9,746	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Facility Executive Summary**Facility:** \Elementary Schools\Pointer Ridge Elementary**Address:** 1110 Parkington Lane, Bowie, MD 20716**Attributes:**

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	23B
Original Building	Built in 1971, 54,435 S.F.
School Addition 1	Built in 1998, 7,543 S.F.
School Board District	5
School Grade	PreK-5th

General Information:

Function: Elementary School
Gross Area: 61,978 S.F.

Year Built:
Last Renovation:

Facility Description:

Pointer Ridge Elementary School is a one-story, 61,987 square foot facility located on a 10-acre site close to US Route 301 and MD Route 214 (Central Avenue) in Bowie, MD. The original building was constructed in 1971 and an addition was constructed in 1998, with no major renovations. In 2008 the interior paint and carpet was replaced.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and doors are wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap stalls are not available in all gang restrooms. Toilet configurations and accessories are inadequate, but accessible to the handicapped. Some handicap toilet stalls are not wide enough for wheel chairs. Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements. All the programs in the facility are accessible to the handicap or disabled person. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement or a crawl space.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill and is resting on open web steel joist roof framing. The exterior enclosure is brick veneer over CMU with glass-weld panels in courtyard. Exterior windows in the original building are aluminum sash with operable single-pane glazing. The exterior windows in the 1998 addition are aluminum sash with thermo-pane glazing. Fire exit windows are available in all classrooms. Most of the classrooms in the original building also have an exterior door. The exterior doors in the original building are hollow metal steel. The exterior doors in the 1998 addition are hollow metal steel doors. The original building has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 1994. It was noted in the 2008 Assessment that the roof has moss-like growth and standing water, which suggest inadequate slope. The roofing on the 1998 addition is typically pitched, built-up roof with gravel ballast.

C. INTERIORS

Interior partition walls typically include painted CMU, drywall (wings 1 and 2), and folding metal partitions (wings 3 and 4). Interior doors, including fire doors, in the original building are generally solid core wood doors with hollow metal frames. The interior doors, including fire doors with 20 minute fire ratings, in the 1998 addition are solid core wood doors with hollow metal frames. All interior doors were replaced in 2007. Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards. Toilet accessories such as metal toilet partitions are original. The facility does not have stair construction.

Interior wall finishes are typically painted CMU, drywalls (wings 1 and 2), and folding metal partitions (wings 3 and 4). The facility was repainted in 2008. Floor finishes throughout the building are typically vinyl composition tiles (VCT), carpet, and ceramic tiles. VAT and carpet was replaced with VCT in 2008. The overall ceiling finishes are typically suspended acoustical tiles in the original building and acoustical ceiling in the 1998 addition. Some restrooms and kitchen have drywall ceiling.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The toilets, including flush valves, in the restrooms were replaced throughout the building with low flow toilets. Other plumbing fixtures such as urinals and sinks are original. Piping is copper and galvanized supply, cast iron drainage. Piping is mostly original. Domestic hot water is provided by a gas fired water heater.

HVAC

Facility Executive Summary

Heating is provided by two original gas fired boilers. Distribution is by a two-pipe system to fan coil units, fin tube radiators, and air handling units. Cooling is provided by a mixture of split systems, roof mounted multi-zone and single zone cooling-only air handlers. The 1998 addition is heated and cooled by gas fired, roof mounted package units. Ventilation is through the fan coils and air handler in winter and from the roof mounted systems in summer.

Fire Protection

The building does not have a sprinkler system, except in the janitor's closet.

Electrical

A pad mounted transformer provides power. Lighting is primarily fluorescent lamps and solid ballasts.

Communications and Security

The fire detection system in the main building is original. The system in the 1998 addition includes smoke detectors and visual annunciators. Telephone and data systems are not located in dedicated closets and do not have adequate cooling. Security system consists of motion sensors and door contacts.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has adequate shelves and furniture, such as tables/chairs. The nurse's room has two beds. The school has a stage with lights and curtains that are original. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in cafeteria.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are three reserved handicap spaces out of total 60 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school is approximately 85% fenced (chain link fencing around the site). Automotive and pedestrian traffic are not adequately separated.

Current Repair Cost: \$10,170,940.94**Replacement Cost:** \$17,300,189.73**FCI:** 58.79%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Pointer Ridge Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1971

Gross Area: 54,435 S.F.

Last Renovation: 1998

Facility Description:

Current Repair Cost: \$10,016,141.65

Replacement Cost: \$15,350,255.14

FCI: 65.25%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Pointer Ridge Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$280.01	S.F.	54,435	100	\$15,242,221	37	1975	1981	2015		\$9,908,107	\$15,242,221	65
Substructure	\$14.98	S.F.	54,435	100	\$815,537	100	1971					\$815,537	
Foundations	\$14.98	S.F.	54,435	100	\$815,537	100	1971					\$815,537	
Standard Foundations	\$5.03	S.F.	54,435	0	\$274,054	100	1971					\$274,054	
Slab on Grade	\$9.95	S.F.	54,435	0	\$541,483	100	1971					\$541,483	
Shell	\$65.42	S.F.	54,435	100	\$3,561,042	59	1983	2001			\$250,871	\$3,561,042	7
Superstructure	\$20.37	S.F.	54,435	100	\$1,108,634	100	1971					\$1,108,634	
Roof Construction	\$20.37	S.F.	54,435	0	\$1,108,634	100	1971					\$1,108,634	
Exterior Enclosure	\$17.81	S.F.	54,435	100	\$969,538	70	1983	2001			\$250,871	\$969,538	26
Exterior Walls	\$10.25	S.F.	54,435	0	\$558,043	100	1971					\$558,043	
Exterior Windows	\$4.61	S.F.	54,435	100	\$250,871	30	1971	2001			\$250,871	\$250,871	100
Exterior Doors	\$2.95	S.F.	54,435	100	\$160,624	30	2007	2037				\$160,624	
Roofing	\$27.24	S.F.	54,435	100	\$1,482,870	20	1994	2014				\$1,482,870	
Roof Coverings	\$27.24	S.F.	54,435	100	\$1,482,870	20	1994	2014				\$1,482,870	
Interiors	\$41.31	S.F.	54,435	100	\$2,248,781	31	1988	1984	2015		\$913,482	\$2,248,781	41
Interior Construction	\$14.76	S.F.	54,435	100	\$803,222	64	1984	1991			\$235,968	\$803,222	29
Partitions	\$7.45	S.F.	54,435	100	\$405,803	100	1971					\$405,803	
Concrete Block Partitions - Regular Weight	\$10.15	S.F.	40,000	0	\$405,803	100	1971					\$405,803	
Interior Doors	\$2.97	S.F.	54,435	100	\$161,451	40	2007	2047				\$161,451	
Fittings	\$4.33	S.F.	54,435	100	\$235,968	20	1971	1991			\$235,968	\$235,968	100
Interior Finishes	\$26.56	S.F.	54,435	100	\$1,445,559	13	1992	1984	2015		\$677,514	\$1,445,559	47
Wall Finishes	\$6.28	S.F.	54,435	100	\$341,946	5	2008	2013				\$341,946	
Paint	\$6.28	S.F.	54,435	100	\$341,946	5	2008	2013				\$341,946	
Floor Finishes	\$11.10	S.F.	54,435	100	\$604,355	17	1997	1984	2015		\$178,256	\$604,355	29
Carpet	\$7.45	S.F.	32,458	100	\$241,906	5	2008	2013				\$241,906	
Ceramic Tile	\$19.06	S.F.	6,000	100	\$114,349	50	1971	2021				\$114,349	
VAT (Resilient Flooring)	\$22.34	S.F.	7,978	100	\$178,256	13	1971	1984			\$178,256	\$178,256	100
VCT	\$8.73	S.F.	8,000	100	\$69,844	12	1998	2010	2015	3		\$69,844	
Ceiling Finishes	\$9.17	S.F.	54,435	100	\$499,258	13	1971	1984			\$499,258	\$499,258	100
Services	\$121.70	S.F.	54,435	100	\$6,624,479	25	1971	1981			\$6,624,479	\$6,624,479	100
Plumbing	\$15.21	S.F.	54,435	100	\$827,956	30	1971	2001			\$827,956	\$827,956	100
Plumbing Fixtures	\$12.09	S.F.	54,435	100	\$658,225	30	1971	2001			\$658,225	\$658,225	100
Domestic Water Distribution	\$0.87	S.F.	54,435	100	\$47,194	30	1971	2001			\$47,194	\$47,194	100
Sanitary Waste	\$1.32	S.F.	54,435	100	\$72,032	30	1971	2001			\$72,032	\$72,032	100
Rain Water Drainage	\$0.93	S.F.	54,435	100	\$50,505	30	1971	2001			\$50,505	\$50,505	100
HVAC	\$72.99	S.F.	54,435	100	\$3,973,363	21	1971	1981			\$3,973,363	\$3,973,363	100
Heat Generating Systems	\$8.55	S.F.	54,435	100	\$465,311	30	1971	2001			\$465,311	\$465,311	100
Cooling Generating Systems	\$6.95	S.F.	54,435	100	\$378,376	30	1971	2001			\$378,376	\$378,376	100
Distribution Systems	\$15.83	S.F.	54,435	100	\$861,903	30	1971	2001			\$861,903	\$861,903	100
Terminal & Package Units	\$39.06	S.F.	54,435	100	\$2,126,192	15	1971	1986			\$2,126,192	\$2,126,192	100
Controls & Instrumentation	\$1.44	S.F.	54,435	100	\$78,656	20	1971	1991			\$78,656	\$78,656	100
Systems Testing & Balancing	\$1.16	S.F.	54,435	100	\$62,925	10	1971	1981			\$62,925	\$62,925	100
Fire Protection	\$5.93	S.F.	54,435	100	\$322,903	30	1971	2001			\$322,903	\$322,903	100
Sprinklers	\$5.93	S.F.	54,435	100	\$322,903	30	1971	2001			\$322,903	\$322,903	100
Electrical	\$27.56	S.F.	54,435	100	\$1,500,257	30	1971	1986			\$1,500,257	\$1,500,257	100
Electrical Service/Distribution	\$2.63	S.F.	54,435	100	\$143,236	30	1971	2001			\$143,236	\$143,236	100
Lighting and Branch Wiring	\$20.69	S.F.	54,435	100	\$1,126,021	30	1971	2001			\$1,126,021	\$1,126,021	100
Communications and Security	\$4.12	S.F.	54,435	100	\$224,376	30	1971	2001			\$224,376	\$224,376	100
Other Electrical Systems	\$0.12	S.F.	54,435	100	\$6,624	15	1971	1986			\$6,624	\$6,624	100
Equipment & Furnishings	\$32.78	S.F.	54,435	100	\$1,784,423	17	1971	1986			\$1,784,423	\$1,784,423	100
Equipment	\$32.78	S.F.	54,435	100	\$1,784,423	17	1971	1986			\$1,784,423	\$1,784,423	100
Institutional Equipment	\$2.86	S.F.	544,375	100	\$1,556,629	15	1971	1986			\$1,556,629	\$1,556,629	100
Other Equipment	\$4.18	S.F.	54,435	100	\$227,794	30	1971	2001			\$227,794	\$227,794	100
Food Service Equipment, EACH	\$227,793.68	SYSTE M	1	100	\$227,794	30	1971	2001			\$227,794	\$227,794	100
Special Construction			0			0	0				\$126,893		
Special Construction			0			0	0				\$126,893		
ADA Compliance			0	0		0	0				\$126,893		
Building Sitework	\$3.82	S.F.	54,435	100	\$207,959	30	1971	2001			\$207,959	\$207,959	100
Site Improvements	\$3.59	S.F.	54,435	100	\$195,252	30	1971	2001			\$195,252	\$195,252	100
Parking Lots	\$2,362.52	S.F.	60	100	\$141,751	30	1971	2001			\$141,751	\$141,751	100
Pedestrian Paving	\$35.67	L.F.	1,500	100	\$53,501	30	1971	2001			\$53,501	\$53,501	100
Site Mechanical Utilities	\$0.23	S.F.	54,435	100	\$12,707	30	1971	2001			\$12,707	\$12,707	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	54,435	100	\$5,796	30	1971	2001			\$5,796	\$5,796	100
Gas Service Piping	\$0.11	S.F.	54,435	100	\$5,796	30	1971	2001			\$5,796	\$5,796	100
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1971	2001			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Pointer Ridge Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Pointer Ridge Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,585,234 \$164,938	\$3,430,907 \$85,933	\$10,016,142 \$250,871	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in fair to poor condition, with water leaks.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$155,140	\$80,828	\$235,968	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are old, beyond useful life, and in fair condition. Metal toilet partitions are original, rusted, stained, and in poor condition. All of the old toilet accessories are beyond their useful life and need to be replaced.
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$328,243	\$171,015	\$499,258	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles in the original building are beyond useful life and in fair condition (stained and painted over).
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$93,196	\$48,555	\$141,751	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking lots are in fair to poor condition due to cracks, pot holes, and uneven surfaces.
	G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$35,175	\$18,326	\$53,501	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are old, beyond useful life, and in fair condition (with cracks and damaged edges).
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$432,758	\$225,467	\$658,225	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$31,028	\$16,166	\$47,194	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$33,205	\$17,300	\$50,505	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$47,358	\$24,674	\$72,032	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,397,891	\$728,301	\$2,126,192	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$305,925	\$159,387	\$465,311	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$248,768	\$129,608	\$378,376	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$566,668	\$295,234	\$861,903	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Facility Executive Summary

D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$51,713	\$26,943	\$78,656	Necessary- 2-5 Yrs	Deferred Maintenance
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$41,371	\$21,554	\$62,925	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$212,297	\$110,606	\$322,903	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$94,173	\$49,064	\$143,236	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$740,316	\$385,705	\$1,126,021	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$147,519	\$76,857	\$224,376	Necessary- 2-5 Yrs	Deferred Maintenance
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,355	\$2,269	\$6,624	Necessary- 2-5 Yrs	Deferred Maintenance
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,810	\$1,985	\$5,796	Necessary- 2-5 Yrs	Deferred Maintenance
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$1,023,425	\$533,204	\$1,556,629	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$149,766	\$78,028	\$227,794	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	54,435	S.F.	\$83,427	\$43,466	\$126,893	Does Not Meet Current Code/Standards	ADA / Accessibility
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$117,197	\$61,060	\$178,256	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Pointer Ridge Elementary\1998 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1998

Gross Area: 7,543 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$154,799.29

Replacement Cost: \$1,949,934.59

FCI: 7.94%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Pointer Ridge Elementary\1998 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.51	S.F.	7,543	100	\$1,949,938	39	1998	2003			\$154,799	\$1,949,938	8
Substructure	\$16.76	S.F.	7,543	100	\$126,432	100	1998					\$126,432	
Foundations	\$16.76	S.F.	7,543	100	\$126,432	100	1998					\$126,432	
Standard Foundations	\$5.63	S.F.	7,543	0	\$42,450	100	1998					\$42,450	
Slab on Grade	\$11.13	S.F.	7,543	0	\$83,982	100	1998					\$83,982	
Shell	\$73.45	S.F.	7,543	100	\$554,027	59	1998	2018				\$554,027	
Superstructure	\$22.78	S.F.	7,543	100	\$171,864	100	1998					\$171,864	
Roof Construction	\$22.78	S.F.	7,543	0	\$171,864	100	1998					\$171,864	
Exterior Enclosure	\$20.18	S.F.	7,543	100	\$152,246	71	1998	2028				\$152,246	
Exterior Walls	\$11.89	S.F.	7,543	0	\$89,718	100	1998					\$89,718	
Exterior Windows	\$5.02	S.F.	7,543	100	\$37,861	30	1998	2028				\$37,861	
Exterior Doors	\$3.27	S.F.	7,543	100	\$24,667	30	1998	2028				\$24,667	
Roofing	\$30.48	S.F.	7,543	100	\$229,917	20	1998	2018				\$229,917	
Roof Coverings	\$30.48	S.F.	7,543	100	\$229,917	20	1998	2018				\$229,917	
Interiors	\$46.60	S.F.	7,543	100	\$351,531	23	1998	2003			\$126,661	\$351,531	36
Interior Construction	\$19.55	S.F.	7,543	100	\$147,428	35	1998	2018				\$147,428	
Partitions	\$11.36	S.F.	7,543	100	\$85,703	40	1998	2038				\$85,703	
Interior Doors	\$3.33	S.F.	7,543	100	\$25,126	40	1998	2038				\$25,126	
Fittings	\$4.85	S.F.	7,543	100	\$36,599	20	1998	2018				\$36,599	
Interior Finishes	\$27.06	S.F.	7,543	100	\$204,103	14	1998	2003			\$126,661	\$204,103	62
Wall Finishes	\$7.03	S.F.	7,543	100	\$53,005	5	1998	2003			\$53,005	\$53,005	100
Paint	\$7.03	S.F.	7,543	100	\$53,005	5	1998	2003			\$53,005	\$53,005	100
Floor Finishes	\$9.76	S.F.	7,543	100	\$73,656	10	1998	2008			\$73,656	\$73,656	100
VCT	\$9.76	S.F.	7,543	100	\$73,656	10	1998	2008			\$73,656	\$73,656	100
Ceiling Finishes	\$10.27	S.F.	7,543	100	\$77,442	25	1998	2023				\$77,442	
Services	\$118.39	S.F.	7,543	100	\$893,052	24	1998	2008			\$10,555	\$893,052	1
Plumbing	\$16.66	S.F.	7,543	100	\$125,629	30	1998	2028				\$125,629	
Plumbing Fixtures	\$13.19	S.F.	7,543	100	\$99,470	30	1998	2028				\$99,470	
Domestic Water Distribution	\$0.96	S.F.	7,543	100	\$7,228	30	1998	2028				\$7,228	
Sanitary Waste	\$1.48	S.F.	7,543	100	\$11,129	30	1998	2028				\$11,129	
Rain Water Drainage	\$1.03	S.F.	7,543	100	\$7,802	30	1998	2028				\$7,802	
HVAC	\$64.44	S.F.	7,543	100	\$486,107	19	1998	2008			\$10,555	\$486,107	2
Distribution Systems	\$17.72	S.F.	7,543	100	\$133,659	30	1998	2028				\$133,659	
Terminal & Package Units	\$43.70	S.F.	7,543	100	\$329,617	15	1998	2013				\$329,617	
Controls & Instrumentation	\$1.63	S.F.	7,543	100	\$12,276	20	1998	2018				\$12,276	
Systems Testing & Balancing	\$1.40	S.F.	7,543	100	\$10,555	10	1998	2008			\$10,555	\$10,555	100
Fire Protection	\$6.63	S.F.	7,543	100	\$50,022	30	1998	2028				\$50,022	
Sprinklers	\$6.63	S.F.	7,543	100	\$50,022	30	1998	2028				\$50,022	
Electrical	\$30.66	S.F.	7,543	100	\$231,294	30	1998	2028				\$231,294	
Electrical Service/Distribution	\$2.94	S.F.	7,543	100	\$22,143	30	1998	2028				\$22,143	
Lighting and Branch Wiring	\$23.13	S.F.	7,543	100	\$174,503	30	1998	2028				\$174,503	
Communications and Security	\$4.59	S.F.	7,543	100	\$34,648	30	1998	2028				\$34,648	
Equipment & Furnishings	\$3.19	S.F.	7,543	100	\$24,093	15	1998	2013				\$24,093	
Equipment	\$3.19	S.F.	7,543	100	\$24,093	15	1998	2013				\$24,093	
Institutional	\$3.19	S.F.	7,543	100	\$24,093	15	1998	2013				\$24,093	
Special Construction			0			0	0				\$17,583		
Special Construction			0			0	0				\$17,583		
ADA Compliance			0	0		0	0				\$17,583		
Building Sitework	\$0.11	S.F.	7,543	100	\$803	30	1998	2028				\$803	
Site Mechanical Utilities	\$0.11	S.F.	7,543	100	\$803	30	1998	2028				\$803	
Fuel Distribution	\$0.11	S.F.	7,543	100	\$803	30	1998	2028				\$803	
Gas Service Piping	\$0.11	S.F.	7,543	100	\$803	30	1998	2028				\$803	

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Pointer Ridge Elementary\1998 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Pointer Ridge Elementary\1998 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$101,775 \$34,849	\$53,025 \$18,156	\$154,799 \$53,005	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$48,426	\$25,230	\$73,656	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$6,940	\$3,616	\$10,555	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	7,543	S.F.	\$11,560	\$6,023	\$17,583	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Potomac Landing Elementary

Address: 12500 Fort Washington Road, Fort Washington, MD 20744

Attributes:

School Area	2
Congressional	5
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1977, 56,300 S.F.
School Addition 1	Built in 1989, 4,296 S.F.
School Board District	9
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	60,596 S.F.

Year Built:
Last Renovation:

Facility Description:

Potomac Landing Elementary School is a one-story, 60,596 square foot facility located on a 10-acre site close to Route 210 (Indian Head Highway) in Fort Washington, MD. The original building was constructed in 1977 and an addition was constructed in 1989 (Four Modulares), with no major renovations. In 2009 the interior of the facility was repainted.

ACCESSIBILITY ISSUES

The building has some ADA compliant features, including curb cuts and ramps. Interior door hardware, restrooms, and fire detection systems are not ADA compliant. Further study by an ADA Specialist is required to ensure compliance with both Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is steel joist frame with metal pan and lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are generally steel sash with operable single-pane glazing. Windows in the 1989 addition are aluminum sash with double-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Roofing is typically very low-slope with asphalt composition roofing which was replaced in 2006.

C. INTERIORS

Interior partition wall types typically include painted CMU in the original building and laminated gypsum board in the 1989 addition; corridor walls are FRP material. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving and toilet partitions. There are a few steps to the boiler room that include concrete risers and treads and concrete finishes with steel non-slip inserts. The interior wall finishes are typically painted CMU and generally. Interior paint was redone in 2009. Floor finishes in common areas is typically vinyl composition tile. Floor finishes in assignable spaces is typically ceramic tile and carpet. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building has standpipe and sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers that supply air handlers, fan coil units, and fin tube radiators. Cooling is provided a centrifugal water cooled chiller that has been upgraded and converted to R-134A and a new cooling tower. Distribution is a four-pipe system to multi-zone air handlers. Fresh air is supplied by air handlers. Ductwork is rectangular metal duct with rigid insulation. Controls are primarily pneumatic. The system is not centrally monitored or controlled. Individual heat pumps supply heating and cooling in the modular classroom section.

Electrical

A pad mounted transformer provides service to a main disconnect. Most of the distribution system is original. Lighting is recessed fluorescent fixtures with fluorescent lamps and hard ballasts. Exit signs are properly placed and illuminated.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are combined in a single closet but do not have independent cooling system. The security system consists of motion sensors.

Other Electrical Systems

The building has a small propane fueled emergency generator that, in the 2008 Assessment, was deemed inoperative.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where two out of 54 are handicap spaces and paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, and electrical. The school has a 10,000 gallon underground fuel oil tank replaced in 1994.

Current Repair Cost: \$10,319,473.97**Replacement Cost:** \$15,243,491.42**FCI:** 67.70%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Potomac Landing Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1977

Gross Area: 56,300 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,868,138.68

Replacement Cost: \$14,518,258.78

FCI: 67.97%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Potomac Landing Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$257.87	S.F.	56,300	100	\$14,518,258	41	1979	1982			\$9,868,137	\$14,518,258	68
Substructure	\$15.56	S.F.	56,300	100	\$876,018	100	1977					\$876,018	
Foundations	\$15.56	S.F.	56,300	100	\$876,018	100	1977					\$876,018	
Standard Foundations	\$5.14	S.F.	56,300	0	\$289,437	100	1977					\$289,437	
Slab on Grade	\$10.42	S.F.	56,300	0	\$586,581	100	1977					\$586,581	
Shell	\$55.56	S.F.	56,300	100	\$3,128,148	68	1982	2007			\$445,288	\$3,128,148	14
Superstructure	\$21.34	S.F.	56,300	100	\$1,201,421	100	1977	2077				\$1,201,421	
Floor Construction			56,300	0		100	1977	2077					
Roof Construction	\$21.34	S.F.	56,300	0	\$1,201,421	100	1977					\$1,201,421	
Exterior Enclosure	\$19.06	S.F.	56,300	100	\$1,072,973	71	1977	2007			\$445,288	\$1,072,973	42
Exterior Walls	\$11.15	S.F.	56,300	0	\$627,685	100	1977					\$627,685	
Exterior Windows	\$4.81	S.F.	56,300	100	\$270,598	30	1977	2007			\$270,598	\$270,598	100
Exterior Doors	\$3.10	S.F.	56,300	100	\$174,690	30	1977	2007			\$174,690	\$174,690	100
Roofing	\$15.16	S.F.	56,300	100	\$853,754	20	2006	2026				\$853,754	
Roof Coverings	\$15.16	S.F.	56,300	100	\$853,754	20	2006	2026				\$853,754	
Interiors	\$45.76	S.F.	56,300	100	\$2,576,479	33	1983	1982			\$1,229,660	\$2,576,479	48
Interior Construction	\$17.99	S.F.	56,300	100	\$1,012,816	63	1977	1997			\$255,184	\$1,012,816	25
Partitions	\$10.31	S.F.	56,300	100	\$580,373	89	1977	2027				\$580,373	
Concrete Block Partitions - Regular Weight	\$10.68	S.F.	42,225	0	\$450,854	100	1977					\$450,854	
Drywall Partitions/Metal Stud Framing	\$9.20	S.F.	14,075	100	\$129,519	50	1977	2027				\$129,519	
Interior Doors	\$3.15	S.F.	56,300	100	\$177,259	40	1977	2017				\$177,259	
Fittings	\$4.53	S.F.	56,300	100	\$255,184	20	1977	1997			\$255,184	\$255,184	100
Interior Finishes	\$27.77	S.F.	56,300	100	\$1,563,663	14	1989	1982			\$974,476	\$1,563,663	62
Wall Finishes	\$6.59	S.F.	56,300	100	\$370,788	5	2009	2012				\$370,788	
Paint	\$6.59	S.F.	56,300	100	\$370,788	5	2009	2014				\$370,788	
Tile	\$15.58	S.F.	0	100		35	1977	2012			\$0		
Floor Finishes	\$10.95	S.F.	56,300	100	\$616,262	16	1980	1982			\$476,576	\$616,262	77
Carpet	\$7.83	S.F.	1,689	100	\$13,230	5	1977	1982			\$13,230	\$13,230	100
Ceramic Tile	\$20.02	S.F.	4,504	100	\$90,154	50	1977	2027			\$2,019	\$90,154	2
Classroom VCT	\$9.16	S.F.	39,410	100	\$360,855	10	1977	1987			\$360,855	\$360,855	100
Concrete	\$3.76	S.F.	1,689	100	\$6,345	10	1977	1987			\$6,345	\$6,345	100
Corridor VCT	\$9.16	S.F.	5,630	100	\$51,551	10	2006	2016				\$51,551	
Gym Rubber Flooring	\$27.86	S.F.	3,378	100	\$94,127	13	1977	1990			\$94,127	\$94,127	100
Ceiling Finishes	\$10.24	S.F.	56,300	100	\$576,613	18	1977	1990			\$497,900	\$576,613	86
Plaster Ceilings	\$17.48	S.F.	4,504	100	\$78,713	50	1977	2027				\$78,713	
Acoustical Ceilings	\$9.61	S.F.	51,796	100	\$497,900	13	1977	1990			\$497,900	\$497,900	100
Services	\$127.70	S.F.	56,300	100	\$7,189,687	26	1977	1987			\$7,422,058	\$7,189,687	103
Plumbing	\$15.91	S.F.	56,300	100	\$895,713	30	1977	2007			\$895,713	\$895,713	100
Plumbing Fixtures	\$12.69	S.F.	56,300	100	\$714,173	30	1977	2007			\$714,173	\$714,173	100
Domestic Water Distribution	\$0.88	S.F.	56,300	100	\$49,667	30	1977	2007			\$49,667	\$49,667	100
Sanitary Waste	\$1.38	S.F.	56,300	100	\$77,925	30	1977	2007			\$77,925	\$77,925	100
Rain Water Drainage	\$0.96	S.F.	56,300	100	\$53,948	30	1977	2007			\$53,948	\$53,948	100
HVAC	\$76.64	S.F.	56,300	100	\$4,315,012	24	1977	1987			\$4,547,383	\$4,315,012	105
Heat Generating Systems	\$9.08	S.F.	56,300	100	\$511,225	30	1977	2007			\$739,908	\$511,225	145
Cooling Generating Systems	\$7.29	S.F.	56,300	100	\$410,179	30	1977	2007			\$410,179	\$410,179	100
Distribution Systems	\$16.61	S.F.	56,300	100	\$935,105	30	1977	2007			\$935,105	\$935,105	100
Terminal & Package Units	\$40.96	S.F.	56,300	100	\$2,306,078	20	1977	1997			\$2,309,766	\$2,306,078	100
Controls & Instrumentation	\$1.52	S.F.	56,300	100	\$85,632	20	1977	1997			\$85,632	\$85,632	100
Systems Testing & Balancing	\$1.19	S.F.	56,300	100	\$66,793	10	1977	1987			\$66,793	\$66,793	100
Fire Protection	\$6.24	S.F.	56,300	100	\$351,092	30	1977	2007			\$351,092	\$351,092	100
Sprinklers	\$6.24	S.F.	56,300	100	\$351,092	30	1977	2007			\$351,092	\$351,092	100
Electrical	\$28.91	S.F.	56,300	100	\$1,627,870	30	1977	1992			\$1,627,870	\$1,627,870	100
Electrical Service/Distribution	\$2.77	S.F.	56,300	100	\$155,851	30	1977	2007			\$155,851	\$155,851	100
Lighting and Branch Wiring	\$21.70	S.F.	56,300	100	\$1,221,973	30	1977	2007			\$1,221,973	\$1,221,973	100
Communications and Security	\$4.30	S.F.	56,300	100	\$242,339	30	1977	2007			\$242,339	\$242,339	100
Other Electrical Systems	\$0.14	S.F.	56,300	100	\$7,707	15	1977	1992			\$7,707	\$7,707	100
Equipment & Furnishings	\$7.24	S.F.	56,300	100	\$407,617	24	1977	1992			\$407,617	\$407,617	100
Equipment	\$7.24	S.F.	56,300	100	\$407,617	24	1977	1992			\$407,617	\$407,617	100
Institutional Equipment	\$3.00	S.F.	56,300	100	\$168,696	15	1977	1992			\$168,696	\$168,696	100
Other Equipment	\$4.24	S.F.	56,300	100	\$238,921	30	1977	2007			\$238,921	\$238,921	100
Food Service Equipment, EACH	\$238,920.86	SYS	1	100	\$238,921	30	1977	2007			\$238,921	\$238,921	100
Special Construction			0			0	0				\$131,240		
Special Construction			0			0	0				\$131,240		
ADA Compliance			0	0		0	0				\$131,240		
Building Sitework	\$6.04	S.F.	56,300	100	\$340,309	30	1977	2007			\$232,274	\$340,309	68

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$3.84	S.F.	56,300	100	\$216,424	30	1977	2007			\$216,424	\$216,424	100
Parking Lots	\$2,477.92	Each	54	100	\$133,808	30	1977	2007			\$133,808	\$133,808	100
Pedestrian Paving	\$37.42	L.F.	2,208	100	\$82,616	30	1977	2007			\$82,616	\$82,616	100
Site Mechanical Utilities	\$2.20	S.F.	56,300	100	\$123,885	30	1977	2007			\$15,850	\$123,885	13
Fuel Distribution	\$108,035.11	SYSTEM	1	100	\$108,035	30	1994	2024				\$108,035	
NG Supply	\$0.14	S.F.	65,300	100	\$8,939	30	1977	2007			\$8,939	\$8,939	100
Propane System	\$6,911.42	SYSTEM	1	100	\$6,911	30	1977	2007			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Potomac Landing Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,868,139		\$393,369		\$58,021	\$220,829		\$456,022			\$601,031
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$445,288										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$445,288										
Exterior Walls											
Exterior Windows	\$270,598										
Exterior Doors	\$174,690										
Roofing											
Roof Coverings											
Interiors	\$1,229,661		\$393,369		\$58,021	\$220,829		\$456,022			\$511,266
Interior Construction	\$255,184					\$205,492					
Partitions											
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											
Interior Doors						\$205,492					
Fittings	\$255,184										
Interior Finishes	\$974,476		\$393,369		\$58,021	\$15,337		\$456,022			\$511,266
Wall Finishes			\$393,369					\$456,022			
Paint			\$393,369					\$456,022			
Tile											
Floor Finishes	\$476,576				\$58,021	\$15,337					\$511,266
Carpets	\$13,230					\$15,337					\$17,780
Ceramic Tile	\$2,019										
Classroom VCT	\$360,855										\$484,958
Concrete	\$6,345										\$8,528
Corridor VCT					\$58,021						
Gym Rubber Flooring	\$94,127										
Ceiling Finishes	\$497,900										
Plaster Ceilings											
Acoustical Ceilings	\$497,900										
Services	\$7,422,060										\$89,764
Plumbing						\$895,714					
Plumbing Fixtures	\$714,173										
Domestic Water Distribution	\$49,667										
Sanitary Waste	\$77,925										
Rain Water Drainage	\$53,948										
HVAC	\$4,547,383										\$89,764
Heat Generating Systems	\$739,908										
Cooling Generating Systems	\$410,179										
Distribution Systems	\$935,105										
Terminal & Package Units	\$2,309,766										
Controls & Instrumentation	\$85,632										
Systems Testing & Balancing	\$66,793										\$89,764
Fire Protection	\$351,092										
Sprinklers	\$351,092										
Electrical	\$1,627,870										
Electrical Service/Distribution	\$155,851										
Lighting and Branch Wiring	\$1,221,973										
Communications and Security	\$242,339										
Other Electrical Systems	\$7,707										
Equipment & Furnishings	\$407,616										
Equipment	\$407,616										
Institutional Equipment	\$168,696										
Other Equipment	\$238,921										
Food Service Equipment, EACH	\$238,921										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

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Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Potomac Landing Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,487,928 \$177,908	\$3,380,211 \$92,690	\$9,868,139 \$270,598	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are generally in poor condition. Windows to the media center leak during rainfall.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$114,852	\$59,838	\$174,690	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are generally old with paint peeling off, and some of them do not seal properly when closed.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$167,774	\$87,410	\$255,184	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$8,698	\$4,532	\$13,230	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is worn out and needs to be replaced.
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$4,172	\$2,174	\$6,345	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Gym Rubber Flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$61,885	\$32,242	\$94,127	Necess ary- 2-5 Yrs	Deferred Maintena nce	Gym rubber flooring is beyond its useful life, but in fair condition.
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$327,351	\$170,550	\$497,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	Roof and pipe leaks have damage the acoustical ceilings.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$469,542	\$244,631	\$714,173	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$32,654	\$17,013	\$49,667	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$35,469	\$18,479	\$53,948	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$51,233	\$26,692	\$77,925	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,516,159	\$789,919	\$2,306,078	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020		Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$336,111	\$175,114	\$511,225	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3030		Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$269,677	\$140,502	\$410,179	Necess ary- 2-5 Yrs	Deferred Maintena nce	The chiller was rebuilt and converted to R-1341. Location in a fired boiler room presents a code and safety issue. Recommend relocation as part of replacement project.
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$614,796	\$320,309	\$935,105	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$56,300	\$29,332	\$85,632	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$43,914	\$22,879	\$66,793	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$230,830	\$120,262	\$351,092	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$102,466	\$53,385	\$155,851	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$803,401	\$418,572	\$1,221,973	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$159,329	\$83,010	\$242,339	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,067	\$2,640	\$7,707	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$87,974	\$45,834	\$133,808	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$54,317	\$28,299	\$82,616	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is generally cracked.
C3020410	Classroom VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$237,248	\$123,606	\$360,855	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT is generally damaged and worn out due to old age.
C3020410	Ceramic Tile	Ceramic Tile	Damaged	Replace ceramic tile	100	S.F.	\$1,327	\$692	\$2,019	Recom mended -3-10 Yrs	Appearan ce	Ceramic tile in the kitchen is damaged. The tiles have buckled up and further investigation is necessary to determine the extent of the damage.
G3060	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$5,877	\$3,062	\$8,939	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	Propane System	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necess ary- 2-5 Yrs	Functiona l Adequacy	Server closet lacks independant cooling.
D3020	Heat Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades- Refrigerant Equip in Blr Room	1	SYST EM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/St andards	Complian ce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$110,911	\$57,785	\$168,696	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,081	\$81,839	\$238,921	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	56,300	S.F.	\$86,285	\$44,955	\$131,240	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$0	\$0	\$0	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Potomac Landing Elementary\Modular Classroom

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1989

Gross Area: 4,296 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$451,335.29

Replacement Cost: \$725,232.63

FCI: 62.23%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Potomac Landing Elementary\Modular Classroom (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$168.82	S.F.	4,296	100	\$725,233	47	1989	1994	2004		\$451,335	\$725,233	62
Shell	\$84.80	S.F.	4,296	100	\$364,283	80	1989	2009	2004		\$80,371	\$364,283	22
Superstructure	\$11.27	S.F.	4,296	100	\$48,419	100	1989					\$48,419	
Floor Construction	\$8.43	S.F.	4,296	100	\$36,200	100	1989					\$36,200	
Roof Construction	\$2.84	S.F.	4,296	100	\$12,219	100	1989					\$12,219	
Exterior Enclosure	\$65.51	S.F.	4,296	100	\$281,429	85	1989	2019	2004		\$45,936	\$281,429	16
Exterior Walls	\$51.04	S.F.	4,296	100	\$219,288	100	1989					\$219,288	
Exterior Windows	\$10.69	S.F.	4,296	100	\$45,936	30	1989	2019	2004		\$45,936	\$45,936	100
Exterior Doors	\$3.77	S.F.	4,296	100	\$16,205	30	1989	2019				\$16,205	
Roofing	\$8.02	S.F.	4,296	100	\$34,435	20	1989	2009			\$34,435	\$34,435	100
Roof Coverings	\$8.02	S.F.	4,296	100	\$34,435	20	1989	2009			\$34,435	\$34,435	100
Interiors	\$21.32	S.F.	4,296	100	\$91,610	9	1989	1994			\$91,610	\$91,610	100
Interior Finishes	\$21.32	S.F.	4,296	100	\$91,610	9	1989	1994			\$91,610	\$91,610	100
Wall Finishes	\$8.06	S.F.	4,296	100	\$34,631	5	1989	1994			\$34,631	\$34,631	100
Floor Finishes	\$3.76	S.F.	4,296	100	\$16,140	10	1989	1999			\$16,140	\$16,140	100
Ceiling Finishes	\$9.51	S.F.	4,296	100	\$40,839	13	1989	2002			\$40,839	\$40,839	100
Services	\$62.70	S.F.	4,296	100	\$269,340	16	1989	1999			\$269,340	\$269,340	100
HVAC	\$33.75	S.F.	4,296	100	\$144,994	15	1989	2004			\$144,994	\$144,994	100
Distribution Systems	\$2.46	S.F.	4,296	100	\$10,585	20	1989	2009			\$10,585	\$10,585	100
Terminal & Package Units	\$31.29	S.F.	4,296	100	\$134,409	15	1989	2004			\$134,409	\$134,409	100
Electrical	\$28.94	S.F.	4,296	100	\$124,346	16	1989	1999			\$124,346	\$124,346	100
Electrical Service/Distribution	\$3.65	S.F.	4,296	100	\$15,682	20	1989	2009			\$15,682	\$15,682	100
Lighting and Branch Wiring	\$13.60	S.F.	4,296	100	\$58,416	20	1989	2009			\$58,416	\$58,416	100
Communications and Security	\$11.70	S.F.	4,296	100	\$50,248	10	1989	1999			\$50,248	\$50,248	100
Special Construction			0			0	0				\$10,014		
Special Construction			0			0	0				\$10,014		
ADA Compliance			0	0		0	0				\$10,014		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Potomac Landing Elementary\Modular Classroom (continued)

Renewal Schedule:[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Potomac Landing Elementary\Modular Classroom (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$296,736 \$30,201	\$154,599 \$15,735	\$451,335 \$45,936	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010	Wall Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$22,769	\$11,863	\$34,631	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020	Floor Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$10,611	\$5,528	\$16,140	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$26,850	\$13,989	\$40,839	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$88,369	\$46,040	\$134,409	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$33,036	\$17,212	\$50,248	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	4,296	S.F.	\$6,584	\$3,430	\$10,014	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
	B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$22,640	\$11,795	\$34,435	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$6,960	\$3,626	\$10,585	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$10,310	\$5,372	\$15,682	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$38,406	\$20,010	\$58,416	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Princeton Elementary**Address:** 6101 Baxter Drive, Suitland, MD 20746**Attributes:**

School Area	1
Congressional	4
County Council	9
Historical Building	No
Legislative	25
Original Building	Built in 1960, 19,398 S.F.
School Addition 1	Built in 1963, 11,986 S.F.
School Addition 2	Built in 1971, 3,443 S.F.
School Addition 3	Built in 1997, 6,510 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 41,337 S.F.

Year Built:
Last Renovation:

Facility Description:

Princeton Elementary School is a one-story, 41,337 square foot facility located on a 12.1-acre site close to the Allentown Road and MD Route 5 (Branch Avenue) in Suitland, MD. The original building was constructed in 1960 and multiple additions were constructed in 1963, 1971, and 1997, with no major renovation. In 2008 food service equipment was installed/replaced. In 2010 some interior painting was performed in the facility.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements, with exception of the 1997 addition, which has handicap accessible restrooms and toilet stalls. Path to main entrance has stairs, but no ramp. There are stairs, but no ramp to the multi-purpose room, which is on a lower level than the main hallway. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, but does have a crawl space of CMU construction.

B. SHELL

The superstructure is load bearing masonry walls and open web steel joist roof framing. Floor construction is cast-in-place concrete. Roof construction is Tectum panels. The exterior enclosure is comprised of walls of brick veneer over CMU and painted aluminum storefront panels with glazing. Exterior windows are steel sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof. Noted in the 2008 Assessment, roof slope allowed for standing water on the roof. Roof replacement over the pre-kindergarten side of school was replaced in 2007.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block wainscot in the corridors, restrooms and kitchen, and drywall. Interior doors are generally hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel risers and treads with tile and concrete finishes. The interior wall finishes are typically painted CMU, plaster and wood paneling. Floor finishes in common areas is typically vinyl composition tile and ceramic tile. Floor finishes in assignable spaces is typically vinyl tile and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 27,800 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical tiles. Ceiling finishes in assignable areas are typically suspended acoustical tiles, two-foot wide strip suspended acoustical panels, and plaster.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are mostly original. Sinks, faucets, urinals, toilets, and other plumbing fixtures were not updated. Most of the water fountains are original. Domestic water distribution is a mixture of copper and galvanized. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater located in the boiler room.

HVAC

Heating is provided by two gas/oil fired Boilers, which were installed in 2000. Cooling is supplied by window units in the original building, and roof top units in the small addition. The heating/cooling distribution system is ductwork and a 2-pipe system using radiators and unit ventilators. The distribution system is original. Fresh air is supplied by infiltration. Controls and instrumentation are pneumatic and not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building does not have fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors. The system is activated by pull stations and is centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are adequately secured and cooled. The building does not include an internal security system.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and two kitchen grease traps. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there is one out of 41 is handicap space with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic, and there is no lighting in the back of the school. The school has an 8,000 gallon fuel oil tank replaced in 1989.

Current Repair Cost: \$6,554,597.83**Replacement Cost:** \$11,618,814.43**FCI:** 56.41%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Princeton Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1960

Gross Area: 34,827 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$6,435,802.46

Replacement Cost: \$9,821,655.45

FCI: 65.53%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Princeton Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$278.91	S.F.	34,827	100	\$9,713,618	39	1964	1965	2009		\$6,435,800	\$9,713,618	66
Substructure	\$13.42	S.F.	34,827	100	\$467,212	100	1960					\$467,212	
Foundations	\$13.42	S.F.	34,827	100	\$467,212	100	1960					\$467,212	
Standard Foundations	\$3.83	S.F.	34,827	0	\$133,489	100	1960					\$133,489	
Slab on Grade	\$9.58	S.F.	34,827	0	\$333,723	100	1960					\$333,723	
Shell	\$62.71	S.F.	34,827	100	\$2,184,031	59	1969	1990			\$230,958	\$2,184,031	11
Superstructure	\$19.61	S.F.	34,827	100	\$682,807	100	1960					\$682,807	
Roof Construction	\$19.61	S.F.	34,827	0	\$682,807	100	1960					\$682,807	
Exterior Enclosure	\$16.87	S.F.	34,827	100	\$587,459	72	1960	1990			\$230,958	\$587,459	39
Exterior Walls	\$10.24	S.F.	34,827	0	\$356,501	100	1960					\$356,501	
Exterior Windows	\$3.80	S.F.	34,827	100	\$132,430	30	1960	1990			\$132,430	\$132,430	100
Exterior Doors	\$2.83	S.F.	34,827	100	\$98,528	30	1960	1990			\$98,528	\$98,528	100
Roofing	\$26.24	S.F.	34,827	100	\$913,765	20	2007	2027				\$913,765	
Roof Coverings	\$26.24	S.F.	34,827	100	\$913,765	20	2007	2027				\$913,765	
Interiors	\$72.26	S.F.	34,827	100	\$2,516,625	36	1960	1965	2009		\$2,185,494	\$2,516,625	87
Interior Construction	\$16.97	S.F.	34,827	100	\$591,061	69	1960	1980			\$259,930	\$591,061	44
Partitions	\$9.93	S.F.	34,827	100	\$345,801	98	1960	2010			\$14,670	\$345,801	4
Concrete Block Partitions - Regular Weight	\$10.01	S.F.	33,086	0	\$331,131	100	1960	2060				\$331,131	
Drywall Partitions/Metal Stud Framing	\$8.43	S.F.	1,741	100	\$14,670	50	1960	2010			\$14,670	\$14,670	100
Interior Doors	\$2.86	S.F.	34,827	100	\$99,587	40	1960	2000			\$99,587	\$99,587	100
Fittings	\$4.18	S.F.	34,827	100	\$145,673	20	1960	1980			\$145,673	\$145,673	100
Stairs	\$1.02	S.F.	34,827	100	\$35,491	50	1960	2010	2009		\$35,491	\$35,491	100
Stair Construction	\$1.02	S.F.	34,827	100	\$35,491	50	1960	2010	2009		\$35,491	\$35,491	100
Stairs	\$1.02	S.F.	34,827	100	\$35,491	50	1960	2010	2009		\$35,491	\$35,491	100
Interior Finishes	\$54.27	S.F.	34,827	100	\$1,890,073	25	1960	1965			\$1,890,073	\$1,890,073	100
Wall Finishes	\$7.15	S.F.	34,827	100	\$248,854	15	1960	1965			\$248,854	\$248,854	100
Glazed Wainscot	\$9.49	S.F.	6,965	100	\$66,105	35	1960	1995			\$66,105	\$66,105	100
Paint	\$6.05	S.F.	26,469	100	\$160,232	5	1960	1965			\$160,232	\$160,232	100
Tile	\$14.30	S.F.	697	100	\$9,965	35	1960	1995			\$9,965	\$9,965	100
Wood	\$18.01	S.F.	697	100	\$12,552	30	1960	1990			\$12,552	\$12,552	100
Floor Finishes	\$37.37	S.F.	34,827	100	\$1,301,518	29	1960	1965			\$1,301,518	\$1,301,518	100
Carpet	\$7.16	S.F.	34,827	100	\$249,497	5	1960	1965			\$249,497	\$249,497	100
Ceramic Tile	\$18.34	S.F.	34,827	100	\$638,841	50	1960	2010			\$638,841	\$638,841	100
Concrete	\$3.45	S.F.	34,827	100	\$120,246	10	1960	1970			\$120,246	\$120,246	100
VCT	\$8.41	S.F.	34,827	100	\$292,934	12	1960	1972			\$292,934	\$292,934	100
Ceiling Finishes	\$9.75	S.F.	34,827	100	\$339,701	17	1960	1973			\$339,701	\$339,701	100
Plaster Ceilings	\$12.49	S.F.	1,045	100	\$13,049	50	1960	2010			\$13,049	\$13,049	100
Drywall Ceilings	\$9.92	S.F.	1,045	100	\$10,363	13	1960	1973			\$10,363	\$10,363	100
Metal Pan Tile	\$14.15	S.F.	3,134	100	\$44,331	30	1960	1990			\$44,331	\$44,331	100
Acoustical Ceilings	\$9.19	S.F.	29,603	100	\$271,958	13	1960	1973			\$271,958	\$271,958	100
Services	\$117.01	S.F.	34,827	100	\$4,075,125	25	1966	1970			\$3,467,538	\$4,075,125	85
Plumbing	\$14.63	S.F.	34,827	100	\$509,589	30	1960	1990			\$509,589	\$509,589	100
Plumbing Fixtures	\$11.64	S.F.	34,827	100	\$405,235	30	1960	1990			\$405,235	\$405,235	100
Domestic Water Distribution	\$0.82	S.F.	34,827	100	\$28,605	30	1960	1990			\$28,605	\$28,605	100
Sanitary Waste	\$1.28	S.F.	34,827	100	\$44,496	30	1960	1990			\$44,496	\$44,496	100
Rain Water Drainage	\$0.90	S.F.	34,827	100	\$31,253	30	1960	1990			\$31,253	\$31,253	100
HVAC	\$70.29	S.F.	34,827	100	\$2,447,829	21	1967	1970			\$1,928,175	\$2,447,829	79
Heat Generating Systems	\$8.23	S.F.	34,827	100	\$286,578	30	2000	2030				\$286,578	
Cooling Generating Systems	\$6.69	S.F.	34,827	100	\$233,076	30	1960	1990				\$233,076	
Distribution Systems	\$15.26	S.F.	34,827	100	\$531,308	30	1960	1990			\$531,308	\$531,308	100
Terminal & Package Units	\$37.61	S.F.	34,827	100	\$1,309,994	15	1960	1975			\$1,309,994	\$1,309,994	100
Controls & Instrumentation	\$1.38	S.F.	34,827	100	\$48,204	20	1960	1980			\$48,204	\$48,204	100
Systems Testing & Balancing	\$1.11	S.F.	34,827	100	\$38,669	10	1960	1970			\$38,669	\$38,669	100
Fire Protection	\$5.70	S.F.	34,827	100	\$198,645	30	1960	1990			\$198,645	\$198,645	100
Sprinklers	\$5.70	S.F.	34,827	100	\$198,645	30	1960	1990			\$198,645	\$198,645	100
Electrical	\$26.39	S.F.	34,827	100	\$919,062	30	1973	1990			\$831,129	\$919,062	90
Electrical Service/Distribution	\$2.52	S.F.	34,827	100	\$87,933	30	2000	2030				\$87,933	
Lighting and Branch Wiring	\$19.91	S.F.	34,827	100	\$693,402	30	1960	1990			\$693,402	\$693,402	100
Communications and Security	\$3.95	S.F.	34,827	100	\$137,727	30	1960	1990			\$137,727	\$137,727	100
Equipment & Furnishings	\$9.05	S.F.	34,827	100	\$315,220	25	1960	1975			\$315,220	\$315,220	100
Equipment	\$9.05	S.F.	34,827	100	\$315,220	25	1960	1975			\$315,220	\$315,220	100
Institutional Equipment	\$2.75	S.F.	34,827	100	\$95,879	15	1960	1975			\$95,879	\$95,879	100
Other Equipment	\$6.30	S.F.	34,827	100	\$219,341	30	1960	1990			\$219,341	\$219,341	100
Food Service Equipment, EACH	\$219,341.16	SYSTEM	1	100	\$219,341	30	1960	1990			\$219,341	\$219,341	100
Special Construction			0			0	0				\$81,185		

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$81,185		
ADA Compliance			0	0		0	0				\$81,185		
Building Sitework	\$4.46	S.F.	34,827	100	\$155,405	30	1960	1990	2010		\$155,405	\$155,405	100
Site Improvements	\$4.16	S.F.	34,827	100	\$144,786	30	1960	1990	2010		\$144,786	\$144,786	100
Parking Lots	\$2,274.87	Each	41	100	\$93,270	30	1960	1990	2010		\$93,270	\$93,270	100
Pedestrian Paving	\$34.34	L.F.	1,500	100	\$51,516	30	1960	1990	2010		\$51,516	\$51,516	100
Site Mechanical Utilities	\$0.30	S.F.	34,827	100	\$10,619	30	1960	1990			\$10,619	\$10,619	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	34,827	100	\$3,708	30	1960	1990			\$3,708	\$3,708	100
Gas Service Piping	\$0.11	S.F.	34,827	100	\$3,708	30	1960	1990			\$3,708	\$3,708	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1960	1990			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Princeton Elementary_Original Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Princeton Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,231,297 \$87,068	\$2,204,506 \$45,362	\$6,435,802 \$132,430	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in poor condition. They leak in rooms 107 and 110 when it rains, do not operate properly in rooms 103 and 105, and some are rusting.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$64,778	\$33,749	\$98,528	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are in poor condition; they do not seal tightly, especially in the cafeteria and boiler room.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$65,475	\$34,112	\$99,587	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some interior doors do not open and close properly and some of the hardware does not work properly.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$95,774	\$49,898	\$145,673	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal toilet partitions in the boys restrooms are damaged.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$105,347	\$54,886	\$160,232	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$6,552	\$3,413	\$9,965	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$192,593	\$100,341	\$292,934	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$164,035	\$85,462	\$249,497	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is in fair to poor condition due to wear and tear.
	C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$79,057	\$41,189	\$120,246	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$266,427	\$138,808	\$405,235	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the plumbing fixtures are original, beyond useful life, and in poor condition.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$18,807	\$9,798	\$28,605	Necess ary- 2-5 Yrs	Deferred Maintena nce	Piping for both the hot and cold water is mostly original. The distribution system was not updated and needs update. Some of the faucets had low pressure that could indicate line blockage.
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$20,548	\$10,705	\$31,253	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$29,255	\$15,242	\$44,496	Necess ary- 2-5 Yrs	Deferred Maintena nce	The sanitary piping is outdated and leaking in some areas.
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$861,272	\$448,723	\$1,309,994	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update.

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$349,315	\$181,993	\$531,308	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating and cooling distribution system, piping, pumps, ductwork, and fittings appear to be in poor condition with some of leaks and damage.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$31,693	\$16,512	\$48,204	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is original and has functional problems. All rooms in the original building have control problems. The principle has to open and close the windows in her office to regulate the temperature.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$25,424	\$13,246	\$38,669	Necess ary- 2-5 Yrs	Deferred Maintena nce	Since most of the HVAC system is original, some system balance and testing is needed. Ventilation is poor in restrooms, some class rooms, and in some hallways.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$130,601	\$68,043	\$198,645	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$455,885	\$237,516	\$693,402	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most lighting is outdated and in some cases not operating. Many of the light covers are stained and broken. Some classrooms need ballasts and wiring.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$90,550	\$47,177	\$137,727	Necess ary- 2-5 Yrs	Deferred Maintena nce	Security and communication is mostly original and outdated. The principle and school engineer indicated that the school has no cameras and are needed in different areas.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,438	\$1,270	\$3,708	Necess ary- 2-5 Yrs	Deferred Maintena nce	The system is original and could use an update.
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$6,813	\$3,550	\$10,363	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$178,802	\$93,156	\$271,958	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 1x1 suspended acoustical tiles are stained and out of alignment in corridors and some classrooms.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$63,037	\$32,842	\$95,879	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$144,209	\$75,133	\$219,341	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030140	Metal Pan Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$29,146	\$15,185	\$44,331	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Glazed Wainscot	System	Beyond Useful Life	Renew System	1	Ea.	\$43,462	\$22,643	\$66,105	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010235	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$8,252	\$4,300	\$12,552	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	34,827	S.F.	\$53,376	\$27,809	\$81,185	Does Not Meet Current Code/St andards	ADA / Accessibility	

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G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$9,645	\$5,025	\$14,670	Necess ary- 2-5 Yrs	Deferred Maintena nce
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$23,334	\$12,157	\$35,491	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$420,014	\$218,827	\$638,841	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$8,579	\$4,470	\$13,049	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$61,321	\$31,948	\$93,270	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$33,870	\$17,646	\$51,516	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Princeton Elementary\1997 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1997

Gross Area: 6,510 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$118,795.37

Replacement Cost: \$1,797,158.98

FCI: 6.61%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Princeton Elementary\1997 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$276.06	S.F.	6,510	100	\$1,799,204	41	1997	2002	2009		\$118,795	\$1,797,158	7
Substructure	\$16.59	S.F.	6,510	100	\$107,991	100	1997					\$107,991	
Foundations	\$16.59	S.F.	6,510	100	\$107,991	100	1997					\$107,991	
Standard Foundations	\$4.73	S.F.	6,510	0	\$30,818	100	1997					\$30,818	
Slab on Grade	\$11.85	S.F.	6,510	0	\$77,173	100	1997					\$77,173	
Shell	\$78.31	S.F.	6,510	100	\$509,773	59	1997	2017				\$509,773	
Superstructure	\$24.25	S.F.	6,510	100	\$157,871	100	1997					\$157,871	
Roof Construction	\$24.25	S.F.	6,510	0	\$157,871	100	1997					\$157,871	
Exterior Enclosure	\$21.61	S.F.	6,510	100	\$140,676	71	1997	2027				\$140,676	
Exterior Walls	\$12.65	S.F.	6,510	0	\$82,369	100	1997					\$82,369	
Exterior Windows	\$5.45	S.F.	6,510	100	\$35,475	30	1997	2027				\$35,475	
Exterior Doors	\$3.51	S.F.	6,510	100	\$22,832	30	1997	2027				\$22,832	
Roofing	\$32.45	S.F.	6,510	100	\$211,226	20	1997	2017				\$211,226	
Roof Coverings	\$32.45	S.F.	6,510	100	\$211,226	20	1997	2017				\$211,226	
Interiors	\$51.40	S.F.	6,510	101	\$336,632	35	1997	2002	2009		\$94,717	\$334,586	28
Interior Construction	\$21.11	S.F.	6,510	100	\$137,400	70	1997	2017				\$137,400	
Partitions	\$12.39	S.F.	6,510	100	\$80,644	100	1997	2097				\$80,644	
Concrete Block Partitions - Regular Weight	\$12.39	S.F.	6,510	100	\$80,644	100	1997	2097				\$80,644	
Interior Doors	\$3.55	S.F.	6,510	100	\$23,111	40	1997	2037				\$23,111	
Fittings	\$5.17	S.F.	6,510	100	\$33,645	20	1997	2017				\$33,645	
Stairs	\$1.26	S.F.	6,510	125	\$10,233	50	1997	2047	2009			\$8,187	
Stair Construction	\$1.26	S.F.	6,510	125	\$10,233	50	1997	2047	2009			\$8,187	
Stairs	\$1.26	S.F.	6,510	125	\$10,233	50	1997	2047	2009			\$8,187	
Interior Finishes	\$29.03	S.F.	6,510	100	\$188,999	9	1997	2002			\$94,717	\$188,999	50
Wall Finishes	\$7.48	S.F.	6,510	100	\$48,723	5	1997	2002			\$48,723	\$48,723	100
Paint	\$7.48	S.F.	6,510	100	\$48,723	5	1997	2002			\$48,723	\$48,723	100
Floor Finishes	\$10.19	S.F.	6,510	100	\$66,312	9	1997	2004			\$45,994	\$66,312	69
Sheet Vinyl	\$10.09	S.F.	4,557	100	\$45,994	7	1997	2004			\$45,994	\$45,994	100
VCT	\$10.40	S.F.	1,953	100	\$20,318	12	1997	2009				\$20,318	
Acoustical	\$11.36	S.F.	6,510	100	\$73,964	13	1997	2010				\$73,964	
Services	\$126.25	S.F.	6,510	100	\$821,871	24	1997	2007			\$8,903	\$821,871	1
Plumbing	\$18.09	S.F.	6,510	100	\$117,778	30	1997	2027				\$117,778	
Plumbing Fixtures	\$14.39	S.F.	6,510	100	\$93,685	30	1997	2027				\$93,685	
Domestic Water Distribution	\$1.01	S.F.	6,510	100	\$6,602	30	1997	2027				\$6,602	
Sanitary Waste	\$1.58	S.F.	6,510	100	\$10,259	30	1997	2027				\$10,259	
Rain Water Drainage	\$1.11	S.F.	6,510	100	\$7,232	30	1997	2027				\$7,232	
HVAC	\$68.46	S.F.	6,510	100	\$445,703	19	1997	2007			\$8,903	\$445,703	2
Distribution Systems	\$18.86	S.F.	6,510	100	\$122,751	30	1997	2027				\$122,751	
Terminal & Package Units	\$46.52	S.F.	6,510	100	\$302,824	15	1997	2012				\$302,824	
Controls & Instrumentation	\$1.72	S.F.	6,510	100	\$11,225	20	1997	2017				\$11,225	
Systems Testing & Balancing	\$1.37	S.F.	6,510	100	\$8,903	10	1997	2007			\$8,903	\$8,903	100
Fire Protection	\$7.05	S.F.	6,510	100	\$45,907	30	1997	2027				\$45,907	
Sprinklers	\$7.05	S.F.	6,510	100	\$45,907	30	1997	2027				\$45,907	
Electrical	\$32.64	S.F.	6,510	100	\$212,483	30	1997	2027				\$212,483	
Electrical Service/Distribution	\$3.12	S.F.	6,510	100	\$20,281	30	1997	2027				\$20,281	
Lighting and Branch Wiring	\$24.63	S.F.	6,510	100	\$160,321	30	1997	2027				\$160,321	
Communications and Security	\$4.90	S.F.	6,510	100	\$31,881	30	1997	2027				\$31,881	
Equipment & Furnishings	\$3.40	S.F.	6,510	100	\$22,158	15	1997	2012				\$22,158	
Equipment	\$3.40	S.F.	6,510	100	\$22,158	15	1997	2012				\$22,158	
Institutional	\$3.40	S.F.	6,510	100	\$22,158	15	1997	2012				\$22,158	
Special Construction			0			0	0				\$15,175		
Special Construction			0			0	0				\$15,175		
ADA Compliance			0	0		0	0				\$15,175		
Building Sitework	\$0.12	S.F.	6,510	100	\$779	30	1997	2027				\$779	
Site Mechanical Utilities	\$0.12	S.F.	6,510	100	\$779	30	1997	2027				\$779	
Fuel Distribution	\$0.12	S.F.	6,510	100	\$779	30	1997	2027				\$779	
Gas Service Piping	\$0.12	S.F.	6,510	100	\$779	30	1997	2027				\$779	

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Facility Executive Summary

Facility: \Elementary Schools\Princeton Elementary\1997 Addition (continued)[illegible]

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Princeton Elementary\1997 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$78,103 \$32,034	\$40,692 \$16,690	\$118,795 \$48,723	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$5,853	\$3,049	\$8,903	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Sheet Vinyl	System		Beyond Useful Life	Renew System	1	Ea.	\$30,239	\$15,755	\$45,994	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	6,510	S.F.	\$9,977	\$5,198	\$15,175	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Ridgecrest Elementary
Address: 6120 Riggs Road, Hyattsville, MD 20783

Attributes:

School Area	2
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1954, 14,854 S.F.
School Addition 1	Built in 1970, 35,815 S.F.
School Addition 2	Built in 2002, 17,877 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	68,546 S.F.	Last Renovation:

Facility Description:

Ridgecrest Elementary School is a multi-story, 68,546 square foot facility located on a 7.6-acre site close to New Hampshire Avenue in Hyattsville, MD. The original building was constructed in 1954 and additions were constructed in 1970 and 2002, with major renovation done in 1970. In 2009 the roof covering was replaced.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements, with the exception of the 2002 addition. The original building and 1970 addition were not constructed with the handicapped in mind. The 2002 addition appears to be fully accessible, with ADA-compliant signage, door hardware, restrooms, hand railing, and entrances. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements for the original and the 1970 addition.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building does not have a basement, cellar or sub-floor, and there are no indications of water infiltration.

B. SHELL

The superstructure is steel frame, concrete frame, and load bearing stud walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill, concrete. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are aluminum and steel sash with operable single-pane glazing. Exterior doors are hollow metal steel, solid core wood, and aluminum. Roofing is typically low-slope with built-up roof replaced in 2009.

C. INTERIORS

Interior partition wall types typically include painted CMU and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes steel and concrete risers and treads with tile finishes. The interior wall finishes are typically drywall and painted CMU. Floor finishes in common areas are typically vinyl composition tiles and vinyl asbestos tiles. Floor finishes in assignable spaces are typically carpet. VAT floor tile was replaced in 2008. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. BUILDING SERVICES

Conveying Systems

There is one hydraulic elevator.

Mechanical/Plumbing

The school has two hot water boilers. Each of the boilers uses natural gas as primary fuel. Boilers were renovated in 1996. The system is a 2-pipe distribution system with individual controls in each classroom. Heating is provided by hot water through unit ventilators. Air conditioning is provided in the original building and Addition 1 by package window units, estimated of the year 2000. Addition 2 has two package rooftop units, which were installed in 2002. Exhaust/ventilation is by rooftop exhaust fans. Plumbing fixtures in the original school flush valve water closets, renewed in 1987. Addition 1 also has flush valve, which was renewed in 1995. Addition 2 has original to the building, which was constructed in 2002.

Electrical

The incoming electrical service is supplied by incoming utility primary power to a vaulted dry-type transformer in the school building. The MDP, located in the original building, is a board, which was installed in January 1970. Lighting is primarily fluorescent, recessed in corridors, and pendent in classrooms. Original building was renewed in 1987 and Addition 1 was renewed in 2000.

Fire Protection/Life Safety Systems

The main fire alarm system is an addressable system. The FACP is located in the boiler room; no annunciator in administration. There are audible and strobe signal devices in the corridors. There is a centrally monitored security system, intercom, and phone/data system.

E. EQUIPMENT & FURNISHINGS

Facility Executive Summary

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment. The building also includes fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction, pre-engineered construction.

G. SITE

Surface parking is available on site where two out of 50 are handicap spaces with path to building entrances. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The water supply is provided from the campus distribution system. Underground fuel tank was replaced in 1995

Current Repair Cost: \$5,216,869.60**Replacement Cost:** \$18,729,778.28**FCI:** 27.85%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Ridgecrest Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1954

Gross Area: 50,669 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$4,945,151.70

Replacement Cost: \$14,107,293.97

FCI: 35.05%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Ridgecrest Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$278.42	S.F.	50,669	100	\$14,107,291	38	1971	1954	2013		\$4,945,150	\$14,107,291	35
Substructure	\$15.56	S.F.	50,669	100	\$788,401	100	1954					\$788,401	
Foundations	\$15.56	S.F.	50,669	100	\$788,401	100	1954					\$788,401	
Standard Foundations	\$5.22	S.F.	50,669	0	\$264,342	100	1954					\$264,342	
Slab on Grade	\$10.34	S.F.	50,669	0	\$524,059	100	1954					\$524,059	
Shell	\$76.08	S.F.	50,669	100	\$3,854,970	59	1964	1954			\$394,585	\$3,854,970	10
Superstructure	\$28.92	S.F.	50,669	100	\$1,465,107	100	1954	1954				\$1,465,107	
Floor Construction	\$19.01	S.F.	21,000	100	\$399,263	0	1954	1954				\$399,263	
Roof Construction	\$21.04	S.F.	50,669	0	\$1,065,844	100	1954					\$1,065,844	
Exterior Enclosure	\$18.83	S.F.	50,669	100	\$954,095	71	1954	1984			\$394,585	\$954,095	41
Exterior Walls	\$11.04	S.F.	50,669	0	\$559,510	100	1954					\$559,510	
Exterior Windows	\$4.76	S.F.	50,669	100	\$241,221	30	1954	1984			\$241,221	\$241,221	100
Exterior Doors	\$3.03	S.F.	50,669	100	\$153,364	30	1954	1984			\$153,364	\$153,364	100
Roofing	\$28.34	S.F.	50,669	100	\$1,435,768	20	2009	2029				\$1,435,768	
Roof Coverings	\$28.34	S.F.	50,669	100	\$1,435,768	20	2009	2029				\$1,435,768	
Interiors	\$42.87	S.F.	50,669	100	\$2,172,363	25	1958	1959			\$1,662,826	\$2,172,363	77
Interior Construction	\$16.37	S.F.	50,669	100	\$829,618	46	1962	1974			\$384,567	\$829,618	46
Partitions	\$8.78	S.F.	50,669	100	\$445,051	62	1978	2052				\$445,051	
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	25,000	0	\$263,894	70	1954					\$263,894	
Drywall Partitions/Metal Stud Framing	\$7.06	S.F.	25,669	100	\$181,157	50	2002	2052				\$181,157	
Interior Doors	\$3.09	S.F.	50,669	100	\$156,447	40	1954	1994			\$156,447	\$156,447	100
Fittings	\$4.50	S.F.	50,669	100	\$228,120	20	1954	1974			\$228,120	\$228,120	100
Interior Finishes	\$26.50	S.F.	50,669	100	\$1,342,745	12	1954	1959			\$1,278,259	\$1,342,745	95
Wall Finishes	\$7.76	S.F.	50,669	100	\$393,044	5	1954	1959			\$393,044	\$393,044	100
Paint	\$7.76	S.F.	50,669	100	\$393,044	5	1954	1959			\$393,044	\$393,044	100
Floor Finishes	\$9.21	S.F.	50,669	100	\$466,487	16	1954	1959			\$402,001	\$466,487	86
Carpet	\$7.76	S.F.	5,000	100	\$38,786	5	1954	1959			\$38,786	\$38,786	100
Ceramic Tile	\$19.82	S.F.	2,669	100	\$52,896	50	1954	2004				\$52,896	
Concrete	\$3.86	S.F.	3,000	100	\$11,590	10	1954	1964				\$11,590	
VCT	\$9.08	S.F.	40,000	100	\$363,215	12	1954	1966			\$363,215	\$363,215	100
Ceiling Finishes	\$9.54	S.F.	50,669	100	\$483,214	13	1954	1967			\$483,214	\$483,214	100
Acoustical Ceilings	\$9.54	S.F.	50,669	100	\$483,214	13	1954	1967			\$483,214	\$483,214	100
Services	\$130.41	S.F.	50,669	100	\$6,607,770	25	1983	1984	2013		\$2,046,913	\$6,607,770	31
Plumbing	\$15.80	S.F.	50,669	100	\$800,732	30	1985	2000			\$70,131	\$800,732	9
Plumbing Fixtures	\$12.56	S.F.	50,669	100	\$636,578	30	1995	2025				\$636,578	
Domestic Water Distribution	\$0.90	S.F.	50,669	100	\$45,470	30	1987	2017				\$45,470	
Sanitary Waste	\$1.38	S.F.	50,669	100	\$70,131	30	1970	2000			\$70,131	\$70,131	100
Rain Water Drainage	\$0.96	S.F.	50,669	100	\$48,553	30	1987	2017				\$48,553	
HVAC	\$79.23	S.F.	50,669	100	\$4,014,448	22	1982	1984			\$1,498,964	\$4,014,448	37
Heat Generating Systems	\$8.88	S.F.	50,669	100	\$450,074	30	1996	2026				\$450,074	
Boilers	\$8.88	S.F.	50,669	100	\$450,074	30	1996	2026				\$450,074	
Cooling Generating Systems	\$10.40	S.F.	50,669	100	\$527,142	30	1954	1984			\$527,142	\$527,142	100
Chilled Water, Air Cooled	\$10.40	S.F.	50,669	100	\$527,142	30	1954	1984			\$527,142	\$527,142	100
Condenser Systems													
Distribution Systems	\$16.47	S.F.	50,669	100	\$834,642	30	1954	1984			\$834,642	\$834,642	100
Terminal & Package Units	\$40.76	S.F.	50,669	100	\$2,065,410	15	2002	2017				\$2,065,410	
Controls & Instrumentation	\$1.51	S.F.	50,669	100	\$76,297	20	1987	2007			\$76,297	\$76,297	100
Systems Testing & Balancing	\$1.20	S.F.	50,669	100	\$60,883	10	2000	2010			\$60,883	\$60,883	100
Fire Protection	\$6.18	S.F.	50,669	100	\$312,894	30	1954	1984			\$312,894	\$312,894	100
Sprinklers	\$6.18	S.F.	50,669	100	\$312,894	30	1954	1984			\$312,894	\$312,894	100
Electrical	\$29.20	S.F.	50,669	100	\$1,479,696	30	1988	2000	2013		\$164,924	\$1,479,696	11
Electrical Service/Distribution	\$3.25	S.F.	50,669	100	\$164,924	30	1970	2000			\$164,924	\$164,924	100
New Main Line	\$1.96	S.F.	50,669	100	\$99,417	30	1970	2000			\$99,417	\$99,417	100
Main Panel	\$1.29	S.F.	50,669	100	\$65,507	30	1970	2000			\$65,507	\$65,507	100
Lighting and Branch Wiring	\$21.51	S.F.	50,669	100	\$1,089,735	30	2000	2030				\$1,089,735	
Communications and Security	\$4.27	S.F.	50,669	100	\$216,560	30	2002	2032	2013	1		\$216,560	
Other Electrical Systems	\$0.17	S.F.	50,669	100	\$8,477	15	2000	2015				\$8,477	
Equipment & Furnishings	\$7.67	S.F.	50,669	100	\$388,761	24	1954	1969			\$388,761	\$388,761	100
Equipment	\$7.67	S.F.	50,669	100	\$388,761	24	1954	1969			\$388,761	\$388,761	100
Institutional Equipment	\$3.00	S.F.	50,669	100	\$151,823	15	1954	1969			\$151,823	\$151,823	100
Other Equipment	\$4.68	S.F.	50,669	100	\$236,938	30	1954	1984			\$236,938	\$236,938	100
Food Service Equipment	\$236,938.32	SYSTEM	1	100	\$236,938	30	1954	1984			\$236,938	\$236,938	100
Special Construction			0			0	0				\$265,074		
Special Construction			0			0	0				\$265,074		
ADA Compliance			0	0		0	0				\$265,074		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$5.82	S.F.	50,669	100	\$295,026	30	1954	1984			\$186,991	\$295,026	63
Site Improvements	\$3.52	S.F.	50,669	100	\$178,514	30	1954	1984			\$178,514	\$178,514	100
Parking Lots	\$2,457.36	Each	50	100	\$122,868	30	1954	1984			\$122,868	\$122,868	100
Pedestrian Paving	\$37.10	S.F.	1,500	100	\$55,646	30	1954	1984			\$55,646	\$55,646	100
Site Mechanical Utilities	\$2.30	S.F.	50,669	100	\$116,512	30	1954	1984			\$8,477	\$116,512	7
Fuel Distribution	\$2.30	S.F.	50,669	100	\$116,512	30	1954	1984			\$8,477	\$116,512	7
Natural Gas	\$0.17	S.F.	50,669	100	\$8,477	30	1954	1984			\$8,477	\$8,477	100
Propane Tank	\$6,911.42	SYSTEM	0	100		30	1954	1984					
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1995	2025				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Ridgecrest Elementary_Original Building (continued)

[illegible]

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Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Ridgecrest Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$3,251,250 \$205,716	\$1,693,901 \$107,178	\$4,945,152 \$312,894	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120	New Main Line	System		Beyond Useful Life	Renew System	1	Ea.	\$65,363	\$34,054	\$99,417	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System		Beyond Useful Life	Renew System	1	Ea.	\$43,069	\$22,439	\$65,507	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$99,818	\$52,005	\$151,823	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System		Beyond Useful Life	Renew System	1	Ea.	\$80,781	\$42,087	\$122,868	Necess ary- 2-5 Yrs	Deferred Maintena nce	The parking lot is damaged from pot holes and cracking. This parking area is recommended for resurfacing with in the next two to five years.
G2030	Pedestrian Paving	System		Beyond Useful Life	Renew System	1	Ea.	\$36,585	\$19,061	\$55,646	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sidewalks around the original building and the 1970 addition are recommended for upgrade. The new sidewalk systems should include curb ramps and proper guard railing applications.
G3060110	Natural Gas	System		Beyond Useful Life	Renew System	1	Ea.	\$5,574	\$2,904	\$8,477	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$158,594	\$82,627	\$241,221	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows on the original building and 1970 addition are in need of replacement due to damage.
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$100,831	\$52,533	\$153,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors on the original building and 1970 addition are aged and beyond the expected life cycle for this type of application. Universal upgrade is recommended.
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$102,858	\$53,589	\$156,447	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors in the original building and 1970 addition are recommended for universal upgrade.
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$149,980	\$78,140	\$228,120	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$258,412	\$134,633	\$393,044	Recom mended -3-10 Yrs	Deferred Maintena nce	Interior painted surfaces appear to be on a cyclical painting program. This project provides a budgetary consideration for a system wide renewal with in the next ten years.
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$238,800	\$124,415	\$363,215	Recom mended -3-10 Yrs	Deferred Maintena nce	VCT will require upgrading within the next ten years.

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C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$25,500	\$13,286	\$38,786	Necessary- 2-5 Yrs	Deferred Maintenance	The carpet system is nearing the end of its useful life. Replacement is recommended within the next two to five years.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$317,695	\$165,519	\$483,214	Recommended -3-10 Yrs	Deferred Maintenance	Acoustical ceilings will be ending their useful life within the next ten years. Replacement is recommended.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$46,109	\$24,023	\$70,131	Necessary- 2-5 Yrs	Deferred Maintenance	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$548,745	\$285,896	\$834,642	Necessary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$50,162	\$26,135	\$76,297	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$155,778	\$81,160	\$236,938	Necessary- 2-5 Yrs	Deferred Maintenance	
D3030110	Chilled Water, Air Cooled Condenser Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$346,576	\$180,566	\$527,142	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	50,669	S.F.	\$174,276	\$90,798	\$265,074	Does Not Meet Current Code/Standards	ADA / Accessibility	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$40,029	\$20,855	\$60,883	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Ridgecrest Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2002

Gross Area: 17,877 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$271,717.90

Replacement Cost: \$4,622,484.32

FCI: 5.88%

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Ridgecrest Elementary\2000 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	17,877	100	\$4,603,395	41	2002	2007	2009		\$271,717	\$4,622,483	6
Substructure	\$14.63	S.F.	17,877	100	\$261,577	100	2002					\$261,577	
Foundations	\$14.63	S.F.	17,877	100	\$261,577	100	2002					\$261,577	
Standard Foundations	\$4.91	S.F.	17,877	0	\$87,827	100	2002					\$87,827	
Slab on Grade	\$9.72	S.F.	17,877	0	\$173,750	100	2002					\$173,750	
Basement Construction			0			0	0						
Basement Excavation	\$0.18	S.F.	0	0		100	2002						
Basement Walls	\$3.13	S.F.	0	0		100	2002						
Shell	\$64.38	S.F.	17,877	100	\$1,150,991	59	2002	2022				\$1,150,991	
Superstructure	\$20.05	S.F.	17,877	100	\$358,376	100	2002					\$358,376	
Roof Construction	\$20.05	S.F.	17,877	100	\$358,376	100	2002					\$358,376	
Exterior Enclosure	\$17.72	S.F.	17,877	100	\$316,774	71	2002	2032				\$316,774	
Exterior Walls	\$10.39	S.F.	17,877	100	\$185,714	100	2002					\$185,714	
Exterior Windows	\$4.49	S.F.	17,877	100	\$80,213	30	2002	2032				\$80,213	
Exterior Doors	\$2.84	S.F.	17,877	100	\$50,847	30	2002	2032				\$50,847	
Roofing	\$26.62	S.F.	17,877	100	\$475,841	20	2002	2022				\$475,841	
Roof Coverings	\$26.62	S.F.	17,877	100	\$475,841	20	2002	2022				\$475,841	
Interiors	\$63.14	S.F.	17,877	98	\$1,109,635	39	2002	2007	2009		\$251,596	\$1,128,723	22
Interior Construction	\$27.00	S.F.	17,877	100	\$482,640	59	2002	2022				\$482,640	
Partitions	\$9.93	S.F.	17,877	100	\$177,557	40	2002	2042				\$177,557	
Partitions	\$9.93	S.F.	17,877	100	\$177,557	100	2002	2102				\$177,557	
Concrete Block Partitions - Regular Weight	\$9.93	S.F.	17,877	0	\$177,557	100	2002	2102				\$177,557	
Interior Doors	\$2.91	S.F.	17,877	100	\$51,935	40	2002	2042				\$51,935	
Fittings	\$4.23	S.F.	17,877	100	\$75,591	20	2002	2022				\$75,591	
Stairs	\$1.03	S.F.	17,877	100	\$18,490	50	2002	2052	2009		\$18,490	\$18,490	100
Stair Construction	\$1.03	S.F.	17,877	100	\$18,490	50	2002	2052	2009		\$18,490	\$18,490	100
Stairs	\$1.03	S.F.	17,877	100	\$18,490	50	2002	2052	2009		\$18,490	\$18,490	100
Interior Finishes	\$35.11	S.F.	17,877	97	\$608,505	23	2002	2007			\$233,106	\$627,593	37
Wall Finishes	\$20.66	S.F.	17,877	100	\$369,252	26	2002	2007			\$109,851	\$369,252	30
Paint	\$6.14	S.F.	17,877	100	\$109,851	5	2002	2007			\$109,851	\$109,851	100
Tile	\$14.51	S.F.	17,877	100	\$259,401	35	2002	2037				\$259,401	
Floor Finishes	\$7.33	S.F.	17,877	100	\$131,088	11	2002	2009			\$123,255	\$131,088	94
Carpet	\$7.29	S.F.	6,377	100	\$46,460	7	2002	2009			\$46,460	\$46,460	100
Ceramic Tile	\$3.13	S.F.	2,500	100	\$7,833	50	2002	2052				\$7,833	
Concrete	\$0.27	S.F.	0	0		10	2002	2012			\$0		
VCT	\$8.53	S.F.	9,000	100	\$76,795	10	2002	2012			\$76,795	\$76,795	100
Ceiling Finishes	\$7.12	S.F.	17,877	85	\$108,165	25	2002	2027				\$127,253	
Services	\$116.42	S.F.	17,877	100	\$2,081,192	25	2002	2012			\$20,121	\$2,081,192	1
Plumbing	\$14.86	S.F.	17,877	100	\$265,655	30	2002	2032				\$265,655	
Plumbing Fixtures	\$11.82	S.F.	17,877	100	\$211,273	30	2002	2032				\$211,273	
Domestic Water Distribution	\$0.84	S.F.	17,877	100	\$14,955	30	2002	2032				\$14,955	
Sanitary Waste	\$1.29	S.F.	17,877	100	\$23,112	30	2002	2032				\$23,112	
Rain Water Drainage	\$0.91	S.F.	17,877	100	\$16,315	30	2002	2032				\$16,315	
HVAC	\$68.87	S.F.	17,877	100	\$1,231,205	21	2002	2012			\$20,121	\$1,231,205	2
Heat Generating Systems	\$8.35	S.F.	17,877	100	\$149,278	30	2002	2032				\$149,278	
Cooling Generating Systems	\$9.78	S.F.	17,877	100	\$174,838	30	2002	2032				\$174,838	
Distribution Systems	\$10.02	S.F.	17,877	100	\$179,188	30	2002	2032				\$179,188	
Terminal & Package Units	\$38.18	S.F.	17,877	100	\$682,492	15	2002	2017				\$682,492	
Controls & Instrumentation	\$1.41	S.F.	17,877	100	\$25,288	20	2002	2022				\$25,288	
Systems Testing & Balancing	\$1.13	S.F.	17,877	100	\$20,121	10	2002	2012			\$20,121	\$20,121	100
Fire Protection	\$5.79	S.F.	17,877	100	\$103,597	30	2002	2032				\$103,597	
Sprinklers	\$5.80	S.F.	17,877	100	\$103,597	30	2002	2032				\$103,597	
Electrical	\$26.89	S.F.	17,877	100	\$480,735	30	2002	2017				\$480,735	
Electrical Service/Distribution	\$2.56	S.F.	17,877	100	\$45,681	30	2002	2032				\$45,681	
Lighting and Branch Wiring	\$20.21	S.F.	17,877	100	\$361,367	30	2002	2032				\$361,367	
Communications and Security	\$4.02	S.F.	17,877	100	\$71,784	30	2002	2032				\$71,784	
Other Electrical Systems	\$0.11	S.F.	17,877	100	\$1,903	15	2002	2017				\$1,903	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						

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Facility Executive Summary

Facility: \Elementary Schools\Ridgecrest Elementary\2000 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Ridgecrest Elementary\2000 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$178,644 \$72,223	\$93,074 \$37,628	\$271,718 \$109,851	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C2010110	Stairs	System		Beyond Useful Life	Renew System	1	Ea.	\$12,156	\$6,333	\$18,490	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$30,546	\$15,914	\$46,460	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System		Beyond Useful Life	Renew System	1	Ea.	\$0	\$0	\$0	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$50,490	\$26,305	\$76,795	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$13,229	\$6,892	\$20,121	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Riverdale Elementary**Address:** 5006 Riverdale Road, Riverdale, MD 20737**Attributes:**

School Area	1
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1978, 64,800 S.F.
School Board District	2
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	64,800 S.F.	Last Renovation:

Facility Description:

Riverdale Elementary School is a two-story, 64,800 square foot facility located on a 3.1-acre site close to MD Route 295 (Baltimore-Washington Parkway) in Riverdale, MD. The original building was constructed in 1978, with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and wide enough doors for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap toilet stalls are available in only one gang restroom on the second floor. Toilet configurations and accessories are inadequate. Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements. The facility has an interior ramp to access the second floor. All major parts of the facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over concrete masonry unit (CMU), single pane metal windows with operable frames, and hollow metal steel doors. Most of the classrooms have a fire window exits. The metal exterior doors throughout the building are original. Some exterior doors (in the boiler room and kitchen) were replaced. The door hardware is beyond its useful life. All metal doors have panic hardware. The original building has low-slope built up roof with gravel ballast, which was replaced in 1998.

C. INTERIORS

Interior partition walls typically include painted concrete masonry unit (CMU) and folding metal partition walls (in pods). Interior doors are generally hollow core metal doors. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards, smart boards, and electronic white boards. Toilet accessories, such as metal toilet partitions, are original.

Interior wall finishes are typically painted CMU and folding metal partitions. Floor finishes throughout the building are typically vinyl asbestos tiles (tan and gray) or VAT, vinyl composition tiles (VCT), carpet, and ceramic tiles. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original. Sinks, faucets and other plumbing fixtures were not upgraded from their original state. Most of the water fountains are original. Domestic water distribution is generally copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Heating is provided by two oil-fired boilers. Cooling is supplied by a water-cooled chiller and a cooling tower. The heating/cooling distribution system is a ductwork and 2-pipe system using air handlers. Fresh air is supplied by infiltration and air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad-mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Several switch gears are original. Lighting and branch wiring is serving a combination of recessed and pendent-mounted fluorescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of a main panel in the boiler room and audible annunciators in common spaces and interior corridors. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has shelves and furniture, such as tables/chairs. The nurse's room has two beds. The school has a stage with lights and curtains that are original to the building age. The building also includes fixed casework/cabinetry in the classrooms, window treatment and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are two reserved handicap spaces out of total 35 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$11,196,590.88**Replacement Cost:** \$17,583,672.05**FCI:** 63.68%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Riverdale Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1978

Gross Area: 64,800 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$11,196,590.88

Replacement Cost: \$17,583,672.05

FCI: 63.68%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Riverdale Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.69	S.F.	64,800	100	\$17,475,634	46	1979	1983	2010		\$11,088,553	\$17,475,634	63
Substructure	\$15.68	S.F.	64,800	100	\$1,016,161	100	1978					\$1,016,161	
Foundations	\$15.68	S.F.	64,800	100	\$1,016,161	100	1978					\$1,016,161	
Standard Foundations	\$5.26	S.F.	64,800	0	\$341,020	100	1978					\$341,020	
Slab on Grade	\$10.42	S.F.	64,800	0	\$675,141	100	1978					\$675,141	
Shell	\$65.14	S.F.	64,800	100	\$4,221,358	74	1983	2008			\$511,530	\$4,221,358	12
Superstructure	\$31.85	S.F.	64,800	100	\$2,063,863	100	1978					\$2,063,863	
Floor Construction	\$10.53	S.F.	64,800	0	\$682,041	100	0					\$682,041	
Roof Construction	\$21.32	S.F.	64,800	0	\$1,381,822	100	1978					\$1,381,822	
Exterior Enclosure	\$19.03	S.F.	64,800	100	\$1,232,995	71	1978	2008			\$511,530	\$1,232,995	41
Exterior Walls	\$11.13	S.F.	64,800	0	\$721,465	100	1978					\$721,465	
Exterior Windows	\$4.81	S.F.	64,800	100	\$311,452	30	1978	2008			\$311,452	\$311,452	100
Exterior Doors	\$3.09	S.F.	64,800	100	\$200,078	30	1978	2008			\$200,078	\$200,078	100
Roofing	\$14.27	S.F.	64,800	100	\$924,500	20	2001	2021				\$924,500	
Roof Coverings	\$14.27	S.F.	64,800	100	\$924,500	20	2001	2021				\$924,500	
Interiors	\$53.26	S.F.	64,800	100	\$3,451,390	49	1978	1983	2012		\$1,877,945	\$3,451,390	54
Interior Construction	\$26.67	S.F.	64,800	100	\$1,728,453	79	1978	1998			\$294,697	\$1,728,453	17
Partitions	\$19.01	S.F.	64,800	100	\$1,231,706	100	1978	2078				\$1,231,706	
Concrete Block Partitions - Regular Weight	\$10.65	S.F.	44,800	0	\$476,986	100	1978	2078				\$476,986	
Folding Metal Partitions	\$37.74	S.F.	20,000	100	\$754,720	100	1978	2078				\$754,720	
Interior Doors	\$3.12	S.F.	64,800	100	\$202,050	40	1978	2018				\$202,050	
Fittings	\$4.55	S.F.	64,800	100	\$294,697	20	1978	1998			\$294,697	\$294,697	100
Interior Finishes	\$26.59	S.F.	64,800	100	\$1,722,937	18	1978	1983	2012		\$1,583,248	\$1,722,937	92
Wall Finishes	\$6.59	S.F.	64,800	100	\$426,768	5	1978	1983			\$426,768	\$426,768	100
Paint	\$6.59	S.F.	64,800	100	\$426,768	5	1978	1983			\$426,768	\$426,768	100
Floor Finishes	\$10.01	S.F.	64,800	100	\$648,625	19	1978	1983	2012		\$508,936	\$648,625	78
Carpet	\$7.80	S.F.	15,000	100	\$117,041	5	1978	1983			\$117,041	\$117,041	100
Ceramic Tile	\$19.96	S.F.	7,000	100	\$139,689	50	1978	2028				\$139,689	
VCT	\$9.16	S.F.	42,800	100	\$391,895	12	1978	1990	2012		\$391,895	\$391,895	100
Ceiling Finishes	\$9.99	S.F.	64,800	100	\$647,544	25	1978	2003			\$647,544	\$647,544	100
Services	\$126.90	S.F.	64,800	100	\$8,222,926	25	1978	1988			\$8,222,926	\$8,222,926	100
Plumbing	\$15.92	S.F.	64,800	100	\$1,031,931	30	1978	2008			\$1,031,931	\$1,031,931	100
Plumbing Fixtures	\$12.67	S.F.	64,800	100	\$821,011	30	1978	2008			\$821,011	\$821,011	100
Domestic Water Distribution	\$0.90	S.F.	64,800	100	\$58,151	30	1978	2008			\$58,151	\$58,151	100
Sanitary Waste	\$1.38	S.F.	64,800	100	\$89,690	30	1978	2008			\$89,690	\$89,690	100
Rain Water Drainage	\$0.97	S.F.	64,800	100	\$63,079	30	1978	2008			\$63,079	\$63,079	100
HVAC	\$75.88	S.F.	64,800	100	\$4,917,198	21	1978	1988			\$4,917,198	\$4,917,198	100
Heat Generating Systems	\$8.96	S.F.	64,800	100	\$580,523	30	1978	2008			\$580,523	\$580,523	100
Cooling Generating Systems	\$6.69	S.F.	64,800	100	\$433,668	30	1978	2008			\$433,668	\$433,668	100
Distribution Systems	\$16.59	S.F.	64,800	100	\$1,075,298	30	1978	2008			\$1,075,298	\$1,075,298	100
Terminal & Package Units	\$40.93	S.F.	64,800	100	\$2,652,271	15	1978	1993			\$2,652,271	\$2,652,271	100
Controls & Instrumentation	\$1.51	S.F.	64,800	100	\$97,575	20	1978	1998			\$97,575	\$97,575	100
Systems Testing & Balancing	\$1.20	S.F.	64,800	100	\$77,863	10	1978	1988			\$77,863	\$77,863	100
Fire Protection	\$6.21	S.F.	64,800	100	\$402,128	30	1978	2008			\$402,128	\$402,128	100
Sprinklers	\$6.21	S.F.	64,800	100	\$402,128	30	1978	2008			\$402,128	\$402,128	100
Electrical	\$28.88	S.F.	64,800	100	\$1,871,669	30	1978	1993			\$1,871,669	\$1,871,669	100
Electrical Service/Distribution	\$2.75	S.F.	64,800	100	\$178,395	30	1978	2008			\$178,395	\$178,395	100
Lighting and Branch Wiring	\$21.67	S.F.	64,800	100	\$1,404,491	30	1978	2008			\$1,404,491	\$1,404,491	100
Communications and Security	\$4.32	S.F.	64,800	100	\$279,913	30	1978	2008			\$279,913	\$279,913	100
Other Electrical Systems	\$0.14	S.F.	64,800	100	\$8,870	15	1978	1993			\$8,870	\$8,870	100
Equipment & Furnishings	\$6.68	S.F.	64,800	100	\$432,866	23	1978	1993			\$194,165	\$432,866	45
Equipment	\$6.68	S.F.	64,800	100	\$432,866	23	1978	1993			\$194,165	\$432,866	45
Institutional Equipment	\$3.00	S.F.	64,800	100	\$194,165	15	1978	1993			\$194,165	\$194,165	100
Other Equipment	\$3.68	S.F.	64,800	100	\$238,701	30	2002	2032				\$238,701	
Food Service Equipment, EACH	\$238,701.01	SYSTEM	1	100	\$238,701	30	2002	2032				\$238,701	
Special Construction			0			0	0				\$151,054		
Special Construction			0			0	0				\$151,054		
ADA Compliance			0	0		0	0				\$151,054		
Building Sitework	\$2.02	S.F.	64,800	100	\$130,933	30	1978	2008	2010		\$130,933	\$130,933	100
Site Improvements	\$1.91	S.F.	64,800	100	\$124,034	30	1978	2008	2010		\$124,034	\$124,034	100
Parking Lots	\$2,475.66	Each	35	100	\$86,648	30	1978	2008	2010		\$86,648	\$86,648	100
Pedestrian Paving	\$37.39	L.F.	1,000	100	\$37,386	30	1978	2008	2010		\$37,386	\$37,386	100
Site Mechanical Utilities	\$0.11	S.F.	64,800	100	\$6,899	30	1978	2008			\$6,899	\$6,899	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	64,800	100	\$6,899	30	1978	2008			\$6,899	\$6,899	100
Gas Service Piping	\$0.11	S.F.	64,800	100	\$6,899	30	1978	2008			\$6,899	\$6,899	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Riverdale Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Riverdale Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$7,361,335 \$204,768	\$3,835,256 \$106,684	\$11,196,591 \$311,452	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows throughout the building are original, beyond their useful life, and in poor condition. Water leaks were reported through some windows.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$131,544	\$68,534	\$200,078	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors throughout the building are original, beyond useful life, and in poor condition (difficult to operate). Some metal exterior doors (in boiler room and kitchen) were replaced and are in good condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$193,752	\$100,945	\$294,697	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards, smart boards, and electronic white boards, which are in good condition. Metal toilet partitions are original, rusted/stained, and in poor condition. All toilet accessories are beyond their useful life and need to be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$280,584	\$146,184	\$426,768	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$76,950	\$40,091	\$117,041	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office, library, and classroom pods is beyond its useful life and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$425,736	\$221,808	\$647,544	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are beyond their useful life and in very poor condition (stained and warped).
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$539,784	\$281,227	\$821,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fixtures are original and in fair to poor condition due to aging. Sinks, faucets and other plumbing fixtures were not upgraded from its original state.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$38,232	\$19,919	\$58,151	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is generally copper and is in poor condition due to aging.
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$41,472	\$21,607	\$63,079	Necess ary- 2-5 Yrs	Deferred Maintena nce	Rain water system is internal with roof drains in poor condition.
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$58,968	\$30,722	\$89,690	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary waste system is cast iron that is in poor condition due to aging.
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,743,768	\$908,503	\$2,652,271	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating/cooling distribution system is a ductwork and 2-pipe system using air handlers.

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility Executive Summary

D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$381,672	\$198,851	\$580,523	Necess ary- 2-5 Yrs	Deferred Maintena nce	Heating is provided by two old oil-fired boilers that are in poor condition due to aging.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$285,120	\$148,548	\$433,668	Necess ary- 2-5 Yrs	Deferred Maintena nce	Cooling is supplied by a water-cooled chiller and a cooling tower.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$706,968	\$368,330	\$1,075,298	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating/cooling distribution system is a ductwork and 2-pipe system using air handlers. Fresh air is supplied by infiltration and air handling units.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$64,152	\$33,423	\$97,575	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$51,192	\$26,671	\$77,863	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system balancing appears to be in poor condition.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$264,384	\$137,744	\$402,128	Necess ary- 2-5 Yrs	Deferred Maintena nce	The building has a fire sprinkler system.
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$117,288	\$61,107	\$178,395	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$923,400	\$481,091	\$1,404,491	Necess ary- 2-5 Yrs	Deferred Maintena nce	Lighting and branch wiring is 3-wire grounded serving a combination of recessed and pendent-mounted fluorescent.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$184,032	\$95,881	\$279,913	Necess ary- 2-5 Yrs	Deferred Maintena nce	The fire alarm system consists of a main panel in the boiler room and audible annunciators in common spaces and interior corridors, which do not comply with ADA requirements. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,832	\$3,038	\$8,870	Necess ary- 2-5 Yrs	Deferred Maintena nce	The building has a 15KW emergency generator in poor condition.
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	There is a 10,000 gallon tank that holds #2 oil for the boiler.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,536	\$2,363	\$6,899	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$127,656	\$66,509	\$194,165	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	64,800	S.F.	\$99,312	\$51,742	\$151,054	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility Executive Summary

C3020410	VCT	System	Beyond Useful Life	Renew System	1 Ea.	\$257,656	\$134,239	\$391,895	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1 Ea.	\$56,968	\$29,680	\$86,648	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1 Ea.	\$24,580	\$12,806	\$37,386	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Robert Frost Elementary

Address: 6419 85th Avenue, New Carrollton, MD 20784

Attributes:

School Area	1
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1968, 48,852 S.F.
School Board District	2
School Grade	PreK-5th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	48,852 S.F.	Last Renovation:

Facility Description:

Robert Frost Elementary School is a two-story, 48,852 square foot facility located on a 6.6-acre site close to I-495 (Capital Beltway) in New Carrollton, MD. The original building was constructed in 1968, with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

The main entrance has curb cuts, ramps, and doors wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. Handicap toilet stalls are missing in the gang restrooms. Toilet configurations and accessories are inadequate and do not comply with ADA requirements. Interior graphics and/or signage are inadequate or missing and do not comply with ADA requirements. Not all the programs in the facility are handicap accessible, especially the programs on the second floor. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, crawl space, or sub-floor.

B. SHELL

The superstructure is load bearing masonry walls and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. The metal windows throughout the building are original. All classrooms on the second floor have a fire window exit. All the classrooms on the first floor have exterior door openings. The exterior doors throughout the building are original. Noted in the 2008 Assessment, some metal exterior doors do not close properly & the roof has signs of standing water. The building has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 2000.

C. INTERIORS

The interior partition walls typically include painted CMU (with glazed block wainscot in the gymnasium), folding metal partitions (in multi-purpose room), and metal panels (in the corridors). The interior doors, including fire doors, are generally solid core wood doors with hollow metal frames.

Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original blackboards. Toilet accessories such as metal toilet partitions are original. The facility has two steel stair cases (concrete treads and risers with steel frame and vinyl tile floor finish) that are original. There is a metal ladder to access the roof hatch.

The interior wall finishes are typically painted CMU and metal panels. The floor finishes throughout the building are typically vinyl asbestos tiles (VAT), carpet, and ceramic tiles. There is VAT floor finishes in the classrooms, gymnasium, multi-purpose room, and corridors. There are ceramic tiles in the restrooms and kitchen area. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 35,450 square feet of vinyl asbestos tiles.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Fixtures are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal and external with roof drains and downspouts.

HVAC

Heating and cooling system consist of roof top units that were replaced in 2008. The heating/cooling distribution system is a ductwork system. Fresh air is supplied by air handling units. Ceiling-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Facility Executive Summary

Electrical

The electrical service is fed from a pole mounted transformers that delivers power to a main panel. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving surface-mounted fluorescents. Emergency power and lighting are not present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in interior corridors, gym, and kitchen (13 stations in total). The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has shelves, furniture; such as tables and chairs (some furniture is original from 1968). The nurse's room has two beds that are original to the building age. The school has a stage with lights and curtains (replaced in 2006). The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are three reserved handicap spaces out of total 61 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$8,977,293.35**Replacement Cost:** \$13,776,850.40**FCI:** 65.16%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Robert Frost Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1968

Gross Area: 48,852 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,977,293.35

Replacement Cost: \$13,776,850.40

FCI: 65.16%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Robert Frost Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.80	S.F.	48,852	102	\$13,970,251	42	1971	1973	2007		\$8,869,256	\$13,668,814	65
Substructure	\$15.51	S.F.	48,852	100	\$757,899	100	1968					\$757,899	
Foundations	\$15.51	S.F.	48,852	100	\$757,899	100	1968					\$757,899	
Standard Foundations	\$4.88	S.F.	48,852	0	\$238,515	100	1968					\$238,515	
Slab on Grade	\$10.63	S.F.	48,852	0	\$519,384	100	1968					\$519,384	
Shell	\$53.00	S.F.	48,852	100	\$2,589,306	62	1973	1998			\$393,811	\$2,589,306	15
Superstructure	\$15.77	S.F.	48,852	100	\$770,160	100	1968					\$770,160	
Roof Construction	\$21.02	S.F.	36,639	0	\$770,160	100	1968					\$770,160	
Exterior Enclosure	\$19.27	S.F.	48,852	100	\$941,431	71	1968	1998			\$393,811	\$941,431	42
Exterior Walls	\$11.21	S.F.	48,852	0	\$547,620	100	1968					\$547,620	
Exterior Windows	\$5.06	S.F.	48,852	100	\$247,432	30	1968	1998			\$247,432	\$247,432	100
Exterior Doors	\$3.00	S.F.	48,852	100	\$146,379	30	1968	1998			\$146,379	\$146,379	100
Roofing	\$17.97	S.F.	48,852	100	\$877,715	20	2000	2020				\$877,715	
Roof Coverings	\$23.96	S.F.	36,639	100	\$877,715	20	2000	2020				\$877,715	
Interiors	\$75.23	S.F.	48,852	108	\$3,976,765	45	1968	1973	2007		\$2,655,864	\$3,675,328	72
Interior Construction	\$33.86	S.F.	48,852	100	\$1,654,148	84	1968	1988	2007		\$538,574	\$1,654,148	33
Partitions	\$26.22	S.F.	48,852	100	\$1,281,142	100	1968	2068	2007		\$165,568	\$1,281,142	13
Concrete Block Partitions - Regular Weight	\$10.37	S.F.	19,541	0	\$202,703	100	1968					\$202,703	
Metal Partition	\$36.79	S.F.	24,811	100	\$912,871	100	1968	2068				\$912,871	
Metal Partitions (Bathroom)	\$36.79	S.F.	4,500	100	\$165,568	100	1968	2068	2007		\$165,568	\$165,568	100
Interior Doors	\$2.98	S.F.	48,852	100	\$145,636	40	1968	2008			\$145,636	\$145,636	100
Fittings	\$4.65	S.F.	48,852	100	\$227,370	20	1968	1988			\$227,370	\$227,370	100
Stairs	\$1.84	S.F.	48,852	100	\$89,908	50	1968	2018				\$89,908	
Stair Construction	\$1.84	S.F.	48,852	100	\$89,908	50	1968	2018				\$89,908	
Stairs	\$1.84	S.F.	48,852	100	\$89,908	50	1968	2018				\$89,908	
Interior Finishes	\$39.53	S.F.	48,852	116	\$2,232,709	16	1968	1973			\$2,117,290	\$1,931,272	110
Wall Finishes	\$6.81	S.F.	48,852	100	\$332,881	5	1968	1973			\$332,881	\$332,881	100
Paint	\$6.81	S.F.	48,852	100	\$332,881	5	1968	1973			\$332,881	\$332,881	100
Floor Finishes	\$23.24	S.F.	48,852	127	\$1,436,915	15	1968	1973			\$1,321,496	\$1,135,478	116
Carpet	\$9.11	S.F.	10,000	110	\$100,219	5	1968	1973			\$100,219	\$91,108	110
Ceramic Tile	\$23.32	S.F.	4,500	110	\$115,419	50	1968	2018				\$104,926	
VAT (Resilient Flooring)	\$27.35	S.F.	34,352	130	\$1,221,277	13	1968	1981			\$1,221,277	\$939,444	130
Ceiling Finishes	\$9.48	S.F.	48,852	100	\$462,913	25	1968	1993			\$462,913	\$462,913	100
Services	\$122.78	S.F.	48,852	100	\$5,997,809	25	1973	1978			\$5,097,246	\$5,997,809	85
Plumbing	\$13.96	S.F.	48,852	100	\$682,109	30	1968	1998			\$682,109	\$682,109	100
Plumbing Fixtures	\$10.63	S.F.	48,852	100	\$519,384	30	1968	1998			\$519,384	\$519,384	100
Domestic Water Distribution	\$0.94	S.F.	48,852	100	\$46,068	30	1968	1998			\$46,068	\$46,068	100
Sanitary Waste	\$1.35	S.F.	48,852	100	\$66,130	30	1968	1998			\$66,130	\$66,130	100
Rain Water Drainage	\$1.03	S.F.	48,852	100	\$50,527	30	1968	1998			\$50,527	\$50,527	100
HVAC	\$75.21	S.F.	48,852	100	\$3,674,328	22	1980	1978			\$2,773,765	\$3,674,328	75
Heat Generating Systems	\$8.88	S.F.	48,852	100	\$433,935	30	2004	2034				\$433,935	
Cooling Generating Systems	\$9.55	S.F.	48,852	100	\$466,628	30	2004	2034				\$466,628	
Distribution Systems	\$16.24	S.F.	48,852	100	\$793,566	30	1968	1998			\$793,566	\$793,566	100
Terminal & Package Units	\$37.81	S.F.	48,852	100	\$1,847,195	15	1968	1983			\$1,847,195	\$1,847,195	100
Controls & Instrumentation	\$1.48	S.F.	48,852	100	\$72,075	20	1968	1988			\$72,075	\$72,075	100
Systems Testing & Balancing	\$1.25	S.F.	48,852	100	\$60,929	10	1968	1978			\$60,929	\$60,929	100
Fire Protection	\$5.13	S.F.	48,852	100	\$250,404	30	1968	1998			\$250,404	\$250,404	100
Sprinklers	\$5.13	S.F.	48,852	100	\$250,404	30	1968	1998			\$250,404	\$250,404	100
Electrical	\$28.47	S.F.	48,852	100	\$1,390,968	30	1968	1983			\$1,390,968	\$1,390,968	100
Electrical Service/Distribution	\$2.86	S.F.	48,852	100	\$139,691	30	1968	1998			\$139,691	\$139,691	100
Lighting and Branch Wiring	\$21.07	S.F.	48,852	100	\$1,029,109	30	1968	1998			\$1,029,109	\$1,029,109	100
Communications and Security	\$4.38	S.F.	48,852	100	\$213,995	30	1968	1998			\$213,995	\$213,995	100
Other Electrical Systems	\$0.17	S.F.	48,852	100	\$8,173	15	1968	1983			\$8,173	\$8,173	100
Equipment & Furnishings	\$9.42	S.F.	48,852	100	\$460,080	25	1968	1983			\$460,080	\$460,080	100
Equipment	\$9.42	S.F.	48,852	100	\$460,080	25	1968	1983			\$460,080	\$460,080	100
Institutional	\$3.25	S.F.	48,852	100	\$159,010	15	1968	1983			\$159,010	\$159,010	100
Other Equipment	\$6.16	S.F.	48,852	100	\$301,070	30	1968	1998			\$301,070	\$301,070	100
Food Service Equipment, EACH	\$301,070.06	SYSTE M	1	100	\$301,070	30	1968	1998			\$301,070	\$301,070	100
Special Construction			0			0	0				\$255,568		
Special Construction			0			0	0				\$255,568		
ADA Compliance			0	0		0	0				\$255,568		
Building Sitework	\$3.86	S.F.	48,852	100	\$188,392	30	1968	1998	2015		\$6,687	\$188,392	4
Site Improvements	\$3.72	S.F.	48,852	100	\$181,705	30	1970	1998	2015			\$181,705	
Parking Lots	\$2,330.96	Ea.	61	100	\$142,189	30	2004	2034				\$142,189	
Pedestrian Paving	\$39.52	L.F.	1,000	100	\$39,516	30	1968	1998	2015	3		\$39,516	
Site Mechanical Utilities	\$0.14	S.F.	48,852	100	\$6,687	30	1968	1998			\$6,687	\$6,687	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.14	S.F.	48,852	100	\$6,687	30	1968	1998			\$6,687	\$6,687	100
Gas Service Piping	\$0.14	S.F.	48,852	100	\$6,687	30	1968	1998			\$6,687	\$6,687	100

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Facility Executive Summary

Facility: \Elementary Schools\Robert Frost Elementary_Building (continued)

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Robert Frost Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,902,231 \$162,677	\$3,075,062 \$84,755	\$8,977,293 \$247,432	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows throughout the building are original, beyond useful life, and in fair condition. No major water leaks were reported through windows, but air infiltration was. The flashing and caulking around the windows are in fair condition, but are beyond useful life.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$96,238	\$50,140	\$146,379	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors throughout the building are original, beyond useful life, and in fair condition (difficult to operate). Some metal exterior doors do not close properly. The door hardware is beyond useful life and in fair condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$95,750	\$49,886	\$145,636	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors, including fire doors, are beyond useful life and need refinishing. The door hardware is in poor condition (hard to lock and unlock) and should be replaced.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$149,487	\$77,883	\$227,370	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original blackboards which are beyond useful life and in fair condition. Toilet accessories, such metal toilet partitions are original, rusted, stained, and in poor condition. All of the old toilet accessories are beyond useful life and need to be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$218,857	\$114,024	\$332,881	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some portion of the facility has not been painted for more than five years and the paint is in poor condition (stained and peeling off the walls, especially the metal panels in the restrooms).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$65,890	\$34,329	\$100,219	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the classrooms, offices, and media center (library) is beyond useful life and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$304,348	\$158,565	\$462,913	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling tiles throughout the building are beyond useful life and in poor condition (stained and warped due to pipe leaks and condensation). The ceiling tiles in the gymnasium are low and damaged.

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C1010205	Metal Partitions (Bathroom)	System	Beyond Useful Life	Renew System	1	Ea.	\$108,855	\$56,713	\$165,568	Necessary- 2-5 Yrs	Deferred Maintenance	Some portion of the facility has not been painted for more than five years and the paint is in poor condition, especially the metal toilet partitions in the restrooms, which are rusted and in poor condition.
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$802,944	\$418,334	\$1,221,277	Necessary- 2-5 Yrs	Deferred Maintenance	Vinyl asbestos tiles in the classrooms, gymnasium, multi-purpose room, and corridors are beyond useful life and in fair to poor condition (worn and cracked).
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$341,475	\$177,909	\$519,384	Necessary- 2-5 Yrs	Deferred Maintenance	Plumbing fixtures are mostly original and need update. Some toilets and urinals were updated while most sinks, faucets, drinking fountains and other plumbing fixtures were not. Some were covered with plastic bags to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$30,288	\$15,780	\$46,068	Necessary- 2-5 Yrs	Deferred Maintenance	The distribution system pipes, pumps, ductwork, vents, and units are mostly outdated and beyond useful life. Circulation pumps and pipes are leaking and pipe insulation is peeling off. There are some of leaks and stains throughout the school.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$33,219	\$17,307	\$50,527	Necessary- 2-5 Yrs	Deferred Maintenance	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$43,478	\$22,652	\$66,130	Necessary- 2-5 Yrs	Deferred Maintenance	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$521,739	\$271,826	\$793,566	Necessary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$47,386	\$24,688	\$72,075	Necessary- 2-5 Yrs	Deferred Maintenance	The control system is limited to heating units, original, and in need of update.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$40,059	\$20,871	\$60,929	Necessary- 2-5 Yrs	Deferred Maintenance	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$164,631	\$85,773	\$250,404	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$91,842	\$47,850	\$139,691	Necessary- 2-5 Yrs	Deferred Maintenance	

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D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$676,600	\$352,509	\$1,029,109	Necessary- 2-5 Yrs	Deferred Maintenance	Most lighting is outdated and in some cases not operating. Many of the light covers are stained and broken. Some class rooms need ballast and wiring.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$140,694	\$73,301	\$213,995	Necessary- 2-5 Yrs	Deferred Maintenance	The security and communication systems are beyond useful life and in need of update. The communication system's equipment is original and has wires in areas that could be a tripping hazard.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,374	\$2,800	\$8,173	Necessary- 2-5 Yrs	Deferred Maintenance	Other electrical systems are not located in dedicated space and jammed with other materials in small storage room. Some electrical panels have no expanding capacity.
E1020	Institutional	System	Beyond Useful Life	Renew System	1	Ea.	\$104,543	\$54,467	\$159,010	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,397	\$2,291	\$6,687	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$197,942	\$103,128	\$301,070	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	48,852	S.F.	\$168,026	\$87,542	\$255,568	Does Not Meet Current Code/Standards	ADA / Accessibility	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,214,461	\$632,734	\$1,847,195	Necessary- 2-5 Yrs	Deferred Maintenance	

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Robert Goddard French Immersion/Montessori

Address: 9850 Good Luck Road, Seabrook, MD 20706

Attributes:

School Area	2
Congressional	4
County Council	3
Historical Building	No
Legislative	23A
Original Building	Built in 1964, 106,701 S.F.
School Addition 1	Built in 1966, 26,930 S.F.
School Board District	1
School Grade	PreK-8th

General Information:

Function:	Elementary School
Gross Area:	133,631 S.F.

Year Built:
Last Renovation:

Facility Description:

Robert Goddard Middle School is a two-story, 133,631 square foot facility located on a 20.3-acre site close to MD Route 564 and I-495 (Capital Beltway) in Seabrook, MD. The original building was constructed in 1964 and an addition was constructed in 1966, with no major renovations, except for FY03 FSRP Boiler Replacement, which was performed in 2004. In 2012 a kitchen grease trap was replaced, and the parking lot was improved.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements, although efforts have been made. A ramp to the main entrance was installed; however, the main entrance lacks hardware to accommodate handicapped accessibility. There is a 750 lb chair lift for access to the second floor. Restrooms are not fully handicapped accessible and all interior door hardware needs to be upgraded. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade for the first floor and Tectum board with lightweight fill on the second floor and the attic. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing in poor condition. Exterior doors are hollow metal steel in poor condition as well. Roofing in most areas is typically pitched with built-up roof.

C. INTERIORS

Interior partition walls typically include painted CMU. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, lockers, toilet accessories, shelving, and toilet partitions. Stair construction includes concrete risers and treads with steel and tile finishes. Interior wall finishes are typically tile and glazed blocks. Floor finishes in common areas are typically terrazzo, ceramic tile, vinyl composition tile, carpet, wood gym floor and vinyl asbestos tiles. Floor finishes in assignable spaces are typically vinyl tile, carpet and vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically plaster and suspended acoustical panels.

D. SERVICES

Conveying

The building has a chair lift. At time of the 2008 Assessment it needed servicing.

Plumbing

Fixtures are original, except for the low flow toilets, which were installed in 2007. Domestic water distribution is original and consists of copper and galvanized piping. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains, gutters, and downspouts. The building does not have a sprinkler system, except in mechanical rooms and janitor's closets.

HVAC

Heating is provided by two steam, oil fired boilers, which were replaced in 2003 and supply fin tube radiators, air handlers and terminal units throughout the building. Cooling is provided by individual window units for each classroom and centrifugal chiller with a cooling tower for the cafeteria and main office. The chiller was replaced in 1999, located in the boiler room. Fresh air is supplied mostly by air handlers and fan coils during the heating season and by infiltration during the cooling season. Controls are low voltage electrical thermostats, individual controls on window units, and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect that was upgraded in 1998 to accommodate the window unit loads. Lighting in has been upgraded with electronic ballasts and T-8 lamps. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building has an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), audio-visual, laboratory, medical equipment, food service equipment and a kitchen grease trap was replaced in 2012. The building also includes fixed casework and floor grilles, mats and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site and was improved to 155 parking spaces with paths to the building entrances. Drainage is generally handled by surface drainage, the site includes concrete sidewalks, site lighting and utility lines including water, sewer, and electrical. The fuel oil tank was replaced in 1998.

Current Repair Cost: \$23,880,156.67**Replacement Cost:** \$34,854,861.89**FCI:** 68.51%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Robert Goddard French Immersion/Montessori_ **Building**

Address: , , 20706

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 133,631 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$23,880,156.67

Replacement Cost: \$34,854,861.89

FCI: 68.51%

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$311,505		
Special Construction			0			0	0				\$311,505		
ADA Compliance			0	0		0	0				\$311,505		
Building Sitework	\$4.51	S.F.	133,631	100	\$602,764	30	1964	1994	2014		\$14,228	\$602,764	2
Site Improvements	\$3.60	S.F.	133,631	100	\$480,501	30	1967	1994	2014			\$480,501	
Parking Lots	\$2,462.30	Each	155	100	\$381,657	30	2012	2042				\$381,657	
Pedestrian Paving	\$37.17	L.F.	2,659	100	\$98,844	30	1964	1994	2014	2		\$98,844	
Site Mechanical Utilities	\$0.91	S.F.	133,631	100	\$122,263	30	1964	1994			\$14,228	\$122,263	12
Fuel Distribution	\$0.91	S.F.	133,631	100	\$122,263	30	1964	1994			\$14,228	\$122,263	12
NG Supply	\$0.11	S.F.	133,631	100	\$14,228	30	1964	1994			\$14,228	\$14,228	100
Underground Tank	\$108,035.11	Each	1	100	\$108,035	30	1997	2027				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Robert Goddard French Immersion/Montessori_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$23,880,157		\$629,824			\$872,645					\$1,031,712
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,048,784										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,048,784										
Exterior Walls											
Exterior Windows	\$638,214										
Exterior Doors	\$410,571										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$6,610,123		\$524,961			\$872,645					\$1,031,712
Interior Construction	\$1,018,296										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$414,636										
Fittings	\$603,661										
Stairs			\$138,004								
Stair Construction			\$138,004								
Interior Finishes	\$5,591,827		\$386,957			\$872,645					\$1,031,712
Wall Finishes	\$1,114,245					\$812,439					\$941,839
Paint	\$700,817					\$812,439					\$941,839
Tile	\$413,428										
Floor Finishes	\$3,326,967		\$140,709			\$60,206					\$89,873
Carpet	\$51,935					\$60,206					\$69,796
Ceramic Tile			\$140,709								
Concrete	\$14,939										\$20,077
Terrazo	\$747,577										
VAT (Resilient Flooring)	\$2,125,526										
VCT	\$121,747										
Wood (Gym Floor)	\$265,243										
Ceiling Finishes	\$1,150,615		\$246,249								
Plaster Ceilings			\$246,249								
Acoustical Ceilings	\$1,150,615										
Services	\$15,218,295										
Conveying	\$117,887										
Elevators and Lifts	\$117,887										
Plumbing	\$2,113,829										
Low Flow Toilets											
Plumbing Fixtures	\$1,680,900										
Domestic Water Distribution	\$117,887										
Sanitary Waste	\$184,960										
Rain Water Drainage	\$130,082										
HVAC	\$8,287,376										
Heat Generating Systems											
Cooling Generating Systems	\$267,776										
Distribution Systems	\$2,205,292										
Terminal & Package Units	\$5,448,453										
Controls & Instrumentation	\$203,253										
Systems Testing & Balancing	\$162,602										
Fire Protection	\$825,206										
Sprinklers	\$825,206										
Electrical	\$3,873,997										
Electrical Service/Distribution	\$363,822										
Lighting and Branch Wiring	\$2,878,059										

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Facility: \Elementary Schools\Robert Goddard French Immersion/Montessori_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$15,700,300 \$419,601	\$8,179,856 \$218,612	\$23,880,157 \$638,214	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$269,935	\$140,636	\$410,571	Necess ary- 2-5 Yrs	Deferred Maintena nce	Rust damage as well as improper exterior door operations have been observed throughout the building.
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$272,607	\$142,028	\$414,636	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most interior doors are old and worn out. All interior doors need hardware upgrade.
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$396,884	\$206,777	\$603,661	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$460,761	\$240,056	\$700,817	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$271,814	\$141,615	\$413,428	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$80,044	\$41,703	\$121,747	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$34,145	\$17,790	\$51,935	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$9,822	\$5,117	\$14,939	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System		1	Ea.	\$1,397,453	\$728,073	\$2,125,526	Necess ary- 2-5 Yrs	Deferred Maintena nce	Damages to VAT have observed throughout the building.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$756,486	\$394,129	\$1,150,615	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling damage is extensive throughout the school. Damage is caused by pipe leaks and roof leaks before the roof was replaced in 2006.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$1,105,128	\$575,772	\$1,680,900	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$77,506	\$40,381	\$117,887	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$85,524	\$44,558	\$130,082	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$121,604	\$63,356	\$184,960	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$3,577,302	\$1,863,774	\$5,441,076	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Upper Marlboro, MD 20772

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D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,449,896	\$755,396	\$2,205,292	Necessary- 2-5 Yrs	Deferred Maintenance	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$133,631	\$69,622	\$203,253	Necessary- 2-5 Yrs	Deferred Maintenance	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$106,905	\$55,697	\$162,602	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$542,542	\$282,664	\$825,206	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$239,199	\$124,623	\$363,822	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,892,215	\$985,844	\$2,878,059	Necessary- 2-5 Yrs	Deferred Maintenance	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$376,839	\$196,333	\$573,173	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$38,753	\$20,190	\$58,943	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$261,917	\$136,459	\$398,375	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$9,354	\$4,874	\$14,228	Necessary- 2-5 Yrs	Deferred Maintenance	
D3050	Terminal & Package Units	A/C Units Computer Room	Missing	Install CRCU	2	Each	\$4,850	\$2,527	\$7,377	Necessary- 2-5 Yrs	Functional Adequacy	Server closets lack independent cooling.
D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$77,506	\$40,381	\$117,887	Necessary- 2-5 Yrs	Deferred Maintenance	Vertical chair lift is slow, has multiple breakdowns, and should be replaced.
C3020410	Terrazo	System	Beyond Useful Life	Renew System	1	Ea.	\$491,503	\$256,073	\$747,577	Necessary- 2-5 Yrs	Deferred Maintenance	Damage to terrazzo is extensive throughout the building.
C3020410	Wood (Gym Floor)	System	Beyond Useful Life	Renew System	1	Ea.	\$174,387	\$90,856	\$265,243	Necessary- 2-5 Yrs	Deferred Maintenance	
D3030	Cooling Generating Systems	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades-Refrigerant Equip in Blr Room	1	SYSTEM	\$176,053	\$91,723	\$267,776	Does Not Meet Current Code/Standards	Compliance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$183,330	\$95,515	\$278,846	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	133,631	S.F.	\$204,803	\$106,702	\$311,505	Does Not Meet Current Code/Standards	ADA / Accessibility	

Facility Executive Summary**Facility:** \Elementary Schools\Rockledge Elementary**Address:** 7701 Laurel-Bowie Road, Bowie, MD 20715**Attributes:**

School Area	1
Congressional	5
County Council	4
Historical Building	No
Legislative	23A
Original Building	Built in 1968, 56,252 S.F.
School Board District	5
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	56,252 S.F.

Year Built:
Last Renovation:

Facility Description:

Rockledge Elementary School is a one-story, 56,252 square foot facility located on a 10-acre site close to I-495 (Capital Beltway) in Bowie, MD. The original building was constructed in 1968 with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, interior signage, drinking fountains, and door hardware.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings and foundation walls. The building has a crawl space of cast in place concrete construction.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is slab on grade. Roof construction is metal pan and insulation boards with a built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Exterior doors and deteriorated storefront was replaced in 2007. Roofing is typically low-slope with built-up roof replaced in 1994.

C. INTERIORS

Interior construction partition wall types typically include painted CMU with a glazed block wainscot. There are metal stud and drywall partitions in the classrooms at the rear of the building. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, and toilet partitions. The interior wall finishes are typically painted CMU and glazed block. Floor finishes in common areas are typically VCT, carpet, ceramic tile, and wood. Floor finishes in assignable spaces are typically carpet, VCT, and quarry tile in the kitchen. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 44,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended Tectum tiles. Ceiling finishes in assignable areas are typically suspended Tectum tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 750 square feet of asbestos containing stucco ceilings.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The plumbing fixtures are primarily with flush valve water closets. The water closets and urinals have been renewed around 2007. The lavatories are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas fired hot water heater, storage tank and re-circulating pump.

HVAC

Heating is provided by two oil-fired hot water boilers. Cooling is supplied by split DX systems with rooftop heat pump condensing units that are newer than original. The heating distribution system is a 2-pipe system to unit ventilators in classrooms. There are also two suspended air handling, heat only, units in the gym. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic. The system is not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted utility transformer that delivers power to a main switch and distribution, switchboard. Power distribution wiring is typically copper. Lighting is typically fluorescent lay-in troffers in the corridors and box fixtures plus surface tandem wrap around fluorescent fixtures in the classrooms. The gym has box fixtures with T-8 lamps and wire guards. The school underwent a lamp and ballast change-out. The exterior parking and roadway lighting consists of bracket mounted HID luminaries on aluminum poles. The pole fixture bases are below ground level. Emergency lighting is present and exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible devices in common spaces, interior corridors, etc. The fire alarm control panel (FACP) is a non-addressable system, which is probably original to the building's construction. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and do not include dedicated closets or cabinets. The space containing the server rack is not separately air conditioned. The building includes an internal security system that is actuated by optical or combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and kitchen grease trap. The building also includes fixed casework, window treatment, floor grilles and mats, and furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking spaces available on-site where one out of 78 are handicap spaces and paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon underground fuel oil tank.

Current Repair Cost: \$7,758,694.44**Replacement Cost:** \$15,424,944.57**FCI:** 50.30%

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Facility: \Elementary Schools\Rockledge Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1968

Gross Area: 56,252 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,758,694.44

Replacement Cost: \$15,424,944.57

FCI: 50.30%

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Facility: \Elementary Schools\Rockledge Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$272.29	S.F.	56,252	100	\$15,319,205	35	1979	1973	2008		\$7,758,694	\$15,316,909	51
Substructure	\$15.96	S.F.	56,252	100	\$897,992	100	1968	2068				\$897,992	
Foundations	\$15.67	S.F.	56,252	100	\$881,261	100	1968					\$881,261	
Standard Foundations	\$5.26	S.F.	56,252	0	\$296,035	100	1968					\$296,035	
Slab on Grade	\$10.40	S.F.	56,252	0	\$585,226	100	1968					\$585,226	
Basement Construction	\$0.30	S.F.	56,252	100	\$16,731	100	1968	2068				\$16,731	
Crawl Space	\$3.35	S.F.	5,000	100	\$16,731	100	1968	2068				\$16,731	
Shell	\$68.67	S.F.	56,252	100	\$3,863,002	59	1981	1998			\$268,656	\$3,863,002	7
Superstructure	\$21.28	S.F.	56,252	100	\$1,196,974	100	1968	2068				\$1,196,974	
Roof Construction	\$21.28	S.F.	56,252	0	\$1,196,974	100	1968	2068				\$1,196,974	
Exterior Enclosure	\$18.92	S.F.	56,252	100	\$1,064,358	71	1981	1998			\$268,656	\$1,064,358	25
Exterior Walls	\$11.10	S.F.	56,252	100	\$624,583	100	1968	2068				\$624,583	
Exterior Windows	\$4.78	S.F.	56,252	100	\$268,656	30	1968	1998			\$268,656	\$268,656	100
Exterior Doors	\$3.04	S.F.	56,252	100	\$171,119	30	2007	2037				\$171,119	
Roofing	\$28.47	S.F.	56,252	100	\$1,601,670	20	1994	2014				\$1,601,670	
Roof Coverings	\$28.47	S.F.	56,252	100	\$1,601,670	20	1994	2014				\$1,601,670	
Interiors	\$43.83	S.F.	56,252	100	\$2,467,710	15	1973	1973			\$2,352,139	\$2,465,414	95
Interior Construction	\$7.62	S.F.	56,252	100	\$428,652	28	1968	1988				\$428,652	100
Interior Doors	\$3.10	S.F.	56,252	100	\$174,541	40	1968	2008				\$174,541	100
Fittings	\$4.52	S.F.	56,252	100	\$254,111	20	1968	1988				\$254,111	100
Interior Finishes	\$36.21	S.F.	56,252	100	\$2,039,058	12	1977	1973			\$1,923,487	\$2,036,762	94
Wall Finishes	\$6.56	S.F.	56,252	100	\$368,761	5	1968	1973				\$368,761	100
Paint	\$6.56	S.F.	56,252	100	\$368,761	5	1968	1973				\$368,761	100
Floor Finishes	\$18.54	S.F.	56,252	100	\$1,043,026	14	1968	1973			\$952,717	\$1,043,026	91
Carpet	\$7.79	S.F.	3,200	100	\$24,920	5	1968	1973			\$24,920	\$24,920	100
Ceramic Tile	\$19.93	S.F.	2,000	100	\$39,850	50	1968	2018				\$39,850	
Concrete	\$3.74	S.F.	1,800	100	\$6,735	10	1968	1978			\$6,735	\$6,735	100
Quarry Tile	\$20.18	S.F.	2,500	100	\$50,459	50	1968	2018				\$50,459	
Remove 9x9/ install VCT	\$23.35	S.F.	34,752	100	\$811,367	10	1968	1978			\$811,367	\$811,367	100
VCT	\$9.14	S.F.	12,000	100	\$109,695	12	1968	1980			\$109,695	\$109,695	100
Ceiling Finishes	\$11.11	S.F.	56,252	100	\$627,271	14	1995	2009			\$602,009	\$624,975	96
Plaster Ceilings	\$21.87	S.F.	1,050	110	\$25,262	50	1968	2018				\$22,966	
2x2 Tectum	\$10.91	S.F.	55,202	100	\$602,009	13	1996	2009			\$602,009	\$602,009	100
Services	\$132.39	S.F.	56,252	100	\$7,447,436	23	1982	1983	2008		\$4,594,034	\$7,447,436	62
Plumbing	\$16.29	S.F.	56,252	100	\$916,075	30	1976	1998	2015		\$158,020	\$916,075	17
Plumbing Fix, Lavatories	\$2.39	S.F.	56,252	100	\$134,328	30	1968	1998				\$134,328	100
Plumbing Fix, W.C. & Urinals	\$10.24	S.F.	56,252	100	\$575,814	30	2007	2037				\$575,814	
Domestic Water Distribution	\$0.88	S.F.	56,252	100	\$49,624	30	1968	1998	2015	3		\$49,624	
Water Heater, gas	\$23,692.21	SYSTE M	1	100	\$23,692	15	1994	2009			\$23,692	\$23,692	100
Sanitary Waste	\$1.38	S.F.	56,252	100	\$77,859	30	1968	1998	2015	3		\$77,859	
Rain Water Drainage	\$0.97	S.F.	56,252	100	\$54,758	30	1968	1998	2015	3		\$54,758	
HVAC	\$80.93	S.F.	56,252	100	\$4,552,252	18	1988	1983			\$3,835,265	\$4,552,252	84
Heat Generating Systems	\$8.94	S.F.	56,252	100	\$503,089	30	1968	1998			\$503,089	\$503,089	100
Cooling Gen Stm, Split DX, Rooftop CUs	\$11.24	S.F.	56,252	100	\$632,283	20	2005	2025				\$632,283	
Unit Ventilators	\$17.05	S.F.	56,252	100	\$959,120	20	1985	2005			\$959,120	\$959,120	100
Terminal & Package Units	\$40.85	S.F.	56,252	100	\$2,298,123	15	1968	1983			\$2,298,123	\$2,298,123	100
Control Compressor	\$6,485.89	SYSTE M	1	100	\$6,486	20	1985	2005			\$6,486	\$6,486	100
Controls & Instrumentation	\$1.51	S.F.	56,252	100	\$84,704	20	2000	2020				\$84,704	
Systems Testing & Balancing	\$1.22	S.F.	56,252	100	\$68,447	10	2000	2010			\$68,447	\$68,447	100
Fire Protection	\$6.38	S.F.	56,252	100	\$358,616	30	1968	1988	2008		\$358,616	\$358,616	100
Sprinklers	\$6.19	S.F.	56,252	100	\$348,226	30	1968	1998	2008		\$348,226	\$348,226	100
Kitchen Fire Suppression	\$10,390.16	SYSTE M	1	100	\$10,390	20	1968	1988	2008		\$10,390	\$10,390	100
Electrical	\$28.81	S.F.	56,252	100	\$1,620,493	30	1986	1998	2015		\$242,133	\$1,620,493	15
Electrical Service/Distribution	\$2.75	S.F.	56,252	100	\$154,862	30	1968	1998	2015	3		\$154,862	
Lighting and Branch Wiring	\$21.61	S.F.	56,252	100	\$1,215,798	30	2008	2038				\$1,215,798	
Communications and Security	\$4.30	S.F.	56,252	100	\$242,133	30	1968	1998			\$242,133	\$242,133	100
Other Electrical Systems	\$0.14	S.F.	56,252	100	\$7,700	15	2000	2015				\$7,700	
Equipment & Furnishings	\$7.21	S.F.	56,252	100	\$405,826	24	1968	1983			\$405,826	\$405,826	100
Equipment	\$7.21	S.F.	56,252	100	\$405,826	24	1968	1983			\$405,826	\$405,826	100
Institutional Equipment	\$2.98	S.F.	56,252	100	\$167,696	15	1968	1983			\$167,696	\$167,696	100
Other Equipment	\$4.23	S.F.	56,252	100	\$238,130	30	1968	1998			\$238,130	\$238,130	100
Food Service Equipment, EACH	\$238,130.12	SYSTE M	1	100	\$238,130	30	1968	1998			\$238,130	\$238,130	100
Special Construction			0			0	0				\$131,128		

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$131,128		
ADA Compliance			0	0		0	0				\$131,128		
Building Sitework	\$4.22	S.F.	56,252	100	\$237,239	30	1985	1998	2018		\$6,911	\$237,239	3
Site Improvements	\$3.99	S.F.	56,252	100	\$224,339	30	1968	1998	2018			\$224,339	
Parking Lots	\$2,469.72	Ea.	78	100	\$192,638	30	1968	1998	2018	6		\$192,638	
Pedestrian Paving	\$37.29	S.F.	850	100	\$31,701	30	1968	1998	2018	6		\$31,701	
Site Mechanical Utilities	\$0.23	S.F.	56,252	100	\$12,900	30	1985	1998			\$6,911	\$12,900	54
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	56,252	100	\$5,989	30	1985	2015				\$5,989	
Gas Service Piping	\$0.11	S.F.	56,252	100	\$5,989	30	1985	2015				\$5,989	
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1968	1998			\$6,911	\$6,911	100

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Facility Executive Summary

Facility: \Elementary Schools\Rockledge Elementary_Building (continued)

[illegible]

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[illegible]

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Facility: \Elementary Schools\Rockledge Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,101,048 \$176,631	\$2,657,646 \$92,025	\$7,758,694 \$268,656	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in fair condition due to age, with some damaged caulking.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$114,754	\$59,787	\$174,541	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are old and the finishes are worn, and the original vent holes are covered with wood. The doors do not have fire labels and do not meet ADA requirements.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$167,068	\$87,043	\$254,111	Necess ary- 2-5 Yrs	Deferred Maintena nce	Millwork is deteriorating, coming unglued, and finishes are worn, and shelving is missing and damaged throughout the building.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$242,446	\$126,314	\$368,761	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint is beyond useful life due to age, scuff marks, smudges and pearling throughout the building.
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$72,120	\$37,575	\$109,695	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT is old, cracked, separated, and missing, and should be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$16,384	\$8,536	\$24,920	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is stained, torn, and patched, and should be replaced.
	C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$4,428	\$2,307	\$6,735	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$330,762	\$172,327	\$503,089	Necess ary- 2-5 Yrs	Capital Renewal	
	D3040	Unit Ventilators	System	Beyond Useful Life	Renew System	1	Ea.	\$630,585	\$328,535	\$959,120	Necess ary- 2-5 Yrs	Capital Renewal	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$228,946	\$119,281	\$348,226	Necess ary- 2-5 Yrs	Building Integrity	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$159,193	\$82,940	\$242,133	Necess ary- 2-5 Yrs	Complan ce	
	D2010	Plumbing Fix, Lavatories	System	Beyond Useful Life	Renew System	1	Ea.	\$88,316	\$46,012	\$134,328	Necess ary- 2-5 Yrs	Capital Renewal	
	D3060	Control Compressor	System	Beyond Useful Life	Renew System	1	Ea.	\$4,264	\$2,222	\$6,486	Necess ary- 2-5 Yrs	Building Integrity	
	D4090	Kitchen Fire Suppression	System	Beyond Useful Life	Renew System	1	Ea.	\$6,831	\$3,559	\$10,390	Necess ary- 2-5 Yrs	Complan ce	
	C3020410	Remove 9x9/ install VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$533,443	\$277,924	\$811,367	Necess ary- 2-5 Yrs	Deferred Maintena nce	Vinyl asbestos tiles are in poor condition due to cracks and missing and separating tiles. The tiles are beyond useful life and should be replaced.

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G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,510,929	\$787,194	\$2,298,123	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$110,254	\$57,442	\$167,696	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,562	\$81,569	\$238,130	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	56,252	S.F.	\$86,212	\$44,916	\$131,128	Does Not Meet Current Code/Standards	ADA / Accessibility
C3030210	2x2 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$395,798	\$206,211	\$602,009	Necessary- 2-5 Yrs	Deferred Maintenance
D2020	Water Heater, gas	System	Beyond Useful Life	Renew System	1	Ea.	\$15,577	\$8,115	\$23,692	Necessary- 2-5 Yrs	Deferred Maintenance
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$45,002	\$23,446	\$68,447	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Rogers Heights Elementary

Address: 4301 58th Avenue, Bladensburg, MD 20710

Attributes:

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	47
Original Building	Built in 1959, 30,566 S.F.
School Addition 1	Built in 1961, 9,532 S.F.
School Addition 2	Built in 1978, 5,802 S.F.
School Addition 3	Built in 1989, 5,898 S.F.
School Addition 4	Built in 1997, 4,790 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	56,588 S.F.

Year Built:

Last Renovation:

Facility Description:

Rogers Heights Elementary School is a partial two-story, 56,588 square foot facility located on a 7.5-acre site near MD Route 295 (Baltimore-Washington Parkway) in Bladensburg, MD. The original building was constructed in 1959, additions were constructed in 1961, 1978, 1989, and 1997, and major renovation was performed in 1978. In 2012 some minor projects were performed that included kitchen grease trap replacement and security system upgrades.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements with the exception of the 1989 and 1997 additions. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on concrete footings and foundation walls with a partial slab-on-grade and partial suspended slab over crawl space. Noted in the 2008 Assessment, there was moisture accumulation in the bottom of the crawl space. The building does not have a basement.

B. SHELL

The superstructure is steel frame and load bearing CMU walls. First floor construction is suspended slab on load bearing CMU foundation walls. Second floor construction is steel joists, metal deck and concrete slab, not fireproofed. Roof construction is steel joists and cementitious fiber (Tectum) deck, with no bulb tees. The single story portion of the exterior enclosure is comprised of walls of brick veneer over CMU. The two story portion is standing seam metal. Exterior windows are aluminum sash with fixed and operable single-pane glazing except in the latter date additions, which are thermal pane glazing. Exterior doors are hollow metal steel in hollow metal frames. The windows and doors are of the original. Roofing is typically low-slope, built-up roofing with gravel ballast, which was replaced in 2007.

C. INTERIORS

Interior partition wall types are typically painted CMU. The 1989 addition has modular wall panels with vinyl wall covering. Interior doors are generally solid core wood with hollow metal frames. Doors have bored lockset hardware. The accesses to exit (corridor) doors are not fire labeled, except in the 1989 and 1997 additions. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails, and toilet partitions. Stair construction includes steel risers and treads with vinyl composition tile finishes and aluminum tread nosing. The interior wall finishes are typically paint on CMU. Restroom and kitchen walls are glazed CMU wainscot and painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically VCT and carpet. Floor finishes in Restrooms and kitchen are ceramic tile, original to construction. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels. Restrooms and kitchen have painted drywall ceilings.

D. SERVICES

Conveying

The building does include conveying equipment. Conveying equipment includes one Dover hydraulic elevator lift.

Plumbing

Fixtures are original. Toilet stalls are updated to be ADA compliant. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is combination with roof drains and scuppers. Domestic hot water is provided by a gas-fired hot water heater with storage and circulators, which were replaced in 2004.

HVAC

Facility Executive Summary

Heating is provided by two oil-fired, w/gas pilot hot water boilers, which were installed in 1958. Cooling is supplied by two air cooled chiller units, which were installed in 2006 and two roof-top units. There are five roof mounted package units on the 1997 addition. The heating/cooling distribution system is a 2-pipe system using fan-coil and fan-coil/unit-ventilators. There is an AHU installed in the gym. Fresh air is supplied by air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic, hybrid, and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors. Fire alarm system was replaced in 2006. Partial upgrades were done to the security system in 2012

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel replaced in 1970. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically 3-wire grounded serving recessed and surface-mounted fluorescent and some incandescent. Emergency power and battery lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system is a Standard Electric and original and hybrid upgraded system that consists of audible/strobe annunciators in common spaces, interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is not centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator that, at the time of the 2008 Assessment, was reportedly out of service.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, audio-visual equipment, food service equipment and a kitchen grease trap was replaced in 2012. The building also includes fixed casework and window treatment.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available in a parking lot adjacent to the site where five out of 56 are handicap spaces and path to building entrance. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The front parking lot has dual round HID fixtures on aluminum poles. The school has an 8,000 gallon fuel oil tank replaced in 1998.

Current Repair Cost: \$7,670,799.11**Replacement Cost:** \$15,380,118.41**FCI:** 49.87%

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Facility Executive Summary

Facility: \Elementary Schools\Rogers Heights Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1959

Gross Area: 45,900 S.F.

Last Renovation: 1978

Facility Description:

Current Repair Cost: \$6,826,477.93

Replacement Cost: \$12,616,511.35

FCI: 54.11%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Rogers Heights Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$272.90	S.F.	45,900	100	\$12,525,989	37	1975	1974	2007		\$6,826,478	\$12,525,989	54
Substructure	\$15.48	S.F.	45,900	100	\$710,706	100	1959					\$710,706	
Foundations	\$15.48	S.F.	45,900	100	\$710,706	100	1959					\$710,706	
Standard Foundations	\$5.11	S.F.	45,900	0	\$234,575	100	1959					\$234,575	
Slab on Grade	\$10.37	S.F.	45,900	0	\$476,131	100	1959					\$476,131	
Shell	\$67.22	S.F.	45,900	100	\$3,085,484	48	1984	2008			\$360,240	\$3,085,484	12
Superstructure	\$21.04	S.F.	45,900	100	\$965,526	100	1959					\$965,526	
Floor Construction	\$10.43	S.F.	45,900	0	\$478,923	100	1959					\$478,923	
Roof Construction	\$10.60	S.F.	45,900	0	\$486,603	100	1959					\$486,603	
Exterior Enclosure	\$17.77	S.F.	45,900	100	\$815,835	30	1986	2008			\$360,240	\$815,835	44
Exterior Walls			0	0		0	0						
Exterior Walls, Brick V	\$9.93	S.F.	45,900	100	\$455,595	30	2007	2037				\$455,595	
Metal Siding Panel	\$12.08	S.F.	37,725	100	\$455,595	30	2007	2037				\$455,595	
Exterior Windows	\$4.78	S.F.	45,900	100	\$219,216	30	1978	2008			\$219,216	\$219,216	100
Exterior Doors	\$3.07	S.F.	45,900	100	\$141,024	30	1978	2008			\$141,024	\$141,024	100
Roofing	\$28.41	S.F.	45,900	100	\$1,304,123	20	2007	2027				\$1,304,123	
Roof Coverings	\$28.37	S.F.	45,900	100	\$1,302,029	20	2007	2027				\$1,302,029	
Roof Openings	\$0.05	S.F.	45,900	100	\$2,094	20	2007	2027				\$2,094	
Interiors	\$46.60	S.F.	45,900	100	\$2,138,724	36	1983	1998	2008		\$1,022,189	\$2,138,724	48
Interior Construction	\$18.45	S.F.	45,900	100	\$846,842	70	1972	1998	2008		\$349,767	\$846,842	41
Partitions	\$10.83	S.F.	45,900	100	\$497,075	100	1959					\$497,075	
Concrete Block Partitions - Regular Weight	\$10.83	S.F.	45,900	0	\$497,075	100	1959					\$497,075	
Interior Doors	\$3.10	S.F.	45,900	100	\$142,420	40	1978	2018	2008		\$142,420	\$142,420	100
Fittings	\$4.52	S.F.	45,900	100	\$207,347	20	1978	1998			\$207,347	\$207,347	100
Stairs	\$0.97	S.F.	45,900	100	\$44,681	50	1959	2009	2015			\$44,681	
Stair Construction	\$0.97	S.F.	45,900	100	\$44,681	50	1959	2009	2015	3		\$44,681	
Interior Finishes	\$27.17	S.F.	45,900	100	\$1,247,201	12	1998	2005	2010		\$672,422	\$1,247,201	54
Wall Finishes	\$9.32	S.F.	45,900	100	\$427,959	11	1996	2008	2010		\$300,200	\$427,959	70
Paint	\$6.54	S.F.	45,900	100	\$300,200	5	2003	2008	2010		\$300,200	\$300,200	100
Vinyl Wall Covering	\$2.78	S.F.	45,900	100	\$127,759	25	1989	2014				\$127,759	
Floor Finishes	\$8.30	S.F.	45,900	100	\$380,811	11	1998	2005	2010		\$372,222	\$380,811	98
Carpet	\$7.76	S.F.	36,700	100	\$284,686	5	2000	2005			\$284,686	\$284,686	100
Ceramic Tile	\$19.86	S.F.	2,305	100	\$45,787	50	1959	2009	2010		\$45,787	\$45,787	100
Concrete Fl Finish	\$3.73	S.F.	2,305	100	\$8,589	10	2003	2013				\$8,589	
VCT	\$9.10	S.F.	4,590	100	\$41,749	12	2000	2012			\$41,749	\$41,749	100
Ceiling Finishes	\$9.55	S.F.	45,900	100	\$438,431	13	2000	2013				\$438,431	
Acoustical Ceilings	\$9.55	S.F.	45,900	100	\$438,431	13	2000	2013				\$438,431	
Services	\$128.66	S.F.	45,900	100	\$5,905,558	25	1969	1974	2008		\$4,951,202	\$5,905,558	84
Conveying	\$1.64	S.F.	45,900	100	\$75,399	30	1959	1989			\$75,399	\$75,399	100
Elevators and Lifts	\$1.64	S.F.	45,900	100	\$75,399	30	1959	1989			\$75,399	\$75,399	100
Plumbing	\$15.83	S.F.	45,900	100	\$726,763	30	1983	1989			\$104,023	\$726,763	14
Plumbing Fixtures	\$12.59	S.F.	45,900	100	\$578,059	30	2006	2036				\$578,059	
Domestic Water Distribution	\$0.90	S.F.	45,900	100	\$41,190	30	1959	1989			\$41,190	\$41,190	100
Sanitary Waste	\$1.37	S.F.	45,900	100	\$62,833	30	1959	1989			\$62,833	\$62,833	100
Rain Water Drainage	\$0.97	S.F.	45,900	100	\$44,681	30	2007	2037				\$44,681	
HVAC	\$76.02	S.F.	45,900	100	\$3,489,299	22	1967	1974	2008		\$3,157,683	\$3,489,299	90
Heat Generating Systems	\$8.91	S.F.	45,900	100	\$409,109	30	1959	1989	2008		\$409,109	\$409,109	100
Cooling Generating Systems	\$7.22	S.F.	45,900	100	\$331,616	30	2006	2036				\$331,616	
Distribution Systems	\$16.49	S.F.	45,900	100	\$756,783	30	1959	1989	2008		\$756,783	\$756,783	100
Terminal & Package Units	\$40.69	S.F.	45,900	100	\$1,867,522	15	1959	1974			\$1,867,522	\$1,867,522	100
Controls & Instrumentation	\$1.51	S.F.	45,900	100	\$69,116	20	1959	1979			\$69,116	\$69,116	100
Systems Testing & Balancing	\$1.20	S.F.	45,900	100	\$55,153	30	1959	1989	2008		\$55,153	\$55,153	100
Fire Protection	\$6.18	S.F.	45,900	100	\$283,444	30	1959	1989			\$283,444	\$283,444	100
Sprinklers	\$6.18	S.F.	45,900	100	\$283,444	30	1959	1989			\$283,444	\$283,444	100
Electrical	\$28.99	S.F.	45,900	100	\$1,330,653	30	1962	1974	2008		\$1,330,653	\$1,330,653	100
Electrical Service/Distribution	\$2.72	S.F.	45,900	100	\$124,967	30	1970	2000	2008		\$124,967	\$124,967	100
Lighting and Branch Wiring	\$21.54	S.F.	45,900	100	\$988,565	30	1959	1989			\$988,565	\$988,565	100
Communications and Security	\$4.27	S.F.	45,900	100	\$196,177	30	1959	1989			\$196,177	\$196,177	100
Other Electrical Systems	\$0.46	S.F.	45,900	100	\$20,944	15	1959	1974			\$20,944	\$20,944	100
Equipment & Furnishings	\$8.15	S.F.	45,900	100	\$374,052	25	1995	2009	2007		\$374,052	\$374,052	100
Equipment	\$8.15	S.F.	45,900	100	\$374,052	25	1995	2009	2007		\$374,052	\$374,052	100
Institutional Equipment	\$2.98	S.F.	45,900	100	\$136,835	15	1995	2010			\$136,835	\$136,835	100
Other Equipment	\$5.17	S.F.	45,900	100	\$237,217	30	1979	2009	2007		\$237,217	\$237,217	100
Food Service Equipment	\$237,217.18	SYSTE M	1	100	\$237,217	30	1979	2009	2007		\$237,217	\$237,217	100
Special Construction			0			0	0				\$106,997		
Special Construction			0			0	0				\$106,997		

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Report Date: 08 Sep 2012

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
ADA Compliance			0	0		0	0				\$106,997		
Building Sitework	\$6.79	S.F.	45,900	100	\$311,465	30	1960	1989	2015		\$11,798	\$311,465	4
Site Improvements	\$4.17	S.F.	45,900	100	\$191,632	30	1978	2008	2015			\$191,632	
Parking Lots	\$2,460.26	Each	56	100	\$137,775	30	1978	2008	2015	3		\$137,775	
Pedestrian Paving	\$37.14	L.F.	1,450	100	\$53,857	30	1978	2008	2020	8		\$53,857	
Site Mechanical Utilities	\$2.61	S.F.	45,900	100	\$119,833	30	1959	1989			\$11,798	\$119,833	10
Fuel Distribution	\$2.61	S.F.	45,900	100	\$119,833	30	1959	1989			\$11,798	\$119,833	10
NG Supply	\$0.11	S.F.	45,900	100	\$4,887	30	1959	1989			\$4,887	\$4,887	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1959	1989			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTEM	1	0	\$108,035	30	1998	2028				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Rogers Heights Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,826,478	\$460,431	\$135,540	\$199,374		\$678,042			\$68,225		\$786,037
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$360,240										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$360,240										
Exterior Walls											
Exterior Walls, Brick V											
Metal Siding Panel											
Exterior Windows	\$219,216										
Exterior Doors	\$141,024										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$1,022,189	\$460,431	\$135,540	\$48,824		\$678,042					\$786,037
Interior Construction	\$349,768										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$142,420										
Fittings	\$207,347										
Stairs				\$48,824							
Stair Construction				\$48,824							
Interior Finishes	\$672,421	\$460,431	\$135,540			\$678,042					\$786,037
Wall Finishes	\$300,200		\$135,540			\$348,014					\$403,443
Paint	\$300,200					\$348,014					\$403,443
Vinyl Wall Covering			\$135,540								
Floor Finishes	\$372,221	\$8,847				\$330,029					\$382,594
Carpet	\$284,686					\$330,029					\$382,594
Ceramic Tile	\$45,787										
Concrete FI Finish		\$8,847									
VCT	\$41,749										
Ceiling Finishes		\$451,584									
Acoustical Ceilings		\$451,584									
Services	\$4,951,202										
Conveying	\$75,399										
Elevators and Lifts	\$75,399										
Plumbing	\$104,023										
Plumbing Fixtures											
Domestic Water Distribution	\$41,190										
Sanitary Waste	\$62,833										
Rain Water Drainage											
HVAC	\$3,157,683										
Heat Generating Systems	\$409,109										
Cooling Generating Systems											
Distribution Systems	\$756,783										
Terminal & Package Units	\$1,867,522										
Controls & Instrumentation	\$69,116										
Systems Testing & Balancing	\$55,153										
Fire Protection	\$283,444										
Sprinklers	\$283,444										
Electrical	\$1,330,653										
Electrical Service/Distribution	\$124,967										
Lighting and Branch Wiring	\$988,565										
Communications and Security	\$196,177										
Other Electrical Systems	\$20,944										
Equipment & Furnishings	\$374,052										
Equipment	\$374,052										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Rogers Heights Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,488,151 \$144,126	\$2,338,327 \$75,090	\$6,826,478 \$219,216	Necess ary- 2-5 Yrs	Capital Renewal	Exterior doors are well worn and the entry does not comply with accessibility requirements, so it becomes a compliance category also. Carpet in the original building and additions 1 and 2 is old and well worn.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$92,718	\$48,306	\$141,024	Necess ary- 2-5 Yrs	Capital Renewal	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$187,170	\$97,516	\$284,686	Necess ary- 2-5 Yrs	Capital Renewal	
	D1010	Elevators and Lifts	System	Beyond Useful Life	Renew System	1	Ea.	\$49,572	\$25,827	\$75,399	Necess ary- 2-5 Yrs	Capital Renewal	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$27,081	\$14,109	\$41,190	Necess ary- 2-5 Yrs	Environm ental	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$41,310	\$21,523	\$62,833	Necess ary- 2-5 Yrs	Environm ental	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,227,825	\$639,697	\$1,867,522	Necess ary- 2-5 Yrs	Capital Renewal	
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$268,974	\$140,135	\$409,109	Necess ary- 2-5 Yrs	Capital Renewal	
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$497,556	\$259,227	\$756,783	Necess ary- 2-5 Yrs	Capital Renewal	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$45,441	\$23,675	\$69,116	Necess ary- 2-5 Yrs	Environm ental	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$36,261	\$18,892	\$55,153	Necess ary- 2-5 Yrs	Environm ental	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$186,354	\$97,090	\$283,444	Necess ary- 2-5 Yrs	Building Integrity	
	D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$82,161	\$42,806	\$124,967	Necess ary- 2-5 Yrs	Capital Renewal	
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$649,944	\$338,621	\$988,565	Necess ary- 2-5 Yrs	Capital Renewal	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$128,979	\$67,198	\$196,177	Necess ary- 2-5 Yrs	Complian ce	
	G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$3,213	\$1,674	\$4,887	Necess ary- 2-5 Yrs	Capital Renewal	

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Environmental
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$155,961	\$81,256	\$237,217	Necessary- 2-5 Yrs	Functional Adequacy
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$93,636	\$48,784	\$142,420	Necessary- 2-5 Yrs	Capital Renewal
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$136,323	\$71,024	\$207,347	Necessary- 2-5 Yrs	Capital Renewal
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$13,770	\$7,174	\$20,944	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	45,900	S.F.	\$70,346	\$36,650	\$106,997	Does Not Meet Current Code/Standards	ADA / Accessibility
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$197,370	\$102,830	\$300,200	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$30,103	\$15,684	\$45,787	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$27,448	\$14,301	\$41,749	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$89,964	\$46,871	\$136,835	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Rogers Heights Elementary\1989 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1989

Gross Area: 5,898 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$557,435.78

Replacement Cost: \$1,525,070.59

FCI: 36.55%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Rogers Heights Elementary\1989 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	5,898	100	\$1,525,070	39	1989	1996			\$557,435	\$1,525,070	37
Substructure	\$16.58	S.F.	5,898	100	\$97,782	100	1989					\$97,782	
Foundations	\$16.58	S.F.	5,898	100	\$97,782	100	1989					\$97,782	
Standard Foundations	\$5.57	S.F.	5,898	0	\$32,833	100	1989					\$32,833	
Slab on Grade	\$11.01	S.F.	5,898	0	\$64,949	100	1989					\$64,949	
Shell	\$70.41	S.F.	5,898	100	\$415,261	60	1989	2009			\$177,802	\$415,261	43
Superstructure	\$22.53	S.F.	5,898	100	\$132,858	100	1989					\$132,858	
Roof Construction	\$22.53	S.F.	5,898	0	\$132,858	100	1989					\$132,858	
Exterior Enclosure	\$17.73	S.F.	5,898	100	\$104,601	76	1989	2019				\$104,601	
Exterior Walls	\$11.76	S.F.	5,898	0	\$69,345	100	1989					\$69,345	
Exterior Windows	\$5.06	S.F.	5,898	100	\$29,873	30	1989	2019				\$29,873	
Exterior Doors	\$0.91	S.F.	5,898	100	\$5,383	30	1989	2019				\$5,383	
Roofing	\$30.15	S.F.	5,898	100	\$177,802	20	1989	2009			\$177,802	\$177,802	100
Roof Coverings	\$30.15	S.F.	5,898	100	\$177,802	20	1989	2009			\$177,802	\$177,802	100
Interiors	\$51.48	S.F.	5,898	100	\$303,600	28	1989	1996			\$75,498	\$303,600	25
Interior Construction	\$11.67	S.F.	5,898	100	\$68,807	35	1989	2009			\$17,493	\$68,807	25
Partitions	\$6.65	S.F.	5,898	0	\$39,203	40	1989	2029				\$39,203	
Interior Doors	\$2.05	S.F.	5,898	100	\$12,111	40	1989	2029				\$12,111	
Fittings	\$2.97	S.F.	5,898	100	\$17,493	20	1989	2009			\$17,493	\$17,493	100
Interior Finishes	\$39.81	S.F.	5,898	100	\$234,793	26	1990	1996			\$58,005	\$234,793	25
Wall Finishes	\$20.40	S.F.	5,898	100	\$120,302	33	1992	2008			\$8,258	\$120,302	7
Paint	\$6.95	S.F.	1,188	100	\$8,258	5	2003	2008			\$8,258	\$8,258	100
Tile / Vinyl WC	\$23.79	S.F.	4,710	100	\$112,044	35	1989	2024				\$112,044	
Floor Finishes	\$9.27	S.F.	5,898	100	\$54,655	11	1989	1996			\$49,747	\$54,655	91
Carpet	\$8.55	S.F.	4,500	100	\$38,466	7	1989	1996			\$38,466	\$38,466	100
Ceramic Tile	\$21.34	S.F.	230	100	\$4,908	50	1989	2039				\$4,908	
VCT	\$9.66	S.F.	1,168	100	\$11,281	10	1989	1999			\$11,281	\$11,281	100
Ceiling Finishes	\$10.15	S.F.	5,898	100	\$59,836	25	1989	2014				\$59,836	
Services	\$116.84	S.F.	5,898	100	\$689,140	24	1989	1999			\$271,727	\$689,140	39
Plumbing	\$16.81	S.F.	5,898	100	\$99,128	30	1989	2019				\$99,128	
Plumbing Fixtures	\$13.37	S.F.	5,898	100	\$78,854	30	1989	2019				\$78,854	
Domestic Water Distribution	\$0.93	S.F.	5,898	100	\$5,472	30	1989	2019				\$5,472	
Sanitary Waste	\$1.48	S.F.	5,898	100	\$8,702	30	1989	2019				\$8,702	
Rain Water Drainage	\$1.03	S.F.	5,898	100	\$6,100	30	1989	2019				\$6,100	
HVAC	\$63.59	S.F.	5,898	100	\$375,071	19	1989	1999			\$271,727	\$375,071	72
Distribution Systems	\$17.52	S.F.	5,898	100	\$103,344	30	1989	2019				\$103,344	
Terminal & Package Units	\$43.21	S.F.	5,898	100	\$254,862	15	1989	2004			\$254,862	\$254,862	100
Controls & Instrumentation	\$1.60	S.F.	5,898	100	\$9,419	20	1989	2009			\$9,419	\$9,419	100
Systems Testing & Balancing	\$1.26	S.F.	5,898	100	\$7,446	10	1989	1999			\$7,446	\$7,446	100
Fire Protection	\$6.56	S.F.	5,898	100	\$38,664	30	1989	2019				\$38,664	
Sprinklers	\$6.56	S.F.	5,898	100	\$38,664	30	1989	2019				\$38,664	
Electrical	\$29.89	S.F.	5,898	100	\$176,277	30	1989	2019				\$176,277	
Electrical Service/Distribution	\$2.91	S.F.	5,898	100	\$17,134	30	1989	2019				\$17,134	
Lighting and Branch Wiring	\$22.88	S.F.	5,898	100	\$134,922	30	1989	2019				\$134,922	
Communications and Security	\$4.11	S.F.	5,898	100	\$24,221	30	1989	2019				\$24,221	
Equipment & Furnishings	\$3.16	S.F.	5,898	100	\$18,659	15	1989	2004			\$18,659	\$18,659	100
Equipment	\$3.16	S.F.	5,898	100	\$18,659	15	1989	2004			\$18,659	\$18,659	100
Institutional	\$3.16	S.F.	5,898	100	\$18,659	15	1989	2004			\$18,659	\$18,659	100
Special Construction			0			0	0				\$13,749		
Special Construction			0			0	0				\$13,749		
ADA Compliance			0	0		0	0				\$13,749		
Building Sitework	\$0.11	S.F.	5,898	100	\$628	30	1989	2019				\$628	
Site Mechanical Utilities	\$0.11	S.F.	5,898	100	\$628	30	1989	2019				\$628	
Fuel Distribution	\$0.11	S.F.	5,898	100	\$628	30	1989	2019				\$628	
Gas Service Piping	\$0.11	S.F.	5,898	100	\$628	30	1989	2019				\$628	

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Rogers Heights Elementary\1989 Addition (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$557,436		\$63,480			\$9,573		\$604,807			\$36,265
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$177,802							\$43,360			
Superstructure											
Roof Construction											
Exterior Enclosure								\$43,360			
Exterior Walls											
Exterior Windows								\$36,740			
Exterior Doors								\$6,620			
Roofing	\$177,802										
Roof Coverings	\$177,802										
Interiors	\$75,498		\$63,480			\$9,573		\$47,308			\$26,258
Interior Construction	\$17,493										
Partitions											
Interior Doors											
Fittings	\$17,493										
Interior Finishes	\$58,005		\$63,480			\$9,573		\$47,308			\$26,258
Wall Finishes	\$8,258					\$9,573					\$11,098
Paint	\$8,258					\$9,573					\$11,098
Tile / Vinyl WC											
Floor Finishes	\$49,747							\$47,308			\$15,161
Carpet	\$38,466							\$47,308			
Ceramic Tile											
VCT	\$11,281										\$15,161
Ceiling Finishes			\$63,480								
Services	\$271,727							\$513,367			\$10,007
Plumbing								\$121,915			
Plumbing Fixtures								\$96,980			
Domestic Water Distribution								\$6,730			
Sanitary Waste								\$10,702			
Rain Water Drainage								\$7,502			
HVAC	\$271,727							\$127,100			\$10,007
Distribution Systems								\$127,100			
Terminal & Package Units	\$254,862										
Controls & Instrumentation	\$9,419										
Systems Testing & Balancing	\$7,446										\$10,007
Fire Protection								\$47,552			
Sprinklers								\$47,552			
Electrical								\$216,799			
Electrical Service/Distribution								\$21,073			
Lighting and Branch Wiring								\$165,937			
Communications and Security								\$29,789			
Equipment & Furnishings	\$18,659										
Equipment	\$18,659										
Institutional	\$18,659										
Special Construction	\$13,749										
Special Construction	\$13,749										
ADA Compliance	\$13,749										
Building Sitework								\$772			
Site Mechanical Utilities								\$772			
Fuel Distribution								\$772			
Gas Service Piping								\$772			

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Rogers Heights Elementary\1989 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$366,493 \$5,429	\$190,943 \$2,829	\$557,436 \$8,258	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$7,417	\$3,864	\$11,281	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$25,290	\$13,176	\$38,466	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$167,562	\$87,300	\$254,862	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$4,895	\$2,550	\$7,446	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$12,268	\$6,392	\$18,659	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	5,898	S.F.	\$9,039	\$4,709	\$13,749	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$116,898	\$60,904	\$177,802	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$11,501	\$5,992	\$17,493	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$6,193	\$3,227	\$9,419	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Rogers Heights Elementary\1997 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1997

Gross Area: 4,790 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$286,885.40

Replacement Cost: \$1,238,536.46

FCI: 23.16%

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Rogers Heights Elementary\1997 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	4,790	100	\$1,238,537	38	1997	2002			\$286,884	\$1,238,537	23
Substructure	\$15.19	S.F.	4,790	100	\$72,783	100	1997					\$72,783	
Foundations	\$15.19	S.F.	4,790	100	\$72,783	100	1997					\$72,783	
Standard Foundations	\$5.02	S.F.	4,790	0	\$24,042	100	1997					\$24,042	
Slab on Grade	\$10.18	S.F.	4,790	0	\$48,741	100	1997					\$48,741	
Shell	\$67.27	S.F.	4,790	100	\$322,242	59	1997	2017				\$322,242	
Superstructure	\$20.82	S.F.	4,790	100	\$99,740	100	1997					\$99,740	
Roof Construction	\$20.82	S.F.	4,790	0	\$99,740	100	1997					\$99,740	
Exterior Enclosure	\$18.59	S.F.	4,790	100	\$89,030	71	1997	2027				\$89,030	
Exterior Walls	\$10.88	S.F.	4,790	0	\$52,092	100	1997					\$52,092	
Exterior Windows	\$4.68	S.F.	4,790	100	\$22,440	30	1997	2027				\$22,440	
Exterior Doors	\$3.03	S.F.	4,790	100	\$14,498	30	1997	2027				\$14,498	
Roofing	\$27.86	S.F.	4,790	100	\$133,472	20	1997	2017				\$133,472	
Roof Coverings	\$27.86	S.F.	4,790	100	\$133,472	20	1997	2017				\$133,472	
Interiors	\$64.99	S.F.	4,790	100	\$311,299	27	1997	2002			\$71,249	\$311,299	23
Interior Construction	\$17.92	S.F.	4,790	100	\$85,825	35	1997	2017				\$85,825	
Partitions	\$10.39	S.F.	4,790	0	\$49,761	40	1997	2037				\$49,761	
Interior Doors	\$3.07	S.F.	4,790	100	\$14,717	40	1997	2037				\$14,717	
Fittings	\$4.46	S.F.	4,790	100	\$21,347	20	1997	2017				\$21,347	
Interior Finishes	\$47.07	S.F.	4,790	100	\$225,474	25	1997	2002			\$71,249	\$225,474	32
Wall Finishes	\$28.44	S.F.	4,790	100	\$136,240	28	1997	2002			\$30,818	\$136,240	23
Paint	\$6.43	S.F.	4,790	100	\$30,818	5	1997	2002			\$30,818	\$30,818	100
Tile	\$22.01	S.F.	4,790	100	\$105,422	35	1997	2032				\$105,422	
Floor Finishes	\$9.24	S.F.	4,790	100	\$44,282	13	1997	2004			\$40,431	\$44,282	91
Carpet	\$7.89	S.F.	590	100	\$4,657	7	1997	2004			\$4,657	\$4,657	100
Ceramic Tile	\$19.26	S.F.	200	100	\$3,851	50	1997	2047				\$3,851	
VCT	\$8.94	S.F.	4,000	100	\$35,774	10	1997	2007			\$35,774	\$35,774	100
Ceiling Finishes	\$9.38	S.F.	4,790	100	\$44,952	25	1997	2022				\$44,952	
Services	\$108.08	S.F.	4,790	100	\$517,715	24	1997	2007			\$197,075	\$517,715	38
Plumbing	\$15.53	S.F.	4,790	100	\$74,386	30	1997	2027				\$74,386	
Plumbing Fixtures	\$12.37	S.F.	4,790	100	\$59,232	30	1997	2027				\$59,232	
Domestic Water Distribution	\$0.87	S.F.	4,790	100	\$4,153	30	1997	2027				\$4,153	
Sanitary Waste	\$1.35	S.F.	4,790	100	\$6,484	30	1997	2027				\$6,484	
Rain Water Drainage	\$0.94	S.F.	4,790	100	\$4,517	30	1997	2027				\$4,517	
HVAC	\$58.82	S.F.	4,790	100	\$281,734	19	1997	2007			\$197,075	\$281,734	70
Distribution Systems	\$16.20	S.F.	4,790	100	\$77,592	30	1997	2027				\$77,592	
Terminal & Package Units	\$39.97	S.F.	4,790	100	\$191,465	15	1997	2012			\$191,465	\$191,465	100
Controls & Instrumentation	\$1.48	S.F.	4,790	100	\$7,067	20	1997	2017				\$7,067	
Systems Testing & Balancing	\$1.17	S.F.	4,790	100	\$5,610	10	1997	2007			\$5,610	\$5,610	100
Fire Protection	\$6.07	S.F.	4,790	100	\$29,070	30	1997	2027				\$29,070	
Sprinklers	\$6.07	S.F.	4,790	100	\$29,070	30	1997	2027				\$29,070	
Electrical	\$27.67	S.F.	4,790	100	\$132,525	30	1997	2027				\$132,525	
Electrical Service/Distribution	\$2.71	S.F.	4,790	100	\$12,968	30	1997	2027				\$12,968	
Lighting and Branch Wiring	\$21.16	S.F.	4,790	100	\$101,343	30	1997	2027				\$101,343	
Communications and Security	\$3.80	S.F.	4,790	100	\$18,214	30	1997	2027				\$18,214	
Equipment & Furnishings	\$2.92	S.F.	4,790	100	\$13,988	15	1997	2012			\$13,988	\$13,988	100
Equipment	\$2.92	S.F.	4,790	100	\$13,988	15	1997	2012			\$13,988	\$13,988	100
Institutional	\$2.92	S.F.	4,790	100	\$13,988	15	1997	2012			\$13,988	\$13,988	100
Special Construction			0			0	0				\$4,572		
Special Construction			0			0	0				\$4,572		
ADA Compliance			0	0		0	0				\$4,572		
Building Sitework	\$0.11	S.F.	4,790	100	\$510	30	1997	2027				\$510	
Site Mechanical Utilities	\$0.11	S.F.	4,790	100	\$510	30	1997	2027				\$510	
Fuel Distribution	\$0.11	S.F.	4,790	100	\$510	30	1997	2027				\$510	
Gas Service Piping	\$0.11	S.F.	4,790	100	\$510	30	1997	2027				\$510	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Rogers Heights Elementary\1997 Addition (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Rogers Heights Elementary\1997 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$188,616 \$20,262	\$98,269 \$10,556	\$286,885 \$30,818	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$23,520	\$12,254	\$35,774	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$3,062	\$1,595	\$4,657	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,688	\$1,922	\$5,610	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,790	S.F.	\$3,006	\$1,566	\$4,572	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$125,881	\$65,584	\$191,465	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$9,197	\$4,792	\$13,988	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Rose Valley Elementary

Address: 9800 Jacqueline Drive, Fort Washington, MD 20744

Attributes:

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	26
Original Building	Built in 1968, 56,252 S.F.
School Board District	9
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	56,252 S.F.

Year Built:
Last Renovation:

Facility Description:

Rose Valley Elementary School is a one-story, 56,252 square foot facility located on a 10.1-acre site close to Route 210 (Indian Head Highway) in Fort Washington, MD. The original building was constructed in 1968, with no additions constructed or major renovations performed since that time.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Entrance ramp lacks change of texture and color, there is no entrance door opening mechanism for the disabled and interior signage and graphics appear to be inadequate. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor construction.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel replaced in 2007 including deteriorated storefronts. Roofing is typically low-slope with built-up roof replaced in 1995.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed CMU, and exposed brick. Interior doors are generally solid core/hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards toilet accessories, shelving, and toilet partitions. The building is single story and the only stair construction is in the boiler room, which includes steel treads with steel finishes. Interior wall finishes were repainted in 2008. Floor finishes in common areas is typically ceramic tile, vinyl asbestos tiles. Floor finishes in assignable spaces are typically vinyl tile, carpet and wood. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 48,835 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically plaster and suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 850 square feet of sprayed on fibrous asbestos materials.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow toilets. Domestic water distribution is original and consists of copper and galvanized piping. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers that supply fin tube radiators, heat-only air handlers, and terminal units throughout the building. Cooling is provided by individual window units for each classroom and roof mounted cooling-only package units for the media center and main office. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units, and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pole mounted transformer provides service to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. Lighting has been upgraded. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

Facility Executive Summary

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets. The server room has an independent cooling system. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatment furnishings.

F. Special Construction

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where four out of 38 are handicap spaces and path to building entrance. Drainage is generally handled by surface drainage. The site includes concrete sidewalks, site lighting and utility lines, including water, sewer, and electrical.

Current Repair Cost: \$9,504,473.06**Replacement Cost:** \$15,862,164.51**FCI:** 59.92%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Rose Valley Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1968

Gross Area: 56,252 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,504,473.06

Replacement Cost: \$15,862,164.51

FCI: 59.92%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Rose Valley Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.98	S.F.	56,252	102	\$16,141,026	38	1976	1973			\$9,504,475	\$15,862,167	60
Substructure	\$15.07	S.F.	56,252	100	\$847,893	100	1968					\$847,893	
Foundations	\$15.07	S.F.	56,252	100	\$847,893	100	1968					\$847,893	
Standard Foundations	\$5.05	S.F.	56,252	0	\$284,057	100	1968					\$284,057	
Slab on Grade	\$10.02	S.F.	56,252	0	\$563,836	100	1968					\$563,836	
Shell	\$69.21	S.F.	56,252	100	\$3,892,948	59	1981	1998			\$272,079	\$3,892,948	7
Superstructure	\$21.43	S.F.	56,252	100	\$1,205,530	100	1968					\$1,205,530	
Roof Construction	\$21.43	S.F.	56,252	0	\$1,205,530	100	1968					\$1,205,530	
Exterior Enclosure	\$19.03	S.F.	56,252	100	\$1,070,347	71	1981	1998			\$272,079	\$1,070,347	25
Exterior Walls	\$11.09	S.F.	56,252	0	\$623,727	100	1968					\$623,727	
Exterior Windows	\$4.84	S.F.	56,252	100	\$272,079	30	1968	1998			\$272,079	\$272,079	100
Exterior Doors	\$3.10	S.F.	56,252	100	\$174,541	30	2007	2037				\$174,541	
Roofing	\$28.75	S.F.	56,252	100	\$1,617,071	20	1995	2015				\$1,617,071	
Roof Coverings	\$28.75	S.F.	56,252	100	\$1,617,071	20	1995	2015				\$1,617,071	
Interiors	\$57.20	S.F.	56,252	109	\$3,496,270	31	1973	1973			\$2,497,229	\$3,217,411	78
Interior Construction	\$18.33	S.F.	56,252	100	\$1,031,246	67	1968	1988			\$436,352	\$1,031,246	42
Partitions	\$10.58	S.F.	56,252	100	\$594,894	96	1968	2018				\$594,894	
Concrete Block Partitions - Regular Weight	\$10.72	S.F.	50,627	0	\$542,876	100	1968					\$542,876	
Drywall Partitions/Metal Stud Framing	\$9.25	S.F.	5,625	100	\$52,018	50	1968	2018				\$52,018	
Interior Doors	\$3.16	S.F.	56,252	100	\$177,963	40	1968	2008			\$177,963	\$177,963	100
Fittings	\$4.59	S.F.	56,252	100	\$258,389	20	1968	1988			\$258,389	\$258,389	100
Interior Finishes	\$38.86	S.F.	56,252	113	\$2,465,024	16	1978	1973			\$2,060,877	\$2,186,165	94
Wall Finishes	\$9.00	S.F.	56,252	100	\$506,027	19	1998	2003			\$229,342	\$506,027	45
Paint	\$6.65	S.F.	41,627	100	\$276,685	5	2008	2013				\$276,685	
Tile	\$15.68	S.F.	14,625	100	\$229,342	35	1968	2003			\$229,342	\$229,342	100
Floor Finishes	\$19.70	S.F.	56,252	125	\$1,387,188	15	1968	1973			\$1,319,222	\$1,108,329	119
Carpet	\$7.86	S.F.	3,375	100	\$26,540	5	1968	1973			\$26,540	\$26,540	100
Ceramic Tile	\$20.14	S.F.	3,375	100	\$67,966	50	1968	2018				\$67,966	
Concrete	\$3.79	S.F.	1,687	100	\$6,389	10	1968	1978			\$6,389	\$6,389	100
VAT (Resilient Flooring)	\$23.61	S.F.	39,377	130	\$1,208,389	13	1968	1981			\$1,208,389	\$929,530	130
VCT	\$9.23	S.F.	8,438	100	\$77,904	12	1968	1980			\$77,904	\$77,904	100
Ceiling Finishes	\$10.17	S.F.	56,252	100	\$571,809	17	1968	1981			\$512,313	\$571,809	90
Plaster Ceilings	\$17.63	S.F.	3,375	100	\$59,496	50	1968	2018				\$59,496	
Acoustical Ceilings	\$9.69	S.F.	52,877	100	\$512,313	13	1968	1981			\$512,313	\$512,313	100
Services	\$124.81	S.F.	56,252	100	\$7,020,997	24	1975	1978			\$5,835,145	\$7,020,997	83
Plumbing	\$18.54	S.F.	56,252	100	\$1,042,969	30	1976	1998			\$893,240	\$1,042,969	86
Low Flow Toilets	\$2.66	S.F.	56,252	100	\$149,729	30	2007	2037				\$149,729	
Plumbing Fixtures	\$12.58	S.F.	56,252	100	\$707,575	30	1968	1998			\$707,575	\$707,575	100
Domestic Water Distribution	\$0.91	S.F.	56,252	100	\$51,336	30	1968	1998			\$51,336	\$51,336	100
Sanitary Waste	\$1.40	S.F.	56,252	100	\$78,715	30	1968	1998			\$78,715	\$78,715	100
Rain Water Drainage	\$0.99	S.F.	56,252	100	\$55,614	30	1968	1998			\$55,614	\$55,614	100
HVAC	\$69.81	S.F.	56,252	100	\$3,927,171	21	1976	1978			\$3,418,949	\$3,927,171	87
Heat Generating Systems	\$9.03	S.F.	56,252	100	\$508,222	30	2006	2036				\$508,222	
Boilers	\$9.03	S.F.	56,252	100	\$508,222	30	2006	2036				\$508,222	
Distribution Systems	\$16.75	S.F.	56,252	100	\$942,008	30	1968	1998			\$942,008	\$942,008	100
Terminal & Package Units	\$41.28	S.F.	56,252	100	\$2,322,079	15	1968	1983			\$2,322,079	\$2,322,079	100
Controls & Instrumentation	\$1.54	S.F.	56,252	100	\$86,415	20	1968	1988			\$86,415	\$86,415	100
Systems Testing & Balancing	\$1.22	S.F.	56,252	100	\$68,447	10	1968	1978			\$68,447	\$68,447	100
Fire Protection	\$6.27	S.F.	56,252	100	\$352,504	30	1968	1998			\$352,504	\$352,504	100
Sprinklers	\$6.27	S.F.	56,252	100	\$352,504	30	1968	1998			\$352,504	\$352,504	100
Electrical	\$30.19	S.F.	56,252	100	\$1,698,353	26	1976	1983			\$1,170,452	\$1,698,353	69
Electrical Service/Distribution	\$2.78	S.F.	56,252	100	\$156,574	30	1968	1998			\$156,574	\$156,574	100
Main Panel	\$2.78	S.F.	56,252	100	\$156,574	30	1968	1998			\$156,574	\$156,574	100
Branch Wiring	\$12.47	S.F.	56,252	100	\$701,586	30	1968	1998			\$701,586	\$701,586	100
Lighting	\$9.38	S.F.	56,252	100	\$527,901	20	2006	2026				\$527,901	
Communications and Security	\$4.35	S.F.	56,252	100	\$244,700	30	1968	1998			\$244,700	\$244,700	100
Other Electrical Systems	\$1.20	S.F.	56,252	100	\$67,592	15	1968	1983			\$67,592	\$67,592	100
Equipment & Furnishings	\$10.79	S.F.	56,252	100	\$606,901	21	1968	1983			\$606,901	\$606,901	100
Equipment	\$10.79	S.F.	56,252	100	\$606,901	21	1968	1983			\$606,901	\$606,901	100
Institutional Equipment	\$6.51	S.F.	56,252	100	\$366,194	15	1968	1983			\$366,194	\$366,194	100
Other Equipment	\$4.28	S.F.	56,252	100	\$240,707	30	1968	1998			\$240,707	\$240,707	100
Food Service Equipment	\$240,707.44	SYSTEM	1	100	\$240,707	30	1968	1998			\$240,707	\$240,707	100
Special Construction			0			0	0				\$131,128		
Special Construction			0			0	0				\$131,128		
ADA Compliance			0	0		0	0				\$131,128		

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$4.91	S.F.	56,252	100	\$276,017	30	2003	1998			\$161,993	\$276,017	59
Site Improvements	\$2.88	S.F.	56,252	100	\$161,993	30	1968	1998			\$161,993	\$161,993	100
Parking Lots	\$2,496.46	Each	38	100	\$94,866	30	1968	1998			\$94,866	\$94,866	100
Pedestrian Paving	\$37.69	L.F.	1,781	100	\$67,127	30	1968	1998			\$67,127	\$67,127	100
Site Mechanical Utilities	\$2.03	S.F.	56,252	100	\$114,024	30	2004	2034				\$114,024	
Fuel Distribution	\$2.03	S.F.	56,252	100	\$114,024	30	2004	2034				\$114,024	
NG Supply	\$0.11	S.F.	56,252	100	\$5,989	30	2004	2034				\$5,989	
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2004	2034				\$108,035	

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Facility Executive Summary

Facility: \Elementary Schools\Rose Valley Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,504,473	\$284,986		\$1,767,017		\$30,767	\$544,685				\$136,241
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$272,079			\$1,767,017							
Superstructure											
Roof Construction											
Exterior Enclosure	\$272,079										
Exterior Walls											
Exterior Windows	\$272,079										
Exterior Doors											
Roofing				\$1,767,017							
Roof Coverings				\$1,767,017							
Interiors	\$2,497,229	\$284,986				\$30,767	\$544,685				\$44,253
Interior Construction	\$436,352						\$62,112				
Partitions							\$62,112				
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing							\$62,112				
Interior Doors	\$177,963										
Fittings	\$258,389										
Interior Finishes	\$2,060,877	\$284,986				\$30,767	\$482,572				\$44,253
Wall Finishes	\$229,342	\$284,986					\$330,376				
Paint		\$284,986					\$330,376				
Tile	\$229,342										
Floor Finishes	\$1,319,222					\$30,767	\$81,155				\$44,253
Carpet	\$26,540					\$30,767					\$35,667
Ceramic Tile							\$81,155				
Concrete	\$6,389										\$8,586
VAT (Resilient Flooring)	\$1,208,389										
VCT	\$77,904										
Ceiling Finishes	\$512,313						\$71,041				
Plaster Ceilings							\$71,041				
Acoustical Ceilings	\$512,313										
Services	\$5,835,144										\$91,988
Plumbing	\$893,239										
Low Flow Toilets											
Plumbing Fixtures	\$707,575										
Domestic Water Distribution	\$51,336										
Sanitary Waste	\$78,715										
Rain Water Drainage	\$55,614										
HVAC	\$3,418,949										\$91,988
Heat Generating Systems											
Boilers											
Distribution Systems	\$942,008										
Terminal & Package Units	\$2,322,079										
Controls & Instrumentation	\$86,415										
Systems Testing & Balancing	\$68,447										\$91,988
Fire Protection	\$352,504										
Sprinklers	\$352,504										
Electrical	\$1,170,451										
Electrical Service/Distribution	\$156,574										
Main Panel	\$156,574										
Branch Wiring	\$701,586										
Lighting											
Communications and Security	\$244,700										
Other Electrical Systems	\$67,592										
Equipment & Furnishings	\$606,901										
Equipment	\$606,901										
Institutional Equipment	\$366										

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Upper Marlboro, MD 20772

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[illegible]

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Rose Valley Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$6,248,832 \$178,881	\$3,255,641 \$93,197	\$9,504,473 \$272,079	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$169,881	\$88,508	\$258,389	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$150,784	\$78,558	\$229,342	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tile is beyond useful life and in fair condition.
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$51,219	\$26,685	\$77,904	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$17,449	\$9,091	\$26,540	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is damaged and worn out due to old age.
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$4,201	\$2,189	\$6,389	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System		1	Ea.	\$794,470	\$413,919	\$1,208,389	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT is worn out and damaged in some places.
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System		1	Ea.	\$336,826	\$175,487	\$512,313	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are damaged due to roof and pipe leaks.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$465,204	\$242,371	\$707,575	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$33,751	\$17,584	\$51,336	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$36,564	\$19,050	\$55,614	Necess ary- 2-5 Yrs	Deferred Maintena nce	Roof condition and drainage is poor. Stagnant water has been observed on the roof.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$51,752	\$26,963	\$78,715	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,526,679	\$795,400	\$2,322,079	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$619,335	\$322,673	\$942,008	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$56,815	\$29,600	\$86,415	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$45,002	\$23,446	\$68,447	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System		1	Ea.	\$231,758	\$120,746	\$352,504	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$102,941	\$53,632	\$156,574	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$461,266	\$240,320	\$701,586	Necess ary- 2-5 Yrs	Deferred Maintena nce	Breaker trips and extensive use of extension cords indicate the system is inadequate.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$160,881	\$83,819	\$244,700	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$44,439	\$23,153	\$67,592	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$240,759	\$125,435	\$366,194	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$62,371	\$32,495	\$94,866	Necess ary- 2-5 Yrs	Deferred Maintena nce	The parking lot surface is generally damaged. Potholes have been observed and re-surfacing is necessary.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$44,133	\$22,993	\$67,127	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is generally damaged and overgrown.
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$117,004	\$60,959	\$177,963	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$158,256	\$82,451	\$240,707	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	56,252	S.F.	\$86,212	\$44,916	\$131,128	Does Not Meet Current Code/St andards	ADA / Accessibility	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Samuel Chase Elementary

Address: 5700 Fisher Road, Temple Hills, MD 20748

Attributes:

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1962, 23,581 S.F.
School Addition 1	Built in 1967, 19,043 S.F.
School Board District	8
School Grade	PreK-5th

General Information:

Function: Elementary School
Gross Area: 42,624 S.F.

Year Built:
Last Renovation:

Facility Description:

Samuel Chase Elementary School is a two-story, 42,624 square foot facility located on a 10.7-acre site close to Interstate 495 (Capital Beltway) in Temple Hills, MD. The original building was constructed in 1962 and an addition was constructed in 1967, with no major renovation. Roof replacement is currently planned for 2013. A major renovation and addition for this school is currently in design with construction planned for 2015 to 2017.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Access ramps seem to be too narrow and do not have change of texture and color and signage and handrails in the restrooms are inadequate. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or sub-floor, but does have a crawl space of CMU construction.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically very low-slope with built-up roof scheduled for replacement in 2013.

C. INTERIORS

Interior partition wall types typically include painted CMU, movable wall partitions, and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, and toilet partitions. Stair construction includes concrete risers and treads with steel/parquet finishes. The interior wall finishes are typically paint on CMU and glazed block and generally. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile, carpet and terrazzo. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 32,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas is typically plaster. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 17,800 square feet of needlepoint tile, 2,700 square feet of random drilled tile, and 1,650 square feet of decorative ceiling coating, all of which are asbestos containing materials.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam dual fired boilers (replaced in 2007) that supply fan coil units and fin tube radiators throughout the building. As noted in the 2008 Assessment, there are leaks in the piping, particularly in the addition and condensate return system. Cooling is provided by individual window units for each classroom. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

Facility Executive Summary

A pole mounted transformer provides service to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power, but most of the system is original. Lighting includes original lamps with hard ballasts. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of audible annunciators, manual pull stations, and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework and window treatments.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where four out of 48 are handicap spaces and path to building entrance. Drainage is generally handled by surface drainage. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, electrical and an underground fuel tank replaced in 1990.

Current Repair Cost: \$8,148,399.46**Replacement Cost:** \$12,032,586.54**FCI:** 67.72%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Samuel Chase Elementary_ Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1962

Gross Area: 42,624 S.F.

Last Renovation: 1967

Facility Description:

Current Repair Cost: \$8,148,399.46

Replacement Cost: \$12,032,586.54

FCI: 67.72%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Samuel Chase Elementary_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.30	S.F.	42,624	102	\$12,273,915	38	1967	1967			\$8,148,401	\$12,032,589	68
Substructure	\$15.82	S.F.	42,624	100	\$674,244	100	1962					\$674,244	
Foundations	\$15.82	S.F.	42,624	100	\$674,244	100	1962					\$674,244	
Standard Foundations	\$5.31	S.F.	42,624	0	\$226,261	100	1962					\$226,261	
Slab on Grade	\$10.51	S.F.	42,624	0	\$447,983	100	1962					\$447,983	
Shell	\$69.43	S.F.	42,624	100	\$2,959,540	59	1972	1992			\$337,770	\$2,959,540	11
Superstructure	\$21.51	S.F.	42,624	100	\$916,712	100	1962					\$916,712	
Roof Construction	\$21.51	S.F.	42,624	0	\$916,712	100	1962					\$916,712	
Exterior Enclosure	\$19.15	S.F.	42,624	100	\$816,224	71	1962	1992			\$337,770	\$816,224	41
Exterior Walls	\$11.22	S.F.	42,624	0	\$478,454	100	1962					\$478,454	
Exterior Windows	\$4.84	S.F.	42,624	100	\$206,163	30	1962	1992			\$206,163	\$206,163	100
Exterior Doors	\$3.09	S.F.	42,624	100	\$131,607	30	1962	1992			\$131,607	\$131,607	100
Roofing	\$28.78	S.F.	42,624	100	\$1,226,604	20	2013	2033				\$1,226,604	
Roof Coverings	\$28.78	S.F.	42,624	100	\$1,226,604	20	2013	2033				\$1,226,604	
Interiors	\$59.94	S.F.	42,624	109	\$2,796,275	32	1962	1967			\$2,295,268	\$2,554,949	90
Interior Construction	\$18.32	S.F.	42,624	100	\$780,671	68	1962	1982			\$360,177	\$780,671	46
Partitions	\$10.60	S.F.	42,624	100	\$451,977	97	1962	2012			\$31,483	\$451,977	7
Concrete Block Partitions - Regular Weight	\$10.72	S.F.	39,214	0	\$420,494	100	1962					\$420,494	
Drywall Partitions/Metal Stud Framing	\$9.23	S.F.	3,410	100	\$31,483	50	1962	2012			\$31,483	\$31,483	100
Interior Doors	\$3.13	S.F.	42,624	100	\$133,552	40	1962	2002			\$133,552	\$133,552	100
Fittings	\$4.58	S.F.	42,624	100	\$195,142	20	1962	1982			\$195,142	\$195,142	100
Interior Finishes	\$41.63	S.F.	42,624	114	\$2,015,604	18	1962	1967			\$1,935,091	\$1,774,278	109
Wall Finishes	\$9.34	S.F.	42,624	100	\$398,191	20	1962	1967			\$398,191	\$398,191	100
Paint	\$6.63	S.F.	29,837	100	\$197,866	5	1962	1967			\$197,866	\$197,866	100
Tile	\$15.67	S.F.	12,787	100	\$200,325	35	1962	1997			\$200,325	\$200,325	100
Floor Finishes	\$22.20	S.F.	42,624	126	\$1,187,552	18	1962	1972			\$1,107,039	\$946,226	117
Ceramic Tile	\$20.12	S.F.	853	100	\$17,165	50	1962	2012			\$17,165	\$17,165	100
Concrete	\$3.79	S.F.	1,279	100	\$4,844	10	1962	1972			\$4,844	\$4,844	100
Terrazo	\$37.78	S.F.	2,131	100	\$80,513	75	1962	2037				\$80,513	
VAT (Resilient Flooring)	\$23.59	S.F.	34,099	130	\$1,045,746	13	1962	1975			\$1,045,746	\$804,420	130
VCT	\$9.22	S.F.	4,262	100	\$39,284	12	1962	1974			\$39,284	\$39,284	100
Ceiling Finishes	\$10.08	S.F.	42,624	100	\$429,861	16	1962	1975			\$429,861	\$429,861	100
Plaster Ceilings	\$17.61	S.F.	2,131	100	\$37,534	50	1962	2012			\$37,534	\$37,534	100
Acoustical Ceilings	\$9.69	S.F.	40,493	100	\$392,327	13	1962	1975			\$392,327	\$392,327	100
Services	\$121.10	S.F.	42,624	100	\$5,161,853	24	1970	1972			\$4,718,408	\$5,161,853	91
Plumbing	\$15.99	S.F.	42,624	100	\$681,375	30	1962	1992			\$681,375	\$681,375	100
Plumbing Fixtures	\$12.72	S.F.	42,624	100	\$541,988	30	1962	1992			\$541,988	\$541,988	100
Domestic Water Distribution	\$0.90	S.F.	42,624	100	\$38,250	30	1962	1992			\$38,250	\$38,250	100
Sanitary Waste	\$1.40	S.F.	42,624	100	\$59,645	30	1962	1992			\$59,645	\$59,645	100
Rain Water Drainage	\$0.97	S.F.	42,624	100	\$41,492	30	1962	1992			\$41,492	\$41,492	100
HVAC	\$69.77	S.F.	42,624	100	\$2,973,803	21	1971	1972			\$2,588,706	\$2,973,803	87
Heat Generating Systems	\$9.03	S.F.	42,624	100	\$385,097	30	2007	2037				\$385,097	
Boilers	\$9.03	S.F.	42,624	100	\$385,097	30	2007	2037				\$385,097	
Distribution Systems	\$16.73	S.F.	42,624	100	\$713,142	30	1962	1992			\$713,142	\$713,142	100
Terminal & Package Units	\$41.25	S.F.	42,624	100	\$1,758,220	15	1962	1977			\$1,758,220	\$1,758,220	100
Controls & Instrumentation	\$1.54	S.F.	42,624	100	\$65,479	20	1962	1982			\$65,479	\$65,479	100
Systems Testing & Balancing	\$1.22	S.F.	42,624	100	\$51,865	10	1962	1972			\$51,865	\$51,865	100
Fire Protection	\$6.27	S.F.	42,624	100	\$267,104	30	1962	1992			\$267,104	\$267,104	100
Sprinklers	\$6.27	S.F.	42,624	100	\$267,104	30	1962	1992			\$267,104	\$267,104	100
Electrical	\$29.08	S.F.	42,624	100	\$1,239,571	27	1976	1977			\$1,181,223	\$1,239,571	95
Electrical Service/Distribution	\$2.77	S.F.	42,624	100	\$117,993	30	1984	1992			\$59,645	\$117,993	51
New Main Line	\$1.37	S.F.	42,624	100	\$58,348	30	2005	2035				\$58,348	
Main Panel	\$1.40	S.F.	42,624	100	\$59,645	30	1962	1992			\$59,645	\$59,645	100
Lighting and Branch Wiring	\$21.84	S.F.	42,624	100	\$930,975	30	1962	1992			\$930,975	\$930,975	100
Communications and Security	\$4.35	S.F.	42,624	100	\$185,417	10	1987	1997			\$185,417	\$185,417	100
Other Electrical Systems	\$0.12	S.F.	42,624	100	\$5,186	15	1962	1977			\$5,186	\$5,186	100
Equipment & Furnishings	\$8.67	S.F.	42,624	100	\$369,575	25	1962	1977			\$369,575	\$369,575	100
Equipment	\$8.67	S.F.	42,624	100	\$369,575	25	1962	1977			\$369,575	\$369,575	100
Institutional Equipment	\$3.03	S.F.	42,624	100	\$129,014	15	1962	1977			\$129,014	\$129,014	100
Other Equipment	\$5.64	S.F.	42,624	100	\$240,561	30	1962	1992			\$240,561	\$240,561	100
Food Service Equipment	\$240,561.16	SYS	1	100	\$240,561	30	1962	1992			\$240,561	\$240,561	100
Special Construction			0			0	0				\$222,987		
Special Construction			0			0	0				\$222,987		
ADA Compliance			0	0		0	0				\$222,987		
Building Sitework	\$7.33	S.F.	42,624	100	\$312,428	30	1962	1992			\$204,393	\$312,428	65

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$4.69	S.F.	42,624	100	\$199,855	30	1962	1992			\$199,855	\$199,855	100
Parking Lots	\$2,494.96	Each	48	100	\$119,758	30	1962	1992			\$119,758	\$119,758	100
Pedestrian Paving	\$37.68	L.F.	2,126	100	\$80,097	30	1962	1992			\$80,097	\$80,097	100
Site Mechanical Utilities	\$2.64	S.F.	42,624	100	\$112,573	30	1962	1992			\$4,538	\$112,573	4
Fuel Distribution	\$2.64	S.F.	42,624	100	\$112,573	30	1962	1992			\$4,538	\$112,573	4
NG Supply	\$0.11	S.F.	42,624	100	\$4,538	30	1962	1992			\$4,538	\$4,538	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1990	2020				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Samuel Chase Elementary_ **Building** (continued)

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13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ADA Compliance	\$222,987										
Building Sitework	\$204,394								\$136,856		
Site Improvements	\$199,855										
Parking Lots	\$119,758										
Pedestrian Paving	\$80,097										
Site Mechanical Utilities	\$4,538								\$136,856		
Fuel Distribution	\$4,538								\$136,856		
NG Supply	\$4,538										
Underground Tank									\$136,856		

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Samuel Chase Elementary_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,357,265 \$135,544	\$2,791,135 \$70,619	\$8,148,399 \$206,163	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are old and damaged. Window leaks during rainfall have been reported.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$86,527	\$45,080	\$131,607	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors show signs of old age and damage, and do not seal properly when closed.
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$87,805	\$45,747	\$133,552	Necess ary- 2-5 Yrs	Deferred Maintena nce	Wear and tear is extensive on internal doors.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$128,298	\$66,843	\$195,142	Necess ary- 2-5 Yrs	Deferred Maintena nce	Some fittings, like toilet partitions, are old, damaged and need to be replaced.
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$130,089	\$67,777	\$197,866	Necess ary- 2-5 Yrs	Deferred Maintena nce	Paint is beyond useful life, but is in fair condition.
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$131,706	\$68,619	\$200,325	Necess ary- 2-5 Yrs	Deferred Maintena nce	Tile is beyond useful life, but in fair condition.
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$25,828	\$13,456	\$39,284	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT is beyond useful life, but is in fair condition.
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$3,185	\$1,659	\$4,844	Necess ary- 2-5 Yrs	Deferred Maintena nce	Wear and tear has been observed throughout the boiler room floor.
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$687,538	\$358,207	\$1,045,746	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT is damaged in several places and shows extensive wear and tear throughout the building.
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$257,940	\$134,387	\$392,327	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling is damaged in several places due to roof leaks.
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$356,337	\$185,651	\$541,988	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$25,148	\$13,102	\$38,250	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$27,279	\$14,213	\$41,492	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$39,214	\$20,431	\$59,645	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,155,963	\$602,257	\$1,758,220	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$468,864	\$244,278	\$713,142	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$43,050	\$22,429	\$65,479	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Report Date: 08 Sep 2012

Facility Executive Summary

D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$34,099	\$17,766	\$51,865	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$175,611	\$91,493	\$267,104	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$39,214	\$20,431	\$59,645	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$612,081	\$318,894	\$930,975	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$121,905	\$63,512	\$185,417	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,410	\$1,777	\$5,186	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$84,822	\$44,192	\$129,014	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$78,736	\$41,022	\$119,758	Necess ary- 2-5 Yrs	Deferred Maintena nce	Parking surface is damaged and cracked. Re-surfacing is necessary.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$52,661	\$27,436	\$80,097	Necess ary- 2-5 Yrs	Deferred Maintena nce	Pedestrian paving is damaged in several locations due to age and wear and tear.
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$2,984	\$1,554	\$4,538	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$158,160	\$82,401	\$240,561	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	42,624	S.F.	\$146,605	\$76,381	\$222,987	Does Not Meet Current Code/St andards	ADA / Accessibility	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$20,699	\$10,784	\$31,483	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$11,285	\$5,880	\$17,165	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$24,677	\$12,857	\$37,534	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Seabrook Elementary**Address:** 6001 Seabrook Road, Seabrook, MD 20706**Attributes:**

School Area	2
Congressional	4
County Council	3
Historical Building	No
Legislative	23A
Original Building	Built in 1953, 7,742 S.F.
School Addition 1	Built in 1962, 10,277 S.F.
School Addition 2	Built in 1964, 8,716 S.F.
School Addition 3	Built in 1967, 12,969 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	39,704 S.F.

Year Built:**Last Renovation:****Facility Description:**

Seabrook Elementary School is a one-story, 39,704 square foot facility located on a 6-acre site close to I-495 (Capital Beltway) in Seabrook, MD. The original building was constructed in 1953 and additions were constructed in 1962, 1964, and 1967 (Sp. Ed. 9 rm Diag. Wing), with no major renovations. In 2010 some minor projects were performed that included ceiling tiles replacement, and replacement/refinish of doors and woodwork.

ACCESSIBILITY ISSUES

The main entrance to this facility appears to be handicap accessible. There is one handicap accessible toilet stall in the boy's and one girl's gang restrooms. The remainder of the facility is not generally in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement.

B. SHELL

The superstructure is steel frame with fabricated metal and masonry panels. Floor construction is slab on grade. Roof construction is metal pan supported by light weight steel girder. The exterior enclosure is comprised of walls of brick veneer over CMU and pre-fabricated metal window-wall panels in addition and the MPR. The MPR has fiberglass panels for architectural-styled day lighting. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof installed in 1997.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors, with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, and toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile and some carpet. Floor finishes in assignable spaces are typically vinyl tile and carpet. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels in the original sections with deck mounted Tectum panels above the roof joists in the addition sections.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Fixtures are original, except for the low flow toilets. Domestic water distribution is a mix of copper and galvanized steel. Sanitary waste system is a mix of cast iron and plastic. Rain water system is internal and external combination with roof drains and scuppers.

HVAC

Heating is provided by four boilers - two fuel-oil fired steam boilers installed in 2002; one fuel-oil fired steam boiler; and one fuel-oil fired steam boiler, installed in 1995. Cooling is supplied by rooftop package units and window units. The heating/cooling distribution system is a mixture of ductwork and two-pipe system using fan coil units and unit ventilators. Fresh air is supplied by infiltration. Ceiling and wall-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Facility Executive Summary

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted and pendent-mounted fluorescent and incandescent. Lighting upgrade was completed in 2007. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces, balconies, interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and include dedicated closets or cabinets that are inadequately secured and cooled. The building does not include an internal security system.

Other Electrical Systems

The building does not have emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library (media center), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatment, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 52 are handicap spaces with path to building entrance. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. Underground fuel tank was replaced in 2002.

Current Repair Cost: \$6,581,887.67**Replacement Cost:** \$10,870,133.82**FCI:** 60.55%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Seabrook Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1953

Gross Area: 39,704 S.F.

Last Renovation:

Facility Description:

Original Building

Current Repair Cost: \$6,581,887.67

Replacement Cost: \$10,870,133.82

FCI: 60.55%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Seabrook Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$273.78	S.F.	39,704	100	\$10,870,134	39	1963	1958			\$6,581,887	\$10,870,134	61
Substructure	\$15.61	S.F.	39,704	100	\$619,599	100	1953					\$619,599	
Foundations	\$15.61	S.F.	39,704	100	\$619,599	100	1953					\$619,599	
Standard Foundations	\$5.16	S.F.	39,704	0	\$204,721	100	1953					\$204,721	
Slab on Grade	\$10.45	S.F.	39,704	0	\$414,878	100	1953					\$414,878	
Shell	\$69.16	S.F.	39,704	100	\$2,745,924	59	1962	1983			\$313,423	\$2,745,924	11
Superstructure	\$21.42	S.F.	39,704	100	\$850,288	100	1953					\$850,288	
Roof Construction	\$21.42	S.F.	39,704	0	\$850,288	100	1953					\$850,288	
Exterior Enclosure	\$19.09	S.F.	39,704	100	\$757,892	71	1953	1983			\$313,423	\$757,892	41
Exterior Walls	\$11.19	S.F.	39,704	0	\$444,469	100	1953					\$444,469	
Exterior Windows	\$4.81	S.F.	39,704	100	\$190,832	30	1953	1983			\$190,832	\$190,832	100
Exterior Doors	\$3.09	S.F.	39,704	100	\$122,591	30	1953	1983			\$122,591	\$122,591	100
Roofing	\$28.66	S.F.	39,704	100	\$1,137,744	20	1997	2017				\$1,137,744	
Roof Coverings	\$28.66	S.F.	39,704	100	\$1,137,744	20	1997	2017				\$1,137,744	
Interiors	\$53.62	S.F.	39,704	100	\$2,129,109	29	1953	1958			\$1,691,887	\$2,129,109	79
Interior Construction	\$18.69	S.F.	39,704	100	\$742,190	56	1953	1973			\$304,968	\$742,190	41
Partitions	\$11.01	S.F.	39,704	100	\$437,222	75	1953					\$437,222	
Interior Doors	\$3.12	S.F.	39,704	100	\$123,799	40	1953	1993			\$123,799	\$123,799	100
Fittings	\$4.56	S.F.	39,704	100	\$181,169	20	1953	1973			\$181,169	\$181,169	100
Interior Finishes	\$34.93	S.F.	39,704	100	\$1,386,919	14	1953	1958			\$1,386,919	\$1,386,919	100
Wall Finishes	\$7.96	S.F.	39,704	100	\$316,209	14	1953	1958			\$316,209	\$316,209	100
Paint	\$6.60	S.F.	33,704	100	\$222,485	5	1953	1958			\$222,485	\$222,485	100
Tile	\$15.62	S.F.	6,000	100	\$93,724	35	1953	1988			\$93,724	\$93,724	100
Floor Finishes	\$17.32	S.F.	39,704	100	\$687,839	9	1953	1960			\$687,839	\$687,839	100
Carpet	\$8.14	S.F.	39,704	100	\$323,085	7	1953	1960			\$323,085	\$323,085	100
VCT	\$9.19	S.F.	39,704	100	\$364,754	10	1953	1963			\$364,754	\$364,754	100
Ceiling Finishes	\$9.64	S.F.	39,704	100	\$382,871	25	1953	1978			\$382,871	\$382,871	100
Services	\$121.92	S.F.	39,704	100	\$4,840,847	25	1970	1963			\$3,942,246	\$4,840,847	81
Plumbing	\$15.70	S.F.	39,704	100	\$623,223	30	1964	1983			\$559,814	\$623,223	90
Low Flow Toilets	\$1.60	S.F.	39,704	100	\$63,409	30	2007	2037				\$63,409	
Plumbing Fixtures	\$11.06	S.F.	39,704	100	\$439,034	30	1953	1983			\$439,034	\$439,034	100
Domestic Water Distribution	\$0.79	S.F.	39,704	100	\$31,403	30	1953	1983			\$31,403	\$31,403	100
Sanitary Waste	\$1.40	S.F.	39,704	100	\$55,559	30	1953	1983			\$55,559	\$55,559	100
Rain Water Drainage	\$0.85	S.F.	39,704	100	\$33,818	30	1953	1983			\$33,818	\$33,818	100
HVAC	\$71.17	S.F.	39,704	100	\$2,825,639	21	1971	1963			\$2,404,118	\$2,825,639	85
Heat Generating Systems	\$10.62	S.F.	39,704	100	\$421,521	30	2002	2032				\$421,521	
Distribution Systems	\$16.72	S.F.	39,704	100	\$663,684	30	1953	1983			\$663,684	\$663,684	100
Terminal & Package Units	\$41.10	S.F.	39,704	100	\$1,631,732	15	1995	2010			\$1,631,732	\$1,631,732	100
Controls & Instrumentation	\$1.52	S.F.	39,704	100	\$60,390	20	1953	1973			\$60,390	\$60,390	100
Systems Testing & Balancing	\$1.22	S.F.	39,704	100	\$48,312	10	1953	1963			\$48,312	\$48,312	100
Fire Protection	\$6.24	S.F.	39,704	100	\$247,598	30	1953	1983			\$247,598	\$247,598	100
Sprinklers	\$6.24	S.F.	39,704	100	\$247,598	30	1953	1983			\$247,598	\$247,598	100
Electrical	\$28.82	S.F.	39,704	100	\$1,144,387	30	1979	1983			\$730,716	\$1,144,387	64
Electrical Service/Distribution	\$2.75	S.F.	39,704	100	\$109,306	30	2004	2034				\$109,306	
Branch Wiring	\$14.08	S.F.	39,704	100	\$559,209	30	1953	1983			\$559,209	\$559,209	100
Lighting	\$7.67	S.F.	39,704	100	\$304,365	30	2007	2037				\$304,365	
Communications and Security	\$4.32	S.F.	39,704	100	\$171,507	30	1953	1983			\$171,507	\$171,507	100
Equipment & Furnishings	\$6.26	S.F.	39,704	100	\$248,634	25	1953	1968			\$248,634	\$248,634	100
Equipment			0	0		0	0						
Equipment	\$6.26	S.F.	39,704	100	\$248,634	25	1953	1968			\$248,634	\$248,634	100
Institutional Equipment	\$0.23	S.F.	39,704	100	\$9,058	15	1953	1968			\$9,058	\$9,058	100
Other Equipment	\$6.03	S.F.	39,704	100	\$239,576	25	1953	1978			\$239,576	\$239,576	100
Food Service Equipment, EACH	\$239,576.07	SYSTE M	1	100	\$239,576	25	1953	1978			\$239,576	\$239,576	100
Special Construction			0			0	0				\$207,711		
Special Construction			0			0	0				\$207,711		
ADA Compliance			0	100		0	0				\$207,711		
Building Sitework	\$7.20	S.F.	39,704	100	\$286,021	42	1953	2003			\$177,986	\$286,021	62
Site Improvements	\$4.48	S.F.	39,704	100	\$177,986	50	1953	2003			\$177,986	\$177,986	100
Parking Lots	\$2,484.74	Each	52	100	\$129,206	50	1953	2003			\$129,206	\$129,206	100
Pedestrian Paving	\$37.52	L.F.	1,300	100	\$48,780	50	1953	2003			\$48,780	\$48,780	100
Site Mechanical Utilities	\$2.72	S.F.	39,704	100	\$108,035	30	2002	2032				\$108,035	
Fuel Distribution	\$108,035.11	SYSTE M	1	100	\$108,035	30	2002	2032				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Seabrook Elementary_Original Building (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Seabrook Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$4,327,342 \$125,465	\$2,254,545 \$65,367	\$6,581,888 \$190,832	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in poor condition and beyond useful life.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$80,599	\$41,992	\$122,591	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior metal hollow doors are in poor condition and beyond useful life.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$81,393	\$42,406	\$123,799	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors are old and outdated.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$119,112	\$62,057	\$181,169	Necess ary- 2-5 Yrs	Deferred Maintena nce	This photo shows at least one fitting that leaked before and might in the future. This indicates that some of the piping and fittings in the walls are at least the same or worst.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$146,275	\$76,209	\$222,485	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$61,620	\$32,104	\$93,724	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$239,812	\$124,942	\$364,754	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$212,416	\$110,669	\$323,085	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in common areas is in poor condition.
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$251,723	\$131,148	\$382,871	Potentia lly Critical- 12 months	Deferred Maintena nce	Ceilings are damaged and stained.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$20,646	\$10,757	\$31,403	Necess ary- 2-5 Yrs	Deferred Maintena nce	Although the hot water heater was recently updated, the distribution system was not and in need of update. Some of the faucets had low pressure that could indicate line blockage.
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$22,234	\$11,584	\$33,818	Necess ary- 2-5 Yrs	Deferred Maintena nce	Drainage is slow in some of the sink drains and when flushing toilets. This indicates that the sanitary waste system needs update and repairs.
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$36,528	\$19,031	\$55,559	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$436,347	\$227,337	\$663,684	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$39,704	\$20,686	\$60,390	Critical / Immediate Need	Deferred Maintenance	HVAC control system is not functioning properly. Some classrooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot. Specifically, the computer lab overheats in winter and summer.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$31,763	\$16,549	\$48,312	Necessary- 2-5 Yrs	Deferred Maintenance	Most hallways and classrooms feel stuffy and ventilation is inadequate. This indicates that the HVAC system balancing and control is inadequate and in need of repair or replacement.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$162,786	\$84,812	\$247,598	Critical / Immediate Need	Deferred Maintenance	The school is missing fire sprinklers in classrooms and common areas.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$112,759	\$58,748	\$171,507	Necessary- 2-5 Yrs	Deferred Maintenance	Security and communication is mostly original and outdated. The principle and school engineer indicated that the school has only one camera and more are needed in different areas.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$5,956	\$3,103	\$9,058	Necessary- 2-5 Yrs	Deferred Maintenance	The food service equipment is old and should be replaced.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$84,948	\$44,258	\$129,206	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$32,071	\$16,709	\$48,780	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,512	\$82,064	\$239,576	Necessary- 2-5 Yrs	Deferred Maintenance	
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$367,659	\$191,550	\$559,209	Necessary- 2-5 Yrs	Deferred Maintenance	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$288,648	\$150,386	\$439,034	Necessary- 2-5 Yrs	Deferred Maintenance	ADA / Accessibility
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	39,704	S.F.	\$136,562	\$71,149	\$207,711	Does Not Meet Current Code/Standards	Deferred Maintenance	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,072,802	\$558,930	\$1,631,732	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary**Facility:** \Elementary Schools\Seat Pleasant Elementary**Address:** 6411 G Street, Seat Pleasant, MD 20743**Attributes:**

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	24
Original Building	Built in 1971, 42,888 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	42,888 S.F.

Year Built:
Last Renovation:

Facility Description:

Seat Pleasant Elementary School is a two-story, 42,888 square foot facility located on a 4.4-acre site close to MD Route 704 (Martin Luther King, Jr. Highway) in Capital Heights, MD. The original building was constructed in 1971 and no additions have been constructed or major renovations performed since that time. In 2012 a kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar, or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade on the first floor and metal pan with lightweight fill on the second floor. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of pre-cast tilt-up concrete panels etc. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block wainscot, and drywall. Interior doors are generally a combination of solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving and toilet partitions. Stair construction includes concrete risers and treads with steel and tile finishes. The interior wall finishes are typically drywall, tile, and glazed blocks. Floor finishes in common areas are typically ceramic tile, vinyl composition tile, and carpet. Floor finishes in assignable spaces is typically vinyl tile. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic hot water is provided by a gas fired water heater. Domestic water distribution is original and consists of copper and galvanized piping. Sanitary waste system is cast iron. Rain water drain system is a combination of roof drains, scuppers, and downspouts. The building does not have a sprinkler system.

HVAC

Heating is provided by two steam gas fired boilers that supply fin tube radiators and terminal units throughout the building. Cooling is provided by an old centrifugal chiller that has been converted to R-123 and a cooling tower. At the time of the 2008 Assessment it was noted that there were safety and code issues resultant from location of the chiller and boiler. Distribution is by a 2-pipe system. There are mezzanine rooms for air handlers. Fresh air is supplied mostly by infiltration. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to a main disconnect. Additions have been installed to address the addition of air conditioning, but most of the distribution system is original. Lighting has not been upgraded and most fixtures have original fluorescent lamps, hard ballasts. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building has a small emergency generator.

Communication and Security

The system consists of audible visual/annunciators, manual pull stations, and heat/smoke detectors. The system was replaced in 2000. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

Facility Executive Summary

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap was replaced in 2012. The building also includes fixed casework and window treatment.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where three out of 48 are handicap spaces with paths to the building entrances. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, and electrical. The school does not have a fuel oil tank; it uses natural gas.

Current Repair Cost: \$8,142,715.24**Replacement Cost:** \$12,094,616.21**FCI:** 67.33%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Seat Pleasant Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1971

Gross Area: 42,888 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,142,715.24

Replacement Cost: \$12,094,616.21

FCI: 67.33%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Seat Pleasant Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.00	S.F.	42,888	100	\$12,094,617	41	1976	1976			\$8,142,716	\$12,094,617	67
Substructure	\$15.64	S.F.	42,888	100	\$670,592	100	1971					\$670,592	
Foundations	\$15.64	S.F.	42,888	100	\$670,592	100	1971					\$670,592	
Standard Foundations	\$5.25	S.F.	42,888	0	\$225,053	100	1971					\$225,053	
Slab on Grade	\$10.39	S.F.	42,888	0	\$445,539	100	1971					\$445,539	
Shell	\$77.33	S.F.	42,888	100	\$3,316,429	63	1983	2001			\$335,949	\$3,316,429	10
Superstructure	\$29.96	S.F.	42,888	100	\$1,285,083	100	1988	2071				\$1,285,083	
Floor Construction	\$19.35	S.F.	42,888	0	\$829,759	100	1971	2071				\$829,759	
Roof Construction	\$10.62	S.F.	42,888	0	\$455,324	100	2006					\$455,324	
Exterior Enclosure	\$18.92	S.F.	42,888	100	\$811,495	71	1971	2001			\$335,949	\$811,495	41
Exterior Walls	\$11.09	S.F.	42,888	0	\$475,546	100	1971					\$475,546	
Exterior Windows	\$4.78	S.F.	42,888	100	\$204,831	30	1971	2001			\$204,831	\$204,831	100
Exterior Doors	\$3.06	S.F.	42,888	100	\$131,118	30	1971	2001			\$131,118	\$131,118	100
Roofing	\$28.44	S.F.	42,888	100	\$1,219,851	20	2006	2026				\$1,219,851	
Roof Coverings	\$28.44	S.F.	42,888	100	\$1,219,851	20	2006	2026				\$1,219,851	
Interiors	\$47.40	S.F.	42,888	100	\$2,032,737	35	1971	1976			\$1,431,727	\$2,032,737	70
Interior Construction	\$17.82	S.F.	42,888	100	\$764,461	61	1971	1991			\$328,772	\$764,461	43
Partitions	\$10.16	S.F.	42,888	100	\$435,689	87	1971	2021				\$435,689	
Concrete Block Partitions - Regular Weight	\$10.60	S.F.	30,022	0	\$318,274	100	1971					\$318,274	
Drywall Partitions/Metal Stud Framing	\$9.13	S.F.	12,866	100	\$117,415	50	1971	2021				\$117,415	
Interior Doors	\$3.13	S.F.	42,888	100	\$134,379	40	1971	2011			\$134,379	\$134,379	100
Fittings	\$4.53	S.F.	42,888	100	\$194,393	20	1971	1991			\$194,393	\$194,393	100
Interior Finishes	\$29.57	S.F.	42,888	100	\$1,268,276	20	1971	1976			\$1,102,955	\$1,268,276	87
Wall Finishes	\$9.23	S.F.	42,888	100	\$396,024	20	1971	1976			\$396,024	\$396,024	100
Paint	\$6.56	S.F.	30,022	100	\$196,810	5	1971	1976			\$196,810	\$196,810	100
Tile	\$15.48	S.F.	12,866	100	\$199,214	35	1971	2006			\$199,214	\$199,214	100
Floor Finishes	\$10.38	S.F.	42,888	100	\$445,111	22	1971	1976			\$317,129	\$445,111	71
Carpet	\$7.79	S.F.	6,433	100	\$50,097	5	1971	1976			\$50,097	\$50,097	100
Ceramic Tile	\$19.89	S.F.	6,433	100	\$127,982	50	1971	2021				\$127,982	
Concrete	\$3.73	S.F.	1,287	100	\$4,796	10	1971	1981			\$4,796	\$4,796	100
VCT	\$9.13	S.F.	28,735	100	\$262,236	12	1971	1983			\$262,236	\$262,236	100
Ceiling Finishes	\$9.96	S.F.	42,888	100	\$427,141	16	1971	1984			\$389,802	\$427,141	91
Plaster Ceilings	\$17.42	S.F.	2,144	100	\$37,339	50	1971	2021				\$37,339	
Acoustical Ceilings	\$9.57	S.F.	40,744	100	\$389,802	13	1971	1984			\$389,802	\$389,802	100
Services	\$129.06	S.F.	42,888	100	\$5,534,990	24	1977	1981			\$5,610,803	\$5,534,990	101
Plumbing	\$15.82	S.F.	42,888	100	\$678,420	30	1980	2001			\$636,671	\$678,420	94
Plumbing Fixtures	\$12.56	S.F.	42,888	100	\$538,822	30	1971	2001			\$538,822	\$538,822	100
Domestic Water Distribution	\$0.90	S.F.	42,888	100	\$38,487	30	1971	2001			\$38,487	\$38,487	100
Sanitary Waste	\$1.38	S.F.	42,888	100	\$59,362	30	1971	2001			\$59,362	\$59,362	100
Rain Water Drainage	\$0.97	S.F.	42,888	100	\$41,749	30	2006	2036				\$41,749	
HVAC	\$78.42	S.F.	42,888	100	\$3,363,395	21	1975	1981			\$3,480,957	\$3,363,395	103
Heat Generating Systems	\$9.07	S.F.	42,888	100	\$388,787	30	1971	2001			\$617,470	\$388,787	159
Boilers	\$9.07	S.F.	42,888	100	\$388,787	30	1971	2001			\$617,470	\$388,787	159
Cooling Generating Systems	\$9.35	S.F.	42,888	100	\$401,180	27	1986	2001			\$286,371	\$401,180	71
Centrifugal Chiller	\$6.68	S.F.	42,888	100	\$286,371	30	1971	2001			\$286,371	\$286,371	100
Cooling Tower System	\$2.68	S.F.	42,888	100	\$114,809	20	2000	2020				\$114,809	
Distribution Systems	\$16.53	S.F.	42,888	100	\$709,079	30	1971	2001			\$709,079	\$709,079	100
Terminal & Package Units	\$40.76	S.F.	42,888	100	\$1,748,235	15	1971	1986			\$1,751,923	\$1,748,235	100
Controls & Instrumentation	\$1.51	S.F.	42,888	100	\$64,580	20	1971	1991			\$64,580	\$64,580	100
Systems Testing & Balancing	\$1.20	S.F.	42,888	100	\$51,534	10	1971	1981			\$51,534	\$51,534	100
Fire Protection	\$6.19	S.F.	42,888	100	\$265,497	30	1971	2001			\$265,497	\$265,497	100
Sprinklers	\$6.19	S.F.	42,888	100	\$265,497	30	1971	2001			\$265,497	\$265,497	100
Electrical	\$28.63	S.F.	42,888	100	\$1,227,678	27	1981	2001			\$1,227,678	\$1,227,678	100
Electrical Service/Distribution	\$2.74	S.F.	42,888	100	\$117,419	30	1971	2001			\$117,419	\$117,419	100
Service Main	\$2.74	S.F.	42,888	100	\$117,419	30	1971	2001			\$117,419	\$117,419	100
Lighting and Branch Wiring	\$21.58	S.F.	42,888	100	\$925,651	30	1971	2001			\$925,651	\$925,651	100
Communications and Security	\$4.30	S.F.	42,888	100	\$184,608	10	2000	2010			\$184,608	\$184,608	100
Equipment & Furnishings	\$8.54	S.F.	42,888	100	\$366,265	18	1971	1986			\$366,265	\$366,265	100
Equipment	\$8.54	S.F.	42,888	100	\$366,265	18	1971	1986			\$366,265	\$366,265	100
Institutional Equipment	\$3.00	S.F.	42,888	100	\$128,508	15	1971	1986			\$128,508	\$128,508	100
Other Equipment	\$5.54	S.F.	42,888	100	\$237,757	20	1971	1991			\$237,757	\$237,757	100
Food Service Equipment	\$237,757.15	SYSTEM	1	100	\$237,757	20	1971	1991			\$237,757	\$237,757	100
Special Construction			0			0	0				\$224,368		
Special Construction			0			0	0				\$224,368		
ADA Compliance			0	0		0	0				\$224,368		

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Building Sitework	\$4.05	S.F.	42,888	100	\$173,604	30	1971	2001			\$173,604	\$173,604	100
Site Improvements	\$3.94	S.F.	42,888	100	\$169,038	30	1971	2001			\$169,038	\$169,038	100
Parking Lots	\$2,465.88	Each	48	100	\$118,362	30	1971	2001			\$118,362	\$118,362	100
Pedestrian Paving	\$37.23	L.F.	1,361	100	\$50,676	30	1971	2001			\$50,676	\$50,676	100
Site Mechanical Utilities	\$0.11	S.F.	42,888	100	\$4,566	30	1971	2001			\$4,566	\$4,566	100
Fuel Distribution	\$0.11	S.F.	42,888	100	\$4,566	30	1971	2001			\$4,566	\$4,566	100
Ng Supply	\$0.11	S.F.	42,888	100	\$4,566	30	1971	2001			\$4,566	\$4,566	100

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Facility Executive Summary

Facility: \Elementary Schools\Seat Pleasant Elementary_Building (continued)

[illegible]

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Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Seat Pleasant Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D3030110		Centrifugal Chiller	System	Beyond Useful Life	Renew System	1	Ea.	\$5,353,527 \$188,278	\$2,789,188 \$98,093	\$8,142,715 \$286,371	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040		Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$466,193	\$242,886	\$709,079	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060		Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$42,459	\$22,121	\$64,580	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070		Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$33,882	\$17,652	\$51,534	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$174,554	\$90,943	\$265,497	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120		Service Main	System	Beyond Useful Life	Renew System	1	Ea.	\$77,198	\$40,220	\$117,419	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$608,581	\$317,071	\$925,651	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$84,489	\$44,019	\$128,508	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020		Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$77,819	\$40,543	\$118,362	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$33,317	\$17,358	\$50,676	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Ng Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$3,002	\$1,564	\$4,566	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$134,668	\$70,162	\$204,831	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are old, worn out and not energy efficient.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$86,205	\$44,913	\$131,118	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors have recently been repainted; however, an upgrade of door hardware is advised.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$127,806	\$66,587	\$194,393	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$129,395	\$67,415	\$196,810	Necess ary- 2-5 Yrs	Deferred Maintena nce	Paint seems to be in fair condition.
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$130,976	\$68,238	\$199,214	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$172,410	\$89,826	\$262,236	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$32,937	\$17,160	\$50,097	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$3,153	\$1,643	\$4,796	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$256,280	\$133,522	\$389,802	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in fair condition due to stains.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$354,255	\$184,567	\$538,822	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$25,304	\$13,183	\$38,487	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$39,028	\$20,334	\$59,362	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,149,398	\$598,837	\$1,748,235	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020106	Boilers	System	Beyond Useful Life	Renew System	1	Ea.	\$255,612	\$133,174	\$388,787	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$156,316	\$81,441	\$237,757	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	A/C Units Computer Room	Inadequate	Install CRCU	1	Each	\$2,425	\$1,263	\$3,688	Necess ary- 2-5 Yrs	Functiona l	Server rooms lack independant cooling.
D3020106	Boilers	Boiler, Gas/Oil	Inadequate	Safety/Code Upgrades- Refrigerant Equip in Blr Room	1	SYST EM	\$150,351	\$78,333	\$228,683	Does Not Meet Current Code/St andards	Adequacy Complian ce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	42,888	S.F.	\$147,513	\$76,854	\$224,368	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$88,349	\$46,030	\$134,379	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$121,373	\$63,235	\$184,608	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Skyline Elementary
Address: 6311 Randolph Road, Suitland, MD 20746

Attributes:

School Area	1
Congressional	4
County Council	9
Historical Building	No
Legislative	25
Original Building	Built in 1966, 37,225 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	37,225 S.F.	Last Renovation:

Facility Description:

Skyline Elementary School is a one-story, 37,225 square foot facility located on a 10-acre site close to the Interstate 495 (Capital Beltway) in Suitland, MD. The original building was constructed in 1966 and has had no additions constructed or major renovation performed, with the exception of a POD Conversion into classrooms in 2007.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The school has one handicap parking space, but it is not marked. Restrooms in the teachers lounge are not handicap accessible, but reportedly need to be. Railing has been installed in some toilet stalls, but the stalls are not wide enough for wheelchair access. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade foundation. The building does not have a basement or crawl space.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is slab on grade. Roof construction is Tectum panels and open web steel joist roof framing. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with fixed single-pane glazing. Exterior doors are hollow metal steel and solid core wood. Roofing is typically low-slope, built-up roof with standing seam metal parapet.

C. INTERIORS

Interior partition wall types typically include painted CMU, ceramic tile wainscot in the corridors, and drywall. Interior doors are generally solid wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, handrails, toilet partitions, shelving and lockers. Stair construction in the boiler room includes steel risers and treads. The interior wall finishes are typically painted CMU and drywall. Floor finishes in common areas are typically vinyl asbestos tiles and carpet. Floor finishes in assignable spaces are typically vinyl composition tiles and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 24,400 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Fixtures are original. Sinks, faucets, urinals, toilets and other plumbing fixtures were not updated. Most of the water fountains are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by two original Boilers. Cooling is supplied by air-cooled chiller. The chiller was installed in 2007. The heating/cooling distribution system is ductwork, 2-pipe, air handles, and unit ventilators. Fresh air is supplied by infiltration and air handlers. Some of the air handling piping is insulated by encapsulated asbestos material. Ceiling exhaust fans are in restrooms. Controls and instrumentation are digital for the newly renovated classrooms and the remaining is pneumatic controls and are not centrally controlled by an energy management system.

Fire Protection

The building does not have fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and heat sensors and is centrally monitored. The telephone and data systems are combined and included in dedicated closets or cabinets that are not adequately secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed theater and stage, detention, medical equipment, audio-visual equipment, library equipment, food service equipment and three kitchen grease traps. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings. At the time of the 2008 Assessment it was noted that the cabinets are damaged in classrooms and teachers lounge and, in some cases, faucet water leaks into the cabinets.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where one out of 60 is a handicap space. Drainage is generally adequate and is handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a new 8,000 gallon fuel oil tank.

Current Repair Cost: \$6,568,901.30**Replacement Cost:** \$10,497,622.39**FCI:** 62.58%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Skyline Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1966

Gross Area: 37,225 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$6,568,901.30

Replacement Cost: \$10,497,622.39

FCI: 62.58%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Skyline Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.10	S.F.	37,225	102	\$10,592,525	39	1969	1971	2016		\$6,568,901	\$10,389,586	63
Substructure	\$14.40	S.F.	37,225	100	\$536,184	100	1966					\$536,184	
Foundations	\$14.40	S.F.	37,225	100	\$536,184	100	1966					\$536,184	
Standard Foundations	\$5.06	S.F.	37,225	0	\$188,542	100	1966					\$188,542	
Slab on Grade	\$9.34	S.F.	37,225	0	\$347,642	100	1966					\$347,642	
Shell	\$66.77	S.F.	37,225	100	\$2,485,584	59	1974	1996			\$306,310	\$2,485,584	12
Superstructure	\$20.47	S.F.	37,225	100	\$762,095	100	1966					\$762,095	
Roof Construction	\$20.47	S.F.	37,225	0	\$762,095	100	1966					\$762,095	
Exterior Enclosure	\$18.91	S.F.	37,225	100	\$703,777	70	1966	1996			\$306,310	\$703,777	44
Exterior Walls	\$10.68	S.F.	37,225	0	\$397,467	100	1966					\$397,467	
Exterior Windows	\$5.29	S.F.	37,225	100	\$197,035	30	1966	1996			\$197,035	\$197,035	100
Exterior Doors	\$2.94	S.F.	37,225	100	\$109,275	30	1966	1996			\$109,275	\$109,275	100
Roofing	\$27.39	S.F.	37,225	100	\$1,019,712	20	2006	2026				\$1,019,712	
Roof Coverings	\$27.39	S.F.	37,225	100	\$1,019,712	20	2006	2026				\$1,019,712	
Interiors	\$58.41	S.F.	37,225	109	\$2,377,186	36	1966	1971			\$1,426,923	\$2,174,247	66
Interior Construction	\$16.33	S.F.	37,225	100	\$608,064	68	1966	1986			\$274,037	\$608,064	45
Partitions	\$8.97	S.F.	37,225	100	\$334,027	100	1966					\$334,027	
Concrete Block Partitions - Regular Weight	\$9.45	S.F.	35,364	0	\$334,027	100	1966					\$334,027	
Interior Doors	\$3.00	S.F.	37,225	100	\$111,540	40	1966	2006			\$111,540	\$111,540	100
Fittings	\$4.37	S.F.	37,225	100	\$162,497	20	1966	1986			\$162,497	\$162,497	100
Interior Finishes	\$42.07	S.F.	37,225	113	\$1,769,122	25	1966	1971			\$1,152,886	\$1,566,183	74
Wall Finishes	\$7.51	S.F.	37,225	100	\$279,698	22	1966	1971			\$176,654	\$279,698	63
Glazed Wainscot	\$11.07	S.F.	9,306	100	\$103,044	50	1966	2016				\$103,044	
Paint	\$6.33	S.F.	27,919	100	\$176,654	5	1966	1971			\$176,654	\$176,654	100
Floor Finishes	\$21.71	S.F.	37,225	125	\$1,011,031	15	1966	1971			\$953,959	\$808,092	118
Carpet	\$7.48	S.F.	2,978	100	\$22,285	5	1966	1971			\$22,285	\$22,285	100
Ceramic Tile	\$19.16	S.F.	2,978	100	\$57,072	50	1966	2016				\$57,072	
VAT	\$26.72	S.F.	25,313	130	\$879,403	13	1966	1979			\$879,403	\$676,464	130
VCT	\$8.78	S.F.	5,956	100	\$52,271	12	1966	1978			\$52,271	\$52,271	100
Ceiling Finishes	\$12.85	S.F.	37,225	100	\$478,393	48	1966	1979			\$22,273	\$478,393	5
Plaster Ceilings	\$13.03	S.F.	34,992	100	\$456,120	50	1966	2016				\$456,120	
Drywall Ceilings	\$10.34	S.F.	1,117	100	\$11,553	13	1966	1979			\$11,553	\$11,553	100
Acoustical Ceilings	\$9.60	S.F.	1,117	100	\$10,720	13	1966	1979			\$10,720	\$10,720	100
Services	\$125.41	S.F.	37,225	100	\$4,668,256	25	1969	1976			\$4,294,003	\$4,668,256	92
Plumbing	\$15.29	S.F.	37,225	100	\$569,024	30	1966	1996			\$569,024	\$569,024	100
Plumbing Fixtures	\$12.15	S.F.	37,225	100	\$452,388	30	1966	1996			\$452,388	\$452,388	100
Domestic Water Distribution	\$0.87	S.F.	37,225	100	\$32,273	30	1966	1996			\$32,273	\$32,273	100
Sanitary Waste	\$1.32	S.F.	37,225	100	\$49,259	30	1966	1996			\$49,259	\$49,259	100
Rain Water Drainage	\$0.94	S.F.	37,225	100	\$35,104	30	1966	1996			\$35,104	\$35,104	100
HVAC	\$76.46	S.F.	37,225	100	\$2,846,249	22	1973	1976			\$2,471,996	\$2,846,249	87
Heat Generating Systems	\$8.59	S.F.	37,225	100	\$319,899	30	1966	1996			\$319,899	\$319,899	100
Cooling Generating Systems	\$10.05	S.F.	37,225	100	\$374,253	30	2006	2036				\$374,253	
Distribution Systems	\$15.92	S.F.	37,225	100	\$592,803	30	1966	1996			\$592,803	\$592,803	100
Terminal & Package Units	\$39.29	S.F.	37,225	100	\$1,462,475	15	1966	1981			\$1,462,475	\$1,462,475	100
Controls & Instrumentation	\$1.44	S.F.	37,225	100	\$53,788	20	1966	1986			\$53,788	\$53,788	100
Systems Testing & Balancing	\$1.16	S.F.	37,225	100	\$43,031	10	1966	1976			\$43,031	\$43,031	100
Fire Protection	\$5.96	S.F.	37,225	100	\$221,947	30	1966	1996			\$221,947	\$221,947	100
Sprinklers	\$5.96	S.F.	37,225	100	\$221,947	30	1966	1996			\$221,947	\$221,947	100
Electrical	\$27.70	S.F.	37,225	100	\$1,031,036	30	1966	1981			\$1,031,036	\$1,031,036	100
Electrical Service/Distribution	\$2.63	S.F.	37,225	100	\$97,951	30	1966	1996			\$97,951	\$97,951	100
Lighting and Branch Wiring	\$20.79	S.F.	37,225	100	\$773,985	30	1966	1996			\$773,985	\$773,985	100
Communications and Security	\$4.14	S.F.	37,225	100	\$154,004	30	1966	1996			\$154,004	\$154,004	100
Other Electrical Systems	\$0.14	S.F.	37,225	100	\$5,096	15	1966	1981			\$5,096	\$5,096	100
Equipment & Furnishings	\$9.03	S.F.	37,225	100	\$336,049	25	1966	1981			\$336,049	\$336,049	100
Equipment	\$9.03	S.F.	37,225	100	\$336,049	25	1966	1981			\$336,049	\$336,049	100
Institutional Equipment	\$2.87	S.F.	37,225	100	\$107,010	15	1966	1981			\$107,010	\$107,010	100
Other Equipment	\$6.15	S.F.	37,225	100	\$229,039	30	1966	1996			\$229,039	\$229,039	100
Food Service Equipment, EACH	\$229,039.19	SYSTE M	1	100	\$229,039	30	1966	1996			\$229,039	\$229,039	100
Special Construction			0			0	0				\$194,742		
Special Construction			0			0	0				\$194,742		
ADA Compliance			0	0		0	0				\$194,742		
Building Sitework	\$5.08	S.F.	37,225	100	\$189,266	30	1966	1996	2016		\$10,874	\$189,266	6
Site Improvements	\$4.79	S.F.	37,225	100	\$178,392	30	1966	1996	2016			\$178,392	
Parking Lots	\$2,375.45	Ea.	60	100	\$142,527	30	1966	1996	2016	4		\$142,527	
Pedestrian Paving	\$35.87	L.F.	1,000	100	\$35,865	30	1966	1996	2016	4		\$35,865	
Site Mechanical Utilities	\$0.29	S.F.	37,225	100	\$10,874	30	1966	1996			\$10,874	\$10,874	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	37,225	100	\$3,963	30	1966	1996			\$3,963	\$3,963	100
Gas Service Piping	\$0.11	S.F.	37,225	100	\$3,963	30	1966	1996			\$3,963	\$3,963	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1966	1996			\$6,911	\$6,911	100

Prince George County Public Schools13300 Old Marlboro Pike
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Facility Executive Summary**Facility:** \Elementary Schools\Skyline Elementary_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,568,901				\$894,361	\$230,625					\$325,187
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$306,310										
Superstructure											
Roof Construction											
Exterior Enclosure	\$306,310										
Exterior Walls											
Exterior Windows	\$197,035										
Exterior Doors	\$109,275										
Roofing											
Roof Coverings											
Interiors	\$1,426,923				\$693,579	\$230,625					\$267,357
Interior Construction	\$274,037										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$111,540										
Fittings	\$162,497										
Interior Finishes	\$1,152,886				\$693,579	\$230,625					\$267,357
Wall Finishes	\$176,654				\$115,977	\$204,790					\$237,408
Glazed Wainscot					\$115,977						
Paint	\$176,654					\$204,790					\$237,408
Floor Finishes	\$953,959				\$64,235	\$25,835					\$29,950
Carpet	\$22,285					\$25,835					\$29,950
Ceramic Tile					\$64,235						
VAT	\$879,403										
VCT	\$52,271										
Ceiling Finishes	\$22,273				\$513,367						
Plaster Ceilings					\$513,367						
Drywall Ceilings	\$11,553										
Acoustical Ceilings	\$10,720										
Services	\$4,294,002										\$57,830
Plumbing	\$569,023										
Plumbing Fixtures	\$452,388										
Domestic Water Distribution	\$32,273										
Sanitary Waste	\$49,259										
Rain Water Drainage	\$35,104										
HVAC	\$2,471,995										\$57,830
Heat Generating Systems	\$319,899										
Cooling Generating Systems											
Distribution Systems	\$592,803										
Terminal & Package Units	\$1,462,475										
Controls & Instrumentation	\$53,788										
Systems Testing & Balancing	\$43,031										\$57,830
Fire Protection	\$221,947										
Sprinklers	\$221,947										
Electrical	\$1,031,036										
Electrical Service/Distribution	\$97,951										
Lighting and Branch Wiring	\$773,985										
Communications and Security	\$154,004										
Other Electrical Systems	\$5,096										
Equipment & Furnishings	\$336,050										
Equipment	\$336,050										
Institutional Equipment	\$107,010										
Other Equipment	\$229,039										
Food Service Equipment, EACH	\$229,039										
Special Construction	\$194,742										
Special Construction	\$194,742										
ADA Compliance	\$194,742										
Building Sitework	\$10,875				\$200,782						
Site Improvements					\$200,782						
Parking Lots					\$160,416						

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Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Skyline Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$4,318,804 \$145,922	\$2,250,097 \$76,025	\$6,568,901 \$221,947	Necess ary- 2-5 Yrs	Building Integrity	
D5010		Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$64,399	\$33,552	\$97,951	Necess ary- 2-5 Yrs	Capital Renewal	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need.
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$508,866	\$265,119	\$773,985	Necess ary- 2-5 Yrs	Capital Renewal	The lighting system is partially updated, but most classrooms, offices, and library are in need of update. Many of the light covers are stained and broken. Some classrooms need ballasts and wiring.
D5030		Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$101,252	\$52,752	\$154,004	Necess ary- 2-5 Yrs	Compliance	Most of the security and communication system is original and needs update.
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,350	\$1,745	\$5,096	Critical / Immediate Need	Compliance	Other electrical systems are not included in dedicated space and jammed with other materials in small storage room and next to water. The system shown in the photo needs adequate cooling and ventilation. The lack of both adequate cooling and ventilation might cause a fire hazard.
G3060110		Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,606	\$1,358	\$3,963	Necess ary- 2-5 Yrs	Environmental	The computer room and many of classrooms and offices have a lot of power strips scattered on the floor and other areas. This is both a tripping hazard and code violation.
G3090		Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Environmental	The tank is original and beyond useful life.
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$129,543	\$67,492	\$197,035	Necess ary- 2-5 Yrs	Building Integrity	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$71,844	\$37,431	\$109,275	Necess ary- 2-5 Yrs	Building Integrity	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$73,333	\$38,207	\$111,540	Necess ary- 2-5 Yrs	Capital Renewal	

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C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$106,836	\$55,661	\$162,497	Necess ary- 2-5 Yrs	Capital Renewal	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$116,143	\$60,511	\$176,654	Necess ary- 2-5 Yrs	Appearan ce	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$34,366	\$17,905	\$52,271	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$14,652	\$7,634	\$22,285	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$578,174	\$301,229	\$879,403	Necess ary- 2-5 Yrs	Environm ental	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$297,428	\$154,960	\$452,388	Necess ary- 2-5 Yrs	Capital Renewal	Sinks, faucets, and other plumbing fixtures were not updated, but some urinals and toilets were. Most of the water fountains are original and some are out of order. Some sinks are chipped, some faucets have poor pressure and do not operate adequately, and some flush valves are slow.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$21,218	\$11,055	\$32,273	Necess ary- 2-5 Yrs	Environm ental	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$23,080	\$12,024	\$35,104	Necess ary- 2-5 Yrs	Building Integrity	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$32,386	\$16,873	\$49,259	Necess ary- 2-5 Yrs	Environm ental	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$961,522	\$500,953	\$1,462,475	Necess ary- 2-5 Yrs	Capital Renewal	Most of the terminal units are original and show signs of damage. Some of the terminal units were replaced in approximately 10% of the school classrooms. The school is in need of complete terminal units update. The school engineer stated the units control system is not operating at times and, if operating, the temperature is not adequate.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$210,321	\$109,577	\$319,899	Necess ary- 2-5 Yrs	Capital Renewal	The heat generation system is original and is beyond useful life. The boiler is in very poor condition. The school engineer indicated that these boilers are in constant break and repair.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$389,746	\$203,058	\$592,803	Necess ary- 2-5 Yrs	Capital Renewal	The distribution system pipes, pumps, ductwork, vents and units are mostly outdated and beyond useful life. Circulation pumps are leaking, pipe insulation is peeling, and pipes are leaking. There are a lot of leaks and stains throughout the school.

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D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$35,364	\$18,425	\$53,788	Necessary- 2-5 Yrs	Environmental	HVAC control system is original and has functional problems. Most rooms in the original building have control problems. The principle and school engineer stated that the new unit installed ventilators blow cold air all of the time, even if the controls are on heat.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$28,291	\$14,740	\$43,031	Necessary- 2-5 Yrs	Environmental	
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$7,596	\$3,957	\$11,553	Necessary- 2-5 Yrs	Deferred Maintenance	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$7,048	\$3,672	\$10,720	Necessary- 2-5 Yrs	Deferred Maintenance	Acoustical ceilings are in fair condition due to stains.
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$70,355	\$36,655	\$107,010	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$150,585	\$78,455	\$229,039	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	37,225	S.F.	\$128,035	\$66,706	\$194,742	Does Not Meet Current Code/Standards	ADA / Accessibility	

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Springhill Lake Elementary

Address: 6060 Springhill Drive, Greenbelt, MD 20770

Attributes:

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	22
Original Building	Built in 1966, 33,264 S.F.
School Addition 1	Built in 1969, 14,956 S.F.
School Addition 2	Built in 1978, 15,530 S.F.
School Addition 3	Built in 1998, 7,243 S.F.
School Board District	2
School Grade	K-5th

General Information:

Function:	Elementary School
Gross Area:	70,993 S.F.

Year Built:

Last Renovation:

Facility Description:

Springhill Lake Elementary School is located on a 10-acre site inside I-495 (Capital Beltway) in Greenbelt, MD. The one-story, 70,993 square foot facility was originally constructed in 1966, with additions constructed in 1969, 1978, and 1998 (Special Education, Six Room Diag. Wing), and no major renovations. In 2010 the roof was replaced, and some minor HVAC projects were completed.

ACCESSIBILITY ISSUES

The main entrance to the facility has curb cuts and wide enough doors for wheel chair access, but lack push button wall switches and automatic door openers. Handicap toilet stalls are available in three gang restrooms. Toilet configurations and accessories are adequate. Interior graphics and/or signage for ADA compliance are inadequate or missing in the building. All the programs in this one-story facility are handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, metal windows with operable frames and hollow metal steel doors. Most of the classrooms either have a fire window exit or an exterior door. The facility has low-slope built up roof with gravel ballast. The built-up roof was replaced in 2010.

C. INTERIORS

The interior partition walls typically include painted CMU with ceramic tiles in the corridors and folding metal partition walls in a few classrooms of the 1978 addition. Interior doors, including fire doors, are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have new electronic boards. Metal toilet partitions are original. The facility is single story and has no elevators or stairs. There is a metal ladder to the access the roof hatch.

Interior wall finishes are typically painted CMU walls and folding metal partitions. The floor finishes throughout the building are typically vinyl asbestos tiles (VAT), vinyl composition tiles (VCT), carpet, and ceramic tiles. The overall ceiling finishes are typically suspended acoustical tiles.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Fixtures are original. Sinks, faucets, and other plumbing fixtures were not updated. Most of the water fountains are original. Domestic water distribution is primarily copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by two oil/gas-fired boilers. Cooling is supplied by temporary window units and rooftop package units over the new wing. The heating/cooling distribution system is ductwork in the gym and new wing and 2-pipe for heating system in majority of the building using air handlers, unit ventilators, and fin-tube radiators. Fresh air is supplied by infiltration. Ceiling-mounted exhaust fans are installed in restrooms and kitchen. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building has no fire sprinkler system except for the 1998 addition. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from pad-mounted and pole-mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Several switch gears are original. Lighting and branch wiring is serving recessed and surface mounted fluorescent fixtures. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of a main panel in the boiler room and audible and strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and bell/horn alert, detection devices throughout, and smoke detectors in the new wing. Telephone and data systems are separate and are not included in dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices, with no surveillance system and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap. The library has shelves and furniture. The nurse's room has three beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site and where there are four reserved handicap spaces out of 75 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$11,640,309.00**Replacement Cost:** \$19,588,090.40**FCI:** 59.43%

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Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Springhill Lake Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1966

Gross Area: 63,750 S.F.

Last Renovation: 1978

Facility Description:

Current Repair Cost: \$11,458,671.66

Replacement Cost: \$17,545,612.21

FCI: 65.31%

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Springhill Lake Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$273.53	S.F.	63,750	102	\$17,755,799	39	1970	1976	2009		\$11,458,673	\$17,437,579	66
Substructure	\$15.82	S.F.	63,750	100	\$1,008,423	100	1966					\$1,008,423	
Foundations	\$15.82	S.F.	63,750	100	\$1,008,423	100	1966					\$1,008,423	
Standard Foundations	\$5.31	S.F.	63,750	0	\$338,403	100	1966					\$338,403	
Slab on Grade	\$10.51	S.F.	63,750	0	\$670,020	100	1966					\$670,020	
Shell	\$68.25	S.F.	63,750	100	\$4,350,764	57	1975	1996			\$479,001	\$4,350,764	11
Superstructure	\$21.49	S.F.	63,750	100	\$1,370,098	100	1966					\$1,370,098	
Roof Construction	\$21.49	S.F.	63,750	0	\$1,370,098	100	1966					\$1,370,098	
Exterior Enclosure	\$16.46	S.F.	63,750	100	\$1,049,148	68	1966	1996			\$479,001	\$1,049,148	46
Exterior Walls	\$8.94	S.F.	63,750	0	\$570,147	100	1966					\$570,147	
Exterior Windows	\$4.08	S.F.	63,750	100	\$259,863	30	1966	1996			\$259,863	\$259,863	100
Exterior Doors	\$3.44	S.F.	63,750	100	\$219,138	30	1966	1996			\$219,138	\$219,138	100
Roofing	\$30.30	S.F.	63,750	100	\$1,931,518	20	2010	2030				\$1,931,518	
Roof Coverings	\$30.30	S.F.	63,750	100	\$1,931,518	20	2010	2030				\$1,931,518	
Interiors	\$57.75	S.F.	63,750	109	\$3,999,496	34	1970	1979	2009		\$3,009,914	\$3,681,276	82
Interior Construction	\$18.68	S.F.	63,750	100	\$1,190,715	70	1966	1986			\$491,606	\$1,190,715	41
Partitions	\$10.97	S.F.	63,750	100	\$699,109	100	1966	2066				\$699,109	
Concrete Block Partitions - Regular Weight	\$10.97	S.F.	63,750	0	\$699,109	100	1966	2066				\$699,109	
Interior Doors	\$3.13	S.F.	63,750	100	\$199,745	40	1966	2006			\$199,745	\$199,745	100
Fittings	\$4.58	S.F.	63,750	100	\$291,861	20	1966	1986			\$291,861	\$291,861	100
Stairs	\$1.11	S.F.	63,750	100	\$70,784	50	1966	2016	2009		\$70,784	\$70,784	100
Stair Construction	\$1.11	S.F.	63,750	100	\$70,784	50	1966	2016	2009		\$70,784	\$70,784	100
Stairs	\$1.11	S.F.	63,750	100	\$70,784	50	1966	2016	2009		\$70,784	\$70,784	100
Interior Finishes	\$37.96	S.F.	63,750	113	\$2,737,997	17	1976	1979			\$2,447,524	\$2,419,777	101
Wall Finishes	\$7.99	S.F.	63,750	100	\$509,044	14	1995	2003			\$359,431	\$509,044	71
Paint	\$6.63	S.F.	54,200	100	\$359,431	5	1998	2003			\$359,431	\$359,431	100
Tile	\$15.67	S.F.	9,550	100	\$149,613	35	1978	2013				\$149,613	
Floor Finishes	\$20.30	S.F.	63,750	125	\$1,612,264	16	1968	1979			\$1,471,404	\$1,294,044	114
Carpet	\$7.86	S.F.	11,757	100	\$92,452	5	1978	1983			\$92,452	\$92,452	100
Ceramic Tile	\$20.12	S.F.	7,000	100	\$140,860	50	1966	2016				\$140,860	
VAT (Resilient Flooring)	\$23.58	S.F.	44,993	130	\$1,378,952	13	1966	1979			\$1,378,952	\$1,060,732	130
Ceiling Finishes	\$9.67	S.F.	63,750	100	\$616,689	25	1966	1991			\$616,689	\$616,689	100
Services	\$120.98	S.F.	63,750	100	\$7,712,498	25	1969	1976			\$7,136,533	\$7,712,498	93
Plumbing	\$16.05	S.F.	63,750	100	\$1,022,968	30	1966	1996			\$1,022,968	\$1,022,968	100
Plumbing Fixtures	\$12.76	S.F.	63,750	100	\$813,526	30	1966	1996			\$813,526	\$813,526	100
Domestic Water Distribution	\$0.91	S.F.	63,750	100	\$58,178	30	1966	1996			\$58,178	\$58,178	100
Sanitary Waste	\$1.40	S.F.	63,750	100	\$89,207	30	1966	1996			\$89,207	\$89,207	100
Rain Water Drainage	\$0.97	S.F.	63,750	100	\$62,057	30	1966	1996			\$62,057	\$62,057	100
HVAC	\$69.74	S.F.	63,750	100	\$4,445,788	21	1974	1976			\$3,869,823	\$4,445,788	87
Heat Generating Systems	\$9.03	S.F.	63,750	100	\$575,965	30	2004	2034				\$575,965	
Distribution Systems	\$16.72	S.F.	63,750	100	\$1,065,632	30	1966	1996			\$1,065,632	\$1,065,632	100
Terminal & Package Units	\$41.23	S.F.	63,750	100	\$2,628,687	15	1966	1981			\$2,628,687	\$2,628,687	100
Controls & Instrumentation	\$1.54	S.F.	63,750	100	\$97,933	20	1966	1986			\$97,933	\$97,933	100
Systems Testing & Balancing	\$1.22	S.F.	63,750	100	\$77,571	10	1966	1976			\$77,571	\$77,571	100
Fire Protection	\$6.27	S.F.	63,750	100	\$399,491	30	1966	1996			\$399,491	\$399,491	100
Sprinklers	\$6.27	S.F.	63,750	100	\$399,491	30	1966	1996			\$399,491	\$399,491	100
Electrical	\$28.93	S.F.	63,750	100	\$1,844,251	30	1966	1996			\$1,844,251	\$1,844,251	100
Electrical Service/Distribution	\$2.77	S.F.	63,750	100	\$176,474	30	1966	1996			\$176,474	\$176,474	100
Lighting and Branch Wiring	\$21.83	S.F.	63,750	100	\$1,391,430	30	1966	1996			\$1,391,430	\$1,391,430	100
Communications and Security	\$4.33	S.F.	63,750	100	\$276,347	30	1966	1996			\$276,347	\$276,347	100
Equipment & Furnishings	\$6.80	S.F.	63,750	100	\$433,476	23	1966	1981			\$433,476	\$433,476	100
Equipment	\$6.80	S.F.	63,750	100	\$433,476	23	1966	1981			\$433,476	\$433,476	100
Institutional Equipment	\$3.03	S.F.	63,750	100	\$192,958	15	1966	1981			\$192,958	\$192,958	100
Other Equipment	\$3.77	S.F.	63,750	100	\$240,518	30	1966	1996			\$240,518	\$240,518	100
Food Service Equipment, EACH	\$240,517.84	SYSTEM	1	100	\$240,518	30	1966	1996			\$240,518	\$240,518	100
Special Construction			0			0	0				\$148,607		
Special Construction			0			0	0				\$148,607		
ADA Compliance			0	0		0	0				\$148,607		
Building Sitework	\$3.94	S.F.	63,750	100	\$251,142	30	1966	1996			\$251,142	\$251,142	100
Site Improvements	\$3.83	S.F.	63,750	100	\$244,355	30	1966	1996			\$244,355	\$244,355	100
Parking Lots	\$2,494.52	S.F.	75	100	\$187,089	30	1966	1996			\$187,089	\$187,089	100
Pedestrian Paving	\$37.68	S.F.	1,520	100	\$57,266	30	1966	1996			\$57,266	\$57,266	100
Site Mechanical Utilities	\$0.11	S.F.	63,750	100	\$6,787	30	1966	1996			\$6,787	\$6,787	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	63,750	100	\$6,787	30	1966	1996			\$6,787	\$6,787	100
Gas Service Piping	\$0.11	S.F.	63,750	100	\$6,787	30	1966	1996			\$6,787	\$6,787	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Springhill Lake Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$11,458,672	\$154,102			\$158,539	\$523,856					\$711,541
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$479,001										
Superstructure											
Roof Construction											
Exterior Enclosure	\$479,001										
Exterior Walls											
Exterior Windows	\$259,863										
Exterior Doors	\$219,138										
Roofing											
Roof Coverings											
Interiors	\$3,009,914	\$154,102			\$158,539	\$523,856					\$607,292
Interior Construction	\$491,606										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$199,745										
Fittings	\$291,861										
Stairs	\$70,784										
Stair Construction	\$70,784										
Stairs	\$70,784										
Interior Finishes	\$2,447,524	\$154,102			\$158,539	\$523,856					\$607,292
Wall Finishes	\$359,431	\$154,102				\$416,679					\$483,045
Paint	\$359,431					\$416,679					\$483,045
Tile		\$154,102									
Floor Finishes	\$1,471,404				\$158,539	\$107,177					\$124,248
Carpet	\$92,452					\$107,177					\$124,248
Ceramic Tile					\$158,539						
VAT (Resilient Flooring)	\$1,378,952										
Ceiling Finishes	\$616,689										
Services	\$7,136,532										\$104,249
Plumbing	\$1,022,968										
Plumbing Fixtures	\$813,526										
Domestic Water Distribution	\$58,178										
Sanitary Waste	\$89,207										
Rain Water Drainage	\$62,057										
HVAC	\$3,869,823										\$104,249
Heat Generating Systems											
Distribution Systems	\$1,065,632										
Terminal & Package Units	\$2,628,687										
Controls & Instrumentation	\$97,933										
Systems Testing & Balancing	\$77,571										\$104,249
Fire Protection	\$399,491										
Sprinklers	\$399,491										
Electrical	\$1,844,251										
Electrical Service/Distribution	\$176,474										
Lighting and Branch Wiring	\$1,391,430										
Communications and Security	\$276,347										
Equipment & Furnishings	\$433,476										
Equipment	\$433,476										
Institutional Equipment	\$192,958										
Other Equipment	\$240,518										
Food Service Equipment, EACH	\$240,518										
Special Construction	\$148,607										
Special Construction	\$148,607										
ADA Compliance	\$148,607										
Building Sitework	\$251,142										
Site Improvements	\$244,355										

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Springhill Lake Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$7,533,643 \$170,850	\$3,925,028 \$89,013	\$11,458,672 \$259,863	Necess ary- 2-5 Yrs	Deferred Maintena nce	The single pane metal windows in the 1966, 1969, and 1978 additions are original, beyond useful life, and in fair to poor condition (difficult to operate). No major water leaks were reported through windows throughout the building.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$144,075	\$75,063	\$219,138	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors and hardware in the 1966, 1969, and 1978 additions are original, beyond useful life, and in poor condition (difficult to operate).
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$191,888	\$99,973	\$291,861	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have new electronic boards which are in good condition. The toilet partitions are original, rusted/stained, and in poor condition. All the old toilet accessories are beyond useful life and need to be replaced. The mirrors in the restrooms are in fair condition and need an upgrade.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$236,312	\$123,119	\$359,431	Necess ary- 2-5 Yrs	Deferred Maintena nce	A portion of the facility has not been painted for more than five years and the paint is in poor condition (stained).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$60,784	\$31,668	\$92,452	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office and classrooms is beyond useful life and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$405,450	\$211,239	\$616,689	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling tiles in the 1966, 1969, and 1978 additions are beyond useful life and in poor condition (stained and warped due to roof leaks, especially in the special education wing and gymnasium).
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$906,609	\$472,343	\$1,378,952	Necess ary- 2-5 Yrs	Deferred Maintena nce	The VAT floor finish in the corridors and classrooms of 1966, 1969, and 1978 additions, including gymnasium, is beyond useful life, and in fair to poor condition (worn and cracks on surface).

Prince George County Public Schools

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Facility Executive Summary

C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$131,325	\$68,420	\$199,745	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors (including fire doors) are generally solid core wood doors with hollow metal frames. The interior doors in the original 1966 and 1969 additions are beyond useful life and in fair to poor condition (chipped corners, worn surface finishes, and possibly contain asbestos).
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$123,004	\$64,085	\$187,089	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in poor condition, with cracks and uneven surfaces. The parking lot was patched several times in the past.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$37,650	\$19,616	\$57,266	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are beyond useful life and in fair condition, with cracks and damaged edges.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$534,863	\$278,663	\$813,526	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fixtures are mostly in poor condition due to aging. Sinks, faucets and other plumbing fixtures were not updated from its original state and in poor condition due to aging. Most of the water fountains are original and in poor condition.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$38,250	\$19,928	\$58,178	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is primarily copper and is in fair to poor condition due to aging.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$40,800	\$21,257	\$62,057	Necess ary- 2-5 Yrs	Deferred Maintena nce	Rain water system is internal with roof drains in fair to poor condition.
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$58,650	\$30,557	\$89,207	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary waste system is cast iron that is in fair to poor condition due to aging.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,728,263	\$900,425	\$2,628,687	Necess ary- 2-5 Yrs	Deferred Maintena nce	Heating is provided by two oil/gas-fired boilers that are in fair to poor condition. Cooling is supplied by rooftop package units.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$700,613	\$365,019	\$1,065,632	Necess ary- 2-5 Yrs	Deferred Maintena nce	Cooling is supplied by rooftop package units. The heating/cooling distribution system is typically 2-pipe for heating system using unit ventilators said to be in poor condition and fin-tube radiators which are in poor condition. Fresh air is supplied by infiltration and air handlers which are beyond useful life.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$64,388	\$33,546	\$97,933	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$51,000	\$26,571	\$77,571	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system (balancing) is in poor condition due to aging, causing some areas to be cool while hot or warm in others.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$262,650	\$136,841	\$399,491	Necess ary- 2-5 Yrs	Deferred Maintena nce	The building has no fire sprinkler system except for the 1998 addition.

Prince George County Public Schools

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Facility Executive Summary

D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$116,025	\$60,449	\$176,474	Necessary- 2-5 Yrs	Deferred Maintenance	The electrical service is fed from pad-mounted and pole-mounted transformer that delivers 1000amps, 120-208v 3-phase, and 4-wire power to a main panel. Power distribution wiring is typically copper 3-wire grounded and is adequate.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$914,813	\$476,617	\$1,391,430	Necessary- 2-5 Yrs	Deferred Maintenance	Lighting and branch wiring is 3-wires grounded serving recessed and surface mounted fluorescent.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$181,688	\$94,659	\$276,347	Necessary- 2-5 Yrs	Deferred Maintenance	The fire alarm system consists of a main panel in the boiler room, audible and strobe annunciators in common spaces and interior corridors, which are in compliance with ADA requirements. The building includes an internal security system that is actuated by contact devices, motion detection devices and is centrally monitored.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,463	\$2,325	\$6,787	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$126,863	\$66,095	\$192,958	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$158,131	\$82,386	\$240,518	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	63,750	S.F.	\$97,703	\$50,903	\$148,607	Does Not Meet Current Code/Standards	ADA / Accessibility	
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$46,538	\$24,246	\$70,784	Necessary- 2-5 Yrs	Deferred Maintenance	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Springhill Lake Elementary\1998 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1998

Gross Area: 7,243 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$181,637.34

Replacement Cost: \$2,042,478.20

FCI: 8.89%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Springhill Lake Elementary\1998 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$281.99	S.F.	7,243	100	\$2,042,477	38	1998	2003			\$181,637	\$2,042,477	9
Substructure	\$15.12	S.F.	7,243	100	\$109,505	100	1998					\$109,505	
Foundations	\$15.12	S.F.	7,243	100	\$109,505	100	1998					\$109,505	
Standard Foundations	\$5.08	S.F.	7,243	0	\$36,795	100	1998					\$36,795	
Slab on Grade	\$10.04	S.F.	7,243	0	\$72,710	100	1998					\$72,710	
Shell	\$66.47	S.F.	7,243	100	\$481,425	59	1998	2018				\$481,425	
Superstructure	\$20.55	S.F.	7,243	100	\$148,834	100	1998					\$148,834	
Roof Construction	\$20.55	S.F.	7,243	0	\$148,834	100	1998					\$148,834	
Exterior Enclosure	\$18.42	S.F.	7,243	100	\$133,411	71	1998	2028				\$133,411	
Exterior Walls	\$10.81	S.F.	7,243	0	\$78,328	100	1998					\$78,328	
Exterior Windows	\$4.62	S.F.	7,243	100	\$33,490	30	1998	2028				\$33,490	
Exterior Doors	\$2.98	S.F.	7,243	100	\$21,593	30	1998	2028				\$21,593	
Roofing	\$27.50	S.F.	7,243	100	\$199,180	20	1998	2018				\$199,180	
Roof Coverings	\$27.50	S.F.	7,243	100	\$199,180	20	1998	2018				\$199,180	
Interiors	\$90.82	S.F.	7,243	100	\$657,801	30	1998	2003			\$166,350	\$657,801	25
Interior Construction	\$17.66	S.F.	7,243	100	\$127,903	35	1998	2018				\$127,903	
Partitions	\$10.25	S.F.	7,243	100	\$74,252	40	1998	2038				\$74,252	
Interior Doors	\$3.03	S.F.	7,243	100	\$21,923	40	1998	2038				\$21,923	
Fittings	\$4.38	S.F.	7,243	100	\$31,728	20	1998	2018				\$31,728	
Interior Finishes	\$73.16	S.F.	7,243	100	\$529,898	29	1998	2003			\$166,350	\$529,898	31
Wall Finishes	\$28.05	S.F.	7,243	100	\$203,146	28	1998	2003			\$45,939	\$203,146	23
Paint	\$6.34	S.F.	7,243	100	\$45,939	5	1998	2003			\$45,939	\$45,939	100
Tile	\$21.70	S.F.	7,243	100	\$157,207	35	1998	2033				\$157,207	
Floor Finishes	\$35.85	S.F.	7,243	100	\$259,661	31	1998	2005			\$120,411	\$259,661	46
Carpet	\$7.80	S.F.	7,243	100	\$56,515	7	1998	2005			\$56,515	\$56,515	100
Ceramic Tile	\$19.23	S.F.	7,243	100	\$139,250	50	1998	2048				\$139,250	
VCT	\$8.82	S.F.	7,243	100	\$63,896	10	1998	2008			\$63,896	\$63,896	100
Ceiling Finishes	\$9.26	S.F.	7,243	100	\$67,091	25	1998	2023				\$67,091	
Services	\$106.59	S.F.	7,243	100	\$772,043	24	1998	2008			\$8,373	\$772,043	1
Plumbing	\$15.33	S.F.	7,243	100	\$111,047	30	1998	2028				\$111,047	
Plumbing Fixtures	\$12.20	S.F.	7,243	100	\$88,353	30	1998	2028				\$88,353	
Domestic Water Distribution	\$0.85	S.F.	7,243	100	\$6,169	30	1998	2028				\$6,169	
Sanitary Waste	\$1.34	S.F.	7,243	100	\$9,695	30	1998	2028				\$9,695	
Rain Water Drainage	\$0.94	S.F.	7,243	100	\$6,830	30	1998	2028				\$6,830	
HVAC	\$58.03	S.F.	7,243	100	\$420,283	19	1998	2008			\$8,373	\$420,283	2
Distribution Systems	\$15.99	S.F.	7,243	100	\$115,784	30	1998	2028				\$115,784	
Terminal & Package Units	\$39.42	S.F.	7,243	100	\$285,550	15	1998	2013				\$285,550	
Controls & Instrumentation	\$1.46	S.F.	7,243	100	\$10,576	20	1998	2018				\$10,576	
Systems Testing & Balancing	\$1.16	S.F.	7,243	100	\$8,373	10	1998	2008			\$8,373	\$8,373	100
Fire Protection	\$5.98	S.F.	7,243	100	\$43,295	30	1998	2028				\$43,295	
Sprinklers	\$5.98	S.F.	7,243	100	\$43,295	30	1998	2028				\$43,295	
Electrical	\$27.26	S.F.	7,243	100	\$197,418	30	1998	2028				\$197,418	
Electrical Service/Distribution	\$2.65	S.F.	7,243	100	\$19,169	30	1998	2028				\$19,169	
Lighting and Branch Wiring	\$20.87	S.F.	7,243	100	\$151,148	30	1998	2028				\$151,148	
Communications and Security	\$3.74	S.F.	7,243	100	\$27,101	30	1998	2028				\$27,101	
Equipment & Furnishings	\$2.89	S.F.	7,243	100	\$20,932	15	1998	2013				\$20,932	
Equipment	\$2.89	S.F.	7,243	100	\$20,932	15	1998	2013				\$20,932	
Institutional	\$2.89	S.F.	7,243	100	\$20,932	15	1998	2013				\$20,932	
Special Construction			0			0	0				\$6,914		
Special Construction			0			0	0				\$6,914		
ADA Compliance			0	0		0	0				\$6,914		
Building Sitework	\$0.11	S.F.	7,243	100	\$771	30	1998	2028				\$771	
Site Mechanical Utilities	\$0.11	S.F.	7,243	100	\$771	30	1998	2028				\$771	
Fuel Distribution	\$0.11	S.F.	7,243	100	\$771	30	1998	2028				\$771	
Gas Service Piping	\$0.11	S.F.	7,243	100	\$771	30	1998	2028				\$771	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Springhill Lake Elementary\1998 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Springhill Lake Elementary\1998 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$119,420 \$30,203	\$62,218 \$15,736	\$181,637 \$45,939	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$42,009	\$21,887	\$63,896	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$37,157	\$19,359	\$56,515	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$5,505	\$2,868	\$8,373	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	7,243	S.F.	\$4,546	\$2,368	\$6,914	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Tayac Elementary

Address: 8600 Allentown Road, Fort Washington, MD 20744

Attributes:

School Area	2
Congressional	4
County Council	8
Historical Building	No
Legislative	26
Original Building	Built in 1955, 15,649 S.F.
School Addition 1	Built in 1956, 8,759 S.F.
School Addition 2	Built in 1962, 5,551 S.F.
School Addition 3	Built in 1972, 10,347 S.F.
School Addition 4	Built in 2000, 7,552 S.F.
School Board District	8
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	47,858 S.F.

Year Built:

Last Renovation:

Facility Description:

Tayac Elementary School is a one-story, 47,858 square foot facility located on a 10-acre site close to MD Route 210 (Indian Head Highway) in Fort Washington, MD. The original building was constructed in 1955 and additions were constructed in 1956, 1962, 1972, and 2000, with no major renovations. The latest addition in 2000 includes six classrooms and a connecting wing. In 2012 the roof covering was replaced.

ACCESSIBILITY ISSUES

All the programs in the building are handicap accessible via concrete ramps. The main entrance has a ramp and wide enough doors for wheel chair access, but lacks push button wall switches and automatic door openers. Toilet configurations and accessories are inadequate and do not comply with all ADA accessibility guidelines. Interior graphics and/or signage for ADA compliance are inadequate or missing in building. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The facility does not have a basement, cellar, or a crawl space.

B. SHELL

The superstructure of the building is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The brick veneer in the original building and all additions prior to 2000. The six classrooms added in 2000 have brick veneer on the exterior enclosure. The metal windows are original. Flashing and caulking around the windows. Exterior metal doors are original. Roof construction is low-slope, built-up roof replaced in 2012.

C. INTERIORS

Interior partition walls typically include painted concrete masonry unit (CMU) with glazed block wainscot in the corridors and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalk boards. The facility has a small concrete staircase in the boiler room with concrete treads and risers and steel frame that is original.

Interior wall finishes are typically painted CMU walls and painted drywall. Floor finishes are typically terrazzo, carpet, vinyl composition tiles (VCT), and ceramic tiles. There is terrazzo floor finish in the hallways of the original building. Ceiling finishes are typically suspended acoustical tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 13,500 square feet of asbestos containing fissured ceiling tile and 1,730 square feet of asbestos containing 2x4 masonry ceiling tile.

D. SERVICES

Conveying

The building does not include an elevator.

Plumbing

Fixtures are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains.

HVAC

Facility Executive Summary

Heating is provided by a 1986 gas-fired boiler with a 1999 burner. Cooling is supplied by temporary window units and rooftop package units. The kitchen and cafeteria are cooled by two original condensing units that supply the air handling units. The heating/cooling distribution system uses original fan coil units. The 2000 addition has seven gas-fired rooftop units that provide both heating and cooling. Fresh air is supplied by air handling units in special education and cafeteria. Ceiling/wall mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. An additional service was installed for the 2000 addition. Power distribution from branch panels wiring is typically copper. Lighting and branch wiring is typically serving surface-mounted fluorescents. Lighting was updated in 2004. Emergency power and lighting are present, but inoperable as of the 2008 Assessment. Exit signs are present at exit doors and near stairways and are illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in the original building and older additions, and audible and strobe annunciators in the 2000 addition in interior corridors. The system is activated by pull stations and smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library (media center), theater and stage (multi-purpose room), medical equipment, food service equipment and a kitchen grease trap. The library has shelving. The nurse's station has sinks, shelving, and cabinets. The building also includes fixed casework/cabinetry in the classrooms and multiple seating furnishings (folding chairs and tables) in the cafeteria.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on site where there is one handicap space out of total 52 parking spaces. Drainage is handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$7,124,216.80**Replacement Cost:** \$13,340,224.16**FCI:** 53.40%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Tayac Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1955

Gross Area: 40,306 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$6,966,763.19

Replacement Cost: \$11,388,537.31

FCI: 61.17%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Tayac Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.55	S.F.	40,306	100	\$11,388,536	40	1960	1960			\$6,966,762	\$11,388,536	61
Substructure	\$14.63	S.F.	40,306	100	\$589,759	100	1955				\$15,471	\$589,759	3
Foundations	\$14.63	S.F.	40,306	100	\$589,759	100	1955				\$15,471	\$589,759	3
Standard Foundations	\$4.91	S.F.	40,306	0	\$198,017	100	1955				\$15,471	\$198,017	8
Slab on Grade	\$9.72	S.F.	40,306	0	\$391,742	100	1955					\$391,742	
Shell	\$64.25	S.F.	40,306	100	\$2,589,541	59	1966	1985			\$296,105	\$2,589,541	11
Superstructure	\$19.89	S.F.	40,306	100	\$801,875	100	1955					\$801,875	
Roof Construction	\$19.89	S.F.	40,306	0	\$801,875	100	1955					\$801,875	
Exterior Enclosure	\$17.73	S.F.	40,306	100	\$714,821	71	1955	1985			\$296,105	\$714,821	41
Exterior Walls	\$10.39	S.F.	40,306	0	\$418,716	100	1955					\$418,716	
Exterior Windows	\$4.47	S.F.	40,306	100	\$180,238	30	1955	1985			\$180,238	\$180,238	100
Exterior Doors	\$2.87	S.F.	40,306	100	\$115,867	30	1955	1985			\$115,867	\$115,867	100
Roofing	\$26.62	S.F.	40,306	100	\$1,072,845	20	2012	2032				\$1,072,845	
Roof Coverings	\$26.62	S.F.	40,306	100	\$1,072,845	20	2012	2032				\$1,072,845	
Interiors	\$75.83	S.F.	40,306	100	\$3,056,532	38	1957	1960			\$1,745,092	\$3,056,532	57
Interior Construction	\$18.63	S.F.	40,306	100	\$750,991	40	1955	1975			\$750,991	\$750,991	100
Partitions	\$10.15	S.F.	40,306	100	\$408,907	50	1955	2005			\$408,907	\$408,907	100
Drywall Partitions/Metal Stud Framing	\$10.15	S.F.	40,306	100	\$408,907	50	1955	2005			\$408,907	\$408,907	100
Interior Doors	\$3.48	S.F.	40,306	100	\$140,389	40	1955	1995			\$140,389	\$140,389	100
Fittings	\$5.00	S.F.	40,306	100	\$201,695	20	1955	1975			\$201,695	\$201,695	100
Interior Finishes	\$57.20	S.F.	40,306	100	\$2,305,541	37	1959	1960			\$994,101	\$2,305,541	43
Wall Finishes	\$7.78	S.F.	40,306	100	\$313,548	8	1955	1960			\$313,548	\$313,548	100
Paint	\$7.29	S.F.	38,306	100	\$279,082	5	1955	1960			\$279,082	\$279,082	100
Tile	\$17.23	S.F.	2,000	100	\$34,466	35	1955	1990			\$34,466	\$34,466	100
Floor Finishes	\$19.37	S.F.	40,306	100	\$780,598	49	1972	1965			\$250,189	\$780,598	32
Carpet	\$8.65	S.F.	8,000	100	\$69,236	5	1972	1977			\$69,236	\$69,236	100
Ceramic Tile	\$22.13	S.F.	4,000	100	\$88,522	50	1955	2005			\$88,522	\$88,522	100
Concrete	\$3.64	S.F.	4,000	100	\$14,541	10	1955	1965			\$14,541	\$14,541	100
Terrazo	\$41.55	S.F.	10,000	100	\$415,537	75	1955	2030				\$415,537	
VAT (Resilient Flooring)	\$25.96	S.F.	3,000	100	\$77,890	13	1955	1968			\$77,890	\$77,890	100
VCT	\$10.16	S.F.	11,306	100	\$114,872	12	2003	2015				\$114,872	
Ceiling Finishes	\$30.05	S.F.	40,306	100	\$1,211,395	37	1955	1968			\$430,364	\$1,211,395	36
Plaster Ceilings	\$19.38	S.F.	40,306	100	\$781,031	50	1955	2005				\$781,031	
Acoustical Ceilings	\$10.68	S.F.	40,306	100	\$430,364	13	1955	1968			\$430,364	\$430,364	100
Services	\$112.10	S.F.	40,306	100	\$4,518,210	25	1961	1965			\$4,181,643	\$4,518,210	93
Plumbing	\$14.84	S.F.	40,306	100	\$598,341	30	1955	1985			\$598,341	\$598,341	100
Plumbing Fixtures	\$11.80	S.F.	40,306	100	\$475,730	30	1955	1985			\$475,730	\$475,730	100
Domestic Water Distribution	\$0.84	S.F.	40,306	100	\$33,718	30	1955	1985			\$33,718	\$33,718	100
Sanitary Waste	\$1.29	S.F.	40,306	100	\$52,110	30	1955	1985			\$52,110	\$52,110	100
Rain Water Drainage	\$0.91	S.F.	40,306	100	\$36,783	30	1955	1985			\$36,783	\$36,783	100
HVAC	\$64.52	S.F.	40,306	100	\$2,600,576	21	1972	1965			\$2,264,009	\$2,600,576	87
Heat Generating Systems	\$8.35	S.F.	40,306	100	\$336,567	30	2008	2038				\$336,567	
Boilers	\$8.35	S.F.	40,306	100	\$336,567	30	2008	2038				\$336,567	
Distribution Systems	\$15.47	S.F.	40,306	100	\$623,476	30	1955	1985			\$623,476	\$623,476	100
Terminal & Package Units	\$38.16	S.F.	40,306	100	\$1,538,153	15	1985	2000			\$1,538,153	\$1,538,153	100
Controls & Instrumentation	\$1.41	S.F.	40,306	100	\$57,014	20	1955	1975			\$57,014	\$57,014	100
Systems Testing & Balancing	\$1.13	S.F.	40,306	100	\$45,366	10	1955	1965			\$45,366	\$45,366	100
Fire Protection	\$5.80	S.F.	40,306	100	\$233,574	30	1955	1985			\$233,574	\$233,574	100
Sprinklers	\$5.80	S.F.	40,306	100	\$233,574	30	1955	1985			\$233,574	\$233,574	100
Electrical	\$26.94	S.F.	40,306	100	\$1,085,719	30	1955	1970			\$1,085,719	\$1,085,719	100
Electrical Service/Distribution	\$2.57	S.F.	40,306	100	\$103,606	30	1955	1985			\$103,606	\$103,606	100
Electrical Service	\$2.57	S.F.	40,306	100	\$103,606	30	1955	1985			\$103,606	\$103,606	100
Lighting and Branch Wiring	\$20.20	S.F.	40,306	100	\$814,136	30	1955	1985			\$814,136	\$814,136	100
Communications and Security	\$4.02	S.F.	40,306	100	\$161,846	30	1955	1985			\$161,846	\$161,846	100
Other Electrical Systems	\$0.15	S.F.	40,306	100	\$6,131	15	1955	1970			\$6,131	\$6,131	100
Equipment & Furnishings	\$8.32	S.F.	40,306	100	\$335,317	25	1955	1970			\$335,317	\$335,317	100
Equipment	\$8.32	S.F.	40,306	100	\$335,317	25	1955	1970			\$335,317	\$335,317	100
Institutional Equipment	\$2.80	S.F.	40,306	100	\$112,802	15	1955	1970			\$112,802	\$112,802	100
Other Equipment	\$5.52	S.F.	40,306	100	\$222,515	30	1955	1985			\$222,515	\$222,515	100
Food Service Equipment	\$222,515.14	SYSTE M	1	100	\$222,515	30	1955	1985			\$222,515	\$222,515	100
Special Construction			0			0	0				\$93,957		
Special Construction			0			0	0				\$93,957		
ADA Compliance			0	0		100	0				\$93,957		
Building Sitework	\$7.42	S.F.	40,306	100	\$299,177	30	1955	1985			\$299,177	\$299,177	100
Site Improvements	\$4.46	S.F.	40,306	100	\$179,940	30	1955	1985			\$179,940	\$179,940	100
Parking Lots	\$2,307.78	Each	52	100	\$120,005	30	1955	1985			\$120,005	\$120,005	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$34.85	L.F.	1,720	100	\$59,935	30	1955	1985			\$59,935	\$59,935	100
Site Mechanical Utilities	\$2.96	S.F.	40,306	100	\$119,237	30	1955	1985			\$119,237	\$119,237	100
Fuel Distribution	\$2.96	S.F.	40,306	100	\$119,237	30	1955	1985			\$119,237	\$119,237	100
Propane Tank	\$6,911.42	SYSTE M	1	100	\$6,911	30	1955	1985			\$6,911	\$6,911	100
Pumps	\$0.11	S.F.	40,306	100	\$4,291	30	1955	1985			\$4,291	\$4,291	100
Underground Tank	\$108,035.11	SYSTE M	1	100	\$108,035	30	1955	1985			\$108,035	\$108,035	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Tayac Elementary_Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Tayac Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$4,580,383 \$76,178	\$2,386,380 \$39,689	\$6,966,763 \$115,867	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior metal doors are original, beyond useful life, and in fair to poor condition. The main entrance door does not close properly and some fire exit doors in the classrooms do not open. Overall, the exterior doors are not easy to operate and some do not seal tightly. The door hardware is in fair condition.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$132,607	\$69,088	\$201,695	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include chalk/tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalk boards, which are in fair condition. Toilet accessories such as metal toilet partitions are old, beyond useful life, and in poor condition. The mirrors in the restrooms also need an upgrade. The building is not painted in last several years and partition walls need to be repainted.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$183,486	\$95,596	\$279,082	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$22,660	\$11,806	\$34,466	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$45,520	\$23,716	\$69,236	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in some classrooms and library is beyond its useful life, worn, stained, and in poor condition.
	C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$9,560	\$4,981	\$14,541	Necess ary- 2-5 Yrs	Deferred Maintena nce	The concrete finish is in fair condition with peeling paint observed at several places.
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$58,200	\$30,322	\$88,522	Necess ary- 2-5 Yrs	Deferred Maintena nce	The ceramic tiles in the restrooms are original, stained, beyond useful life, and in fair to poor condition.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$51,210	\$26,680	\$77,890	Necess ary- 2-5 Yrs	Deferred Maintena nce	The kitchen and some restrooms have 9x9 vinyl asbestos tiles, which are in poor condition.
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$282,948	\$147,416	\$430,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceilings are in fair to poor condition with stains due to pipe condensation and roof leakages in the past.
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$78,899	\$41,106	\$120,005	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is in fair condition with potholes and cracks. The parking surface has been patched several times in the past. The road surface is in fair condition with some damage.

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility Executive Summary

G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$39,405	\$20,530	\$59,935	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are in fair to poor condition with several cracks. The sidewalk is torn and damaged at the student drop off area near main entrance.
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$118,500	\$61,738	\$180,238	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal exterior windows are original, beyond useful life, and in fair to poor condition. The windows are not energy efficient and do not operate properly. The flashing and caulking around the windows are in fair condition. Water leakage through some windows has been reported in the past.
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$92,301	\$48,089	\$140,389	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors are in fair condition and need repainting. The door hardware is in fair to poor condition with some door hinges and locksets needing to be replaced. Some door closers are also not working in the building.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,011,278	\$526,876	\$1,538,153	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$409,912	\$213,564	\$623,476	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$37,485	\$19,529	\$57,014	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$29,826	\$15,540	\$45,366	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$153,566	\$80,008	\$233,574	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$106,408	\$55,438	\$161,846	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$312,775	\$162,956	\$475,730	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$22,168	\$11,550	\$33,718	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$24,184	\$12,600	\$36,783	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$34,260	\$17,850	\$52,110	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010120	Electrical Service	System	Beyond Useful Life	Renew System	1	Ea.	\$68,117	\$35,489	\$103,606	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$535,264	\$278,872	\$814,136	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,031	\$2,100	\$6,131	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility Executive Summary

E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$74,163	\$38,639	\$112,802	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Pumps	System	Beyond Useful Life	Renew System	1	Ea.	\$2,821	\$1,470	\$4,291	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
A1010	Standard Foundations	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure.
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$146,295	\$76,220	\$222,515	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1010126	Drywall Partitions/Metal Stud Framing	System	Beyond Useful Life	Renew System	1	Ea.	\$268,841	\$140,066	\$408,907	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	40,306	S.F.	\$61,773	\$32,184	\$93,957	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Tayac Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 7,552 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$157,453.61

Replacement Cost: \$1,951,686.85

FCI: 8.07%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Tayac Elementary\2000 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.43	S.F.	7,552	100	\$1,952,360	40	2000	2005			\$157,454	\$1,951,688	8
Substructure	\$18.28	S.F.	7,552	100	\$138,069	100	2000					\$138,069	
Foundations	\$18.28	S.F.	7,552	100	\$138,069	100	2000					\$138,069	
Standard Foundations	\$6.04	S.F.	7,552	0	\$45,602	100	2000					\$45,602	
Slab on Grade	\$12.24	S.F.	7,552	0	\$92,467	100	2000					\$92,467	
Shell	\$57.40	S.F.	7,552	100	\$433,504	75	2000	2020				\$433,504	
Superstructure	\$25.05	S.F.	7,552	100	\$189,184	100	2000					\$189,184	
Roof Construction	\$25.05	S.F.	7,552	0	\$189,184	100	2000					\$189,184	
Exterior Enclosure	\$22.33	S.F.	7,552	100	\$168,623	71	2000	2030				\$168,623	
Exterior Walls	\$13.07	S.F.	7,552	0	\$98,670	100	2000					\$98,670	
Exterior Windows	\$5.63	S.F.	7,552	100	\$42,500	30	2000	2030				\$42,500	
Exterior Doors	\$3.64	S.F.	7,552	100	\$27,453	30	2000	2030				\$27,453	
Roofing	\$10.02	S.F.	7,552	100	\$75,697	20	2000	2020				\$75,697	
Roof Coverings	\$10.02	S.F.	7,552	100	\$75,697	20	2000	2020				\$75,697	
Interiors	\$51.33	S.F.	7,552	100	\$387,673	23	2000	2005			\$139,562	\$387,673	36
Interior Construction	\$21.57	S.F.	7,552	100	\$162,880	35	2000	2020				\$162,880	
Partitions	\$12.50	S.F.	7,552	100	\$94,420	40	2000	2040				\$94,420	
Interior Doors	\$3.70	S.F.	7,552	100	\$27,912	40	2000	2040				\$27,912	
Fittings	\$5.37	S.F.	7,552	100	\$40,548	20	2000	2020				\$40,548	
Interior Finishes	\$29.77	S.F.	7,552	100	\$224,793	14	2000	2005			\$139,562	\$224,793	62
Wall Finishes	\$7.73	S.F.	7,552	100	\$58,352	5	2000	2005			\$58,352	\$58,352	100
Paint	\$7.73	S.F.	7,552	100	\$58,352	5	2000	2005			\$58,352	\$58,352	100
Floor Finishes	\$10.75	S.F.	7,552	100	\$81,210	10	2000	2010			\$81,210	\$81,210	100
VCT	\$10.75	S.F.	7,552	100	\$81,210	10	2000	2010			\$81,210	\$81,210	100
Ceiling Finishes	\$11.29	S.F.	7,552	100	\$85,231	25	2000	2025				\$85,231	
Services	\$127.90	S.F.	7,552	100	\$966,580	24	2000	2010			\$10,683	\$965,908	1
Plumbing	\$18.71	S.F.	7,552	100	\$141,286	30	2000	2030				\$141,286	
Plumbing Fixtures	\$14.88	S.F.	7,552	100	\$112,339	30	2000	2030				\$112,339	
Domestic Water Distribution	\$1.05	S.F.	7,552	100	\$7,926	30	2000	2030				\$7,926	
Sanitary Waste	\$1.63	S.F.	7,552	100	\$12,291	30	2000	2030				\$12,291	
Rain Water Drainage	\$1.16	S.F.	7,552	100	\$8,730	30	2000	2030				\$8,730	
HVAC	\$70.74	S.F.	7,552	100	\$534,913	19	2000	2010			\$10,683	\$534,241	2
Distribution Systems	\$19.48	S.F.	7,552	100	\$147,143	30	2000	2030				\$147,143	
Terminal & Package Units	\$48.06	S.F.	7,552	100	\$362,976	15	2000	2015				\$362,976	
Controls & Instrumentation	\$1.78	S.F.	7,552	105	\$14,111	20	2000	2020				\$13,439	
Systems Testing & Balancing	\$1.41	S.F.	7,552	100	\$10,683	10	2000	2010			\$10,683	\$10,683	100
Fire Protection	\$4.70	S.F.	7,552	100	\$35,494	30	2000	2030				\$35,494	
Sprinklers	\$4.70	S.F.	7,552	100	\$35,494	30	2000	2030				\$35,494	
Electrical	\$33.75	S.F.	7,552	100	\$254,887	30	2000	2030				\$254,887	
Electrical Service/Distribution	\$3.24	S.F.	7,552	100	\$24,466	30	2000	2030				\$24,466	
Lighting and Branch Wiring	\$25.45	S.F.	7,552	100	\$192,171	30	2000	2030				\$192,171	
Communications and Security	\$5.06	S.F.	7,552	100	\$38,250	30	2000	2030				\$38,250	
Equipment & Furnishings	\$3.51	S.F.	7,552	100	\$26,534	15	2000	2015				\$26,534	
Equipment	\$3.51	S.F.	7,552	100	\$26,534	15	2000	2015				\$26,534	
Institutional	\$3.51	S.F.	7,552	100	\$26,534	15	2000	2015				\$26,534	
Special Construction			0			0	0				\$7,209		
Special Construction			0			0	0				\$7,209		
ADA Compliance			0	100		0	0				\$7,209		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Tayac Elementary\2000 Addition (continued)[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Tayac Elementary\2000 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$103,520 \$38,364	\$53,934 \$19,988	\$157,454 \$58,352	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	7,552	S.F.	\$4,740	\$2,469	\$7,209	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$53,393	\$27,818	\$81,210	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$7,023	\$3,659	\$10,683	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility: \Elementary Schools\Templeton Elementary

Address: 6001 Carters Lane, Riverdale, MD 20737

Attributes:

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	47
Original Building	Built in 1968, 56,910 S.F.
School Addition 1	Built in 1998, 6,522 S.F.
School Board District	4
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	63,432 S.F.

Year Built:
Last Renovation:

Facility Description:

Templeton Elementary School is a two-story, 63,432 square foot facility located on a 10-acre site close to MD Route 295 (Baltimore-Washington Parkway) in Riverdale, MD. The original building was constructed in 1968 and an addition was constructed in 1998, with no major renovations. In 2009 an underground fuel tank was replaced. In 2012 some minor updates to the piping insulation were performed.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include interior ramp access, signage, restrooms, drinking fountains, fire alarm, and door hardware.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade with concrete footings and foundation walls. The building has a crawl space of CMU construction.

B. SHELL

The superstructure is concrete reinforced masonry with face brick, load bearing CMU walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel with hollow metal frames. Interior doors are solid core wood with hollow metal frames. The ground level doors have fire labels. Roofing is typically low-slope with built-up roof replaced in 1993 with partial upgrades in 1997.

C. INTERIORS

Interior partition wall types typically include painted CMU with tile over the CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically painted CMU with tiles. Floor finishes in common areas are typically vinyl asbestos tile, VCT, ceramic tile, and wood flooring in the gym. Floor finishes in assignable spaces are typically vinyl asbestos tile, VCT, carpet, and quarry tile in the kitchen. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 52,024 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical tile and suspended Tectum panels on ground level that. Ceiling finishes in assignable areas are typically suspended acoustical tile and suspended Tectum panels.

D. SERVICES

Conveying

Conveying equipment includes one hydraulic elevator, three stops.

Plumbing

Fixtures are original. The urinals have been renewed. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas fired hot water generator and storage tank.

HVAC

Heating is provided by two oil-fired hot water boilers replaced in 2007. Cooling is supplied by one water cooled chiller and corresponding ground mounted cooling tower. The heating/cooling distribution system is a 2-pipe system to unit ventilators, original to the building. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic.

Fire Protection

The building has a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from an underground vaulted utility transformer that delivers power to a renewed main switchboard. Power distribution wiring is typically copper. Lighting is typically fluorescent lay-in troffers in the corridors and surface wrap-around units in the classrooms. The exterior parking and roadway lighting consists of tri-head bracket mounted HID luminaries on steel poles and round concrete base. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible signal devices in common spaces, interior corridors, etc. The fire alarm control panel (FACP) is a non-addressable system with an upgrade to a system, 13 zones including flow and tamper. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact, optical or combination devices, and is centrally monitored.

Other Electrical Systems:

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment and food service equipment. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking spaces available on-site where two out of 54 are handicap spaces and paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 6,000 gallon underground fuel oil tank replaced in 2009.

Current Repair Cost: \$7,657,470.36**Replacement Cost:** \$17,137,342.68**FCI:** 44.68%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Templeton Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1968

Gross Area: 56,910 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,593,818.62

Replacement Cost: \$15,450,940.99

FCI: 49.15%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Templeton Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$271.50	S.F.	56,910	101	\$15,629,775	41	1980	1973	2008		\$7,593,818	\$15,450,939	49
Substructure	\$16.67	S.F.	56,910	100	\$948,699	100	1968					\$948,699	
Foundations	\$15.79	S.F.	56,910	100	\$898,494	100	1968					\$898,494	
Standard Foundations	\$5.31	S.F.	56,910	0	\$302,095	100	1968					\$302,095	
Slab on Grade	\$10.48	S.F.	56,910	0	\$596,399	100	1968					\$596,399	
Basement Construction	\$0.88	S.F.	56,910	100	\$50,205	100	1968					\$50,205	
Basement Excavation	\$0.11	S.F.	56,910	0	\$6,059	100	1968					\$6,059	
Basement Walls	\$0.78	S.F.	56,910	0	\$44,146	100	1968					\$44,146	
Shell	\$57.01	S.F.	56,910	100	\$3,244,707	70	1978	1998			\$449,247	\$3,244,707	14
Superstructure	\$23.52	S.F.	56,910	100	\$1,338,654	100	1968					\$1,338,654	
Floor Construction	\$19.50	S.F.	37,400	0	\$729,271	100	0					\$729,271	
Roof Construction	\$10.71	S.F.	56,910	100	\$609,383	100	1968					\$609,383	
Exterior Enclosure	\$19.09	S.F.	56,910	100	\$1,086,329	71	1968	1998			\$449,247	\$1,086,329	41
Exterior Walls	\$11.19	S.F.	56,910	100	\$637,082	100	1968					\$637,082	
Exterior Windows	\$4.82	S.F.	56,910	100	\$274,396	30	1968	1998			\$274,396	\$274,396	100
Exterior Doors	\$3.07	S.F.	56,910	100	\$174,851	30	1968	1998			\$174,851	\$174,851	100
Roofing	\$14.40	S.F.	56,910	100	\$819,724	20	1997	2017				\$819,724	
Roof Coverings	\$14.34	S.F.	56,910	100	\$816,262	20	1997	2017				\$816,262	
Roof Openings	\$0.06	S.F.	56,910	100	\$3,462	20	1997	2017				\$3,462	
Interiors	\$57.23	S.F.	56,910	105	\$3,435,786	39	1972	1973	2009		\$2,215,747	\$3,256,950	68
Interior Construction	\$18.37	S.F.	56,910	100	\$1,045,646	70	1968	1988			\$437,994	\$1,045,646	42
Partitions	\$10.68	S.F.	56,910	100	\$607,652	100	1968					\$607,652	
Concrete Block Partitions - Regular Weight	\$10.68	S.F.	56,910	100	\$607,652	100	1968					\$607,652	
Interior Doors	\$3.13	S.F.	56,910	100	\$178,314	40	1968	2008			\$178,314	\$178,314	100
Fittings	\$4.56	S.F.	56,910	100	\$259,680	20	1968	1988			\$259,680	\$259,680	100
Stairs	\$0.97	S.F.	56,910	100	\$55,398	50	1968	2018				\$55,398	
Stair Construction	\$0.97	S.F.	56,910	100	\$55,398	50	1968	2018				\$55,398	
Interior Finishes	\$37.88	S.F.	56,910	108	\$2,334,742	25	1978	1973	2009		\$1,777,753	\$2,155,906	82
Wall Finishes	\$7.66	S.F.	56,910	100	\$435,739	11	1998	2003	2009		\$435,739	\$435,739	100
Paint	\$6.62	S.F.	52,926	100	\$350,177	5	2000	2005	2009		\$350,177	\$350,177	100
Tile	\$21.48	S.F.	3,984	100	\$85,562	35	1968	2003			\$85,562	\$85,562	100
Floor Finishes	\$19.95	S.F.	56,910	116	\$1,314,072	30	1968	1973			\$913,546	\$1,135,236	80
Carpet	\$7.83	S.F.	6,613	100	\$51,801	5	1968	1973			\$51,801	\$51,801	100
Ceramic Tile	\$20.06	S.F.	3,307	100	\$66,345	50	1968	2018				\$66,345	
Concrete finish floor	\$3.77	S.F.	2,204	100	\$8,314	10	1968	1978			\$8,314	\$8,314	100
Hardwood	\$18.28	S.F.	1,800	100	\$32,908	25	1968	1993			\$32,908	\$32,908	100
Quarry Tile	\$12.59	S.F.	2,204	100	\$27,757	50	1968	2018				\$27,757	
Terrazzo	\$29.26	S.F.	10,471	100	\$306,424	75	1968	2043				\$306,424	
VAT (Resilient Flooring)	\$23.51	S.F.	25,351	130	\$774,956	13	1968	1981			\$774,956	\$596,120	130
VCT	\$9.19	S.F.	4,960	100	\$45,567	12	1968	1980			\$45,567	\$45,567	100
Ceiling Finishes	\$10.28	S.F.	56,910	100	\$584,931	23	1968	1981			\$428,468	\$584,931	73
2x4 Tectum	\$11.00	S.F.	14,228	100	\$156,463	50	1968	2018				\$156,463	
Acoustical Ceilings	\$10.04	S.F.	42,682	100	\$428,468	13	1968	1981			\$428,468	\$428,468	100
Services	\$131.38	S.F.	56,910	100	\$7,476,950	24	1987	1983	2015		\$4,512,267	\$7,476,950	60
Conveying	\$1.67	S.F.	56,910	100	\$95,216	30	1998	2028	2018			\$95,216	
Elevators and Lifts	\$1.67	S.F.	56,910	100	\$95,216	30	1998	2028	2018	6		\$95,216	
Plumbing	\$13.60	S.F.	56,910	100	\$773,847	30	1974	1998	2015		\$639,679	\$773,847	83
Plumbing Fixtures	\$10.33	S.F.	56,910	100	\$587,743	30	1968	1998			\$587,743	\$587,743	100
Domestic Water Distribution	\$0.91	S.F.	56,910	100	\$51,936	30	1980	2010			\$51,936	\$51,936	100
Sanitary Waste	\$1.38	S.F.	56,910	100	\$78,770	30	1968	1998	2015	3		\$78,770	
Rain Water Drainage	\$0.97	S.F.	56,910	100	\$55,398	30	1980	2010	2015	3		\$55,398	
HVAC	\$80.04	S.F.	56,910	100	\$4,554,793	21	1992	1983	2015		\$2,338,854	\$4,554,793	51
Heat Generating Systems	\$9.00	S.F.	56,910	100	\$512,436	25	2007	2032				\$512,436	
Cooling Generating Systems	\$10.54	S.F.	56,910	100	\$599,862	25	2005	2030				\$599,862	
Distribution Systems	\$16.65	S.F.	56,910	100	\$947,833	30	1968	1998	2015	3		\$947,833	
Terminal & Package Units	\$41.10	S.F.	56,910	100	\$2,338,854	15	1968	1983			\$2,338,854	\$2,338,854	100
Controls & Instrumentation	\$1.52	S.F.	56,910	100	\$86,560	20	1998	2018				\$86,560	
Systems Testing & Balancing	\$1.22	S.F.	56,910	100	\$69,248	10	2005	2015				\$69,248	
Fire Protection	\$6.24	S.F.	56,910	100	\$354,896	30	1998	2028				\$354,896	
Sprinklers	\$6.24	S.F.	56,910	100	\$354,896	30	1998	2028				\$354,896	
Electrical	\$29.84	S.F.	56,910	100	\$1,698,198	27	1986	1983			\$1,533,734	\$1,698,198	90
Electrical Service/Distribution	\$2.75	S.F.	56,910	100	\$156,674	30	1998	2028				\$156,674	
Electrical Service/Distribution	\$0.27	S.F.	56,910	100	\$15,470	30	1968	1998			\$15,470	\$15,470	100
MSB, Working Clearance	\$15,469.83	SYSTE M	1	100	\$15,470	30	1968	1998			\$15,470	\$15,470	100
Lighting and Branch Wiring	\$21.77	S.F.	56,910	100	\$1,238,675	30	1980	2010			\$1,238,675	\$1,238,675	100
Communications and Alarm	\$4.91	S.F.	56,910	100	\$279,589	15	1968	1983			\$279,589	\$279,589	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Electrical Systems	\$0.14	S.F.	56,910	100	\$7,790	15	1998	2013				\$7,790	
Equipment & Furnishings	\$4.44	S.F.	56,910	100	\$252,722	29	1990	2005			\$12,984	\$252,722	5
Equipment	\$4.44	S.F.	56,910	100	\$252,722	29	1990	2005			\$12,984	\$252,722	5
Institutional Equipment	\$0.23	S.F.	56,910	100	\$12,984	15	1990	2005			\$12,984	\$12,984	100
Other Equipment	\$4.21	S.F.	56,910	100	\$239,738	30	2002	2032				\$239,738	
Food Service Equipment	\$239,738.19	SYSTEM	1	100	\$239,738	30	2002	2032				\$239,738	
Special Construction			0			0	0				\$132,662		
Special Construction			0			0	0				\$132,662		
ADA Compliance			0	0		0	0				\$132,662		
Building Sitework	\$4.76	S.F.	56,910	100	\$270,911	30	1968	1998	2008		\$270,911	\$270,911	100
Site Improvements	\$2.76	S.F.	56,910	100	\$156,817	30	1968	1998			\$156,817	\$156,817	100
Parking Lots	\$2,452.35	Ea.	54	100	\$132,427	30	1968	1998			\$132,427	\$132,427	100
Pedestrian Paving	\$37.52	L.F.	650	100	\$24,390	30	1968	1998			\$24,390	\$24,390	100
Site Mechanical Utilities	\$2.00	S.F.	56,910	100	\$114,094	30	1968	1998	2008		\$114,094	\$114,094	100
Fuel Distribution	\$28.22	S.F.	0	100		30	0						
Fuel Distribution	\$2.00	S.F.	56,910	100	\$114,094	30	1968	1998	2008		\$114,094	\$114,094	100
Gas Service Piping	\$0.11	S.F.	56,910	100	\$6,059	30	1968	1998			\$6,059	\$6,059	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2009	2039	2008		\$108,035	\$108,035	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Templeton Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,593,819	\$8,024		\$1,258,001		\$1,416,287	\$582,386				\$551,397
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$449,247					\$950,285					
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$449,247										
Exterior Walls											
Exterior Windows	\$274,396										
Exterior Doors	\$174,851										
Roofing						\$950,285					
Roof Coverings						\$946,271					
Roof Openings						\$4,014					
Interiors	\$2,215,747					\$466,002	\$365,336				\$551,397
Interior Construction	\$437,994										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$178,314										
Fittings	\$259,680										
Stairs							\$66,149				
Stair Construction							\$66,149				
Interior Finishes	\$1,777,752					\$466,002	\$299,187				\$551,397
Wall Finishes	\$435,739					\$405,951					\$470,609
Paint	\$350,177					\$405,951					\$470,609
Tile	\$85,562										
Floor Finishes	\$913,546					\$60,051	\$112,363				\$80,789
Carpet	\$51,801					\$60,051					\$69,616
Ceramic Tile							\$79,219				
Concrete finish floor	\$8,314										\$11,173
Hardwood	\$32,908										
Quarry Tile							\$33,143				
Terrazzo											
VAT (Resilient Flooring)	\$774,956										
VCT	\$45,567										
Ceiling Finishes	\$428,468						\$186,825				
2x4 Tectum							\$186,825				
Acoustical Ceilings	\$428,468										
Services	\$4,512,268	\$8,024		\$1,258,001			\$217,050				
Conveying							\$113,693				
Elevators and Lifts							\$113,693				
Plumbing	\$639,679			\$146,609							
Plumbing Fixtures	\$587,743										
Domestic Water Distribution	\$51,936										
Sanitary Waste				\$86,074							
Rain Water Drainage				\$60,535							
HVAC	\$2,338,854			\$1,111,392			\$103,357				
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems				\$1,035,723							
Terminal & Package Units	\$2,338,854										
Controls & Instrumentation							\$103,357				
Systems Testing & Balancing				\$75,669							
Fire Protection											
Sprinklers			</								

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Templeton Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$4,992,649 \$29,958	\$2,601,170 \$15,608	\$7,593,819 \$45,567	Necess ary- 2-5 Yrs	Capital Renewal	VCT is in poor condition due to cracks and separating and missing tiles. The tile is beyond useful life and should be replaced.
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$34,057	\$17,744	\$51,801	Necess ary- 2-5 Yrs	Capital Renewal	The carpet is in poor condition due to wear, tear, and some stains. The carpet is beyond useful life and should be replaced.
C3020410	Concrete finish floor	System		Beyond Useful Life	Renew System	1	Ea.	\$5,466	\$2,848	\$8,314	Necess ary- 2-5 Yrs	Appearan ce	
C3020410	VAT (Resilient Flooring)	System		Beyond Useful Life	Renew System	1	Ea.	\$509,504	\$265,452	\$774,956	Necess ary- 2-5 Yrs	Environm ental	VAT is in poor condition due to cracks and separating tiles. The tiles are beyond useful life and should be replaced.
C3030210	Acoustical Ceilings	System		Beyond Useful Life	Renew System	1	Ea.	\$281,701	\$146,766	\$428,468	Necess ary- 2-5 Yrs	Capital Renewal	The acoustical ceiling tiles are in poor condition due to stains, fading, and some sagging tile. The tile is beyond useful life and should be replaced.
D2010	Plumbing Fixtures	System		Beyond Useful Life	Renew System	1	Ea.	\$386,419	\$201,324	\$587,743	Necess ary- 2-5 Yrs	Capital Renewal	
D5030	Communications and Alarm	System		Beyond Useful Life	Renew System	1	Ea.	\$183,819	\$95,770	\$279,589	Necess ary- 2-5 Yrs	Complian ce	
E1020	Institutional Equipment	System		Beyond Useful Life	Renew System	1	Ea.	\$8,537	\$4,448	\$12,984	Necess ary- 2-5 Yrs	Capital Renewal	thr
D5010240	MSB, Working Clearance	System		Beyond Useful Life	Renew System	1	Ea.	\$10,171	\$5,299	\$15,470	Does Not Meet Current Code/St andards	Complian ce	
C3020410	Hardwood	System		Beyond Useful Life	Renew System	1	Ea.	\$21,636	\$11,272	\$32,908	Necess ary- 2-5 Yrs	Capital Renewal	Hardwood flooring is in poor condition due to worn finish. The floor is beyond useful life and should be replaced.
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$1,537,708	\$801,146	\$2,338,854	Necess ary- 2-5 Yrs	Capital Renewal	
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$180,405	\$93,991	\$274,396	Necess ary- 2-5 Yrs	Capital Renewal	
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$114,958	\$59,893	\$174,851	Necess ary- 2-5 Yrs	Capital Renewal	
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$117,235	\$61,079	\$178,314	Necess ary- 2-5 Yrs	Capital Renewal	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$170,730	\$88,950	\$259,680	Necess ary- 2-5 Yrs	Capital Renewal	
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$56,254	\$29,308	\$85,562	Necess ary- 2-5 Yrs	Capital Renewal	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$87,066	\$45,361	\$132,427	Necess ary- 2-5 Yrs	Capital Renewal	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$16,036	\$8,354	\$24,390	Necess ary- 2-5 Yrs	Capital Renewal	The
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,984	\$2,076	\$6,059	Necess ary- 2-5 Yrs	Environm ental	
F1040	ADA Compliance	ADA Compliance	Failing	ADA Compliance	56,910	S.F.	\$87,220	\$45,442	\$132,662	Does Not Meet Current Code/St andards	ADA / Accessibility	
G3060110	Underground Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$230,228	\$119,949	\$350,177	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$34,146	\$17,790	\$51,936	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$814,382	\$424,293	\$1,238,675	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Templeton Elementary\1998 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1998

Gross Area: 6,522 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$63,651.75

Replacement Cost: \$1,686,401.69

FCI: 3.77%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Templeton Elementary\1998 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	6,522	100	\$1,686,404	41	1998	2003			\$63,652	\$1,686,404	4
Substructure	\$16.32	S.F.	6,522	100	\$106,441	100	1998					\$106,441	
Foundations	\$16.32	S.F.	6,522	100	\$106,441	100	1998					\$106,441	
Standard Foundations	\$5.48	S.F.	6,522	0	\$35,712	100	1998					\$35,712	
Slab on Grade	\$10.84	S.F.	6,522	0	\$70,729	100	1998					\$70,729	
Shell	\$71.56	S.F.	6,522	100	\$466,734	59	1998	2018				\$466,734	
Superstructure	\$22.15	S.F.	6,522	100	\$144,435	100	1998					\$144,435	
Roof Construction	\$22.15	S.F.	6,522	0	\$144,435	100	1998					\$144,435	
Exterior Enclosure	\$19.74	S.F.	6,522	100	\$128,761	71	1998	2028				\$128,761	
Exterior Walls	\$11.57	S.F.	6,522	0	\$75,491	100	1998					\$75,491	
Exterior Windows	\$4.99	S.F.	6,522	100	\$32,537	30	1998	2028				\$32,537	
Exterior Doors	\$3.18	S.F.	6,522	100	\$20,733	30	1998	2028				\$20,733	
Roofing	\$29.67	S.F.	6,522	100	\$193,538	20	1998	2018				\$193,538	
Roof Coverings	\$29.67	S.F.	6,522	100	\$193,538	20	1998	2018				\$193,538	
Interiors	\$52.11	S.F.	6,522	100	\$339,867	36	1998	2003			\$48,449	\$339,867	14
Interior Construction	\$19.01	S.F.	6,522	100	\$124,000	70	1998	2018				\$124,000	
Partitions	\$11.06	S.F.	6,522	100	\$72,118	100	1998	2098				\$72,118	
Concrete Block Partitions - Regular Weight	\$11.06	S.F.	6,522	100	\$72,118	100	1998	2098				\$72,118	
Interior Doors	\$3.24	S.F.	6,522	100	\$21,130	40	1998	2038				\$21,130	
Fittings	\$4.72	S.F.	6,522	100	\$30,752	20	1998	2018				\$30,752	
Interior Finishes	\$33.10	S.F.	6,522	100	\$215,867	16	1998	2003			\$48,449	\$215,867	22
Wall Finishes	\$6.84	S.F.	6,522	100	\$44,640	5	1998	2003			\$44,640	\$44,640	100
Paint	\$6.84	S.F.	6,522	100	\$44,640	5	1998	2003			\$44,640	\$44,640	100
Floor Finishes	\$18.33	S.F.	6,522	100	\$119,544	17	1998	2010			\$3,809	\$119,544	3
Ceramic Tile	\$21.55	S.F.	330	100	\$7,112	50	1998	2048				\$7,112	
VCT	\$9.52	S.F.	400	100	\$3,809	12	1998	2010			\$3,809	\$3,809	100
Wood	\$18.75	S.F.	5,792	100	\$108,623	15	1998	2013				\$108,623	
Ceiling Finishes	\$7.92	S.F.	6,522	100	\$51,683	25	1998	2023				\$51,683	
Services	\$115.46	S.F.	6,522	100	\$753,026	24	1999	2013				\$753,026	
Plumbing	\$16.56	S.F.	6,522	100	\$108,028	30	1998	2028				\$108,028	
Plumbing Fixtures	\$13.17	S.F.	6,522	100	\$85,907	30	1998	2028				\$85,907	
Domestic Water Distribution	\$0.93	S.F.	6,522	100	\$6,051	30	1998	2028				\$6,051	
Sanitary Waste	\$1.44	S.F.	6,522	100	\$9,424	30	1998	2028				\$9,424	
Rain Water Drainage	\$1.02	S.F.	6,522	100	\$6,646	30	1998	2028				\$6,646	
HVAC	\$62.63	S.F.	6,522	100	\$408,505	19	2000	2013				\$408,505	
Distribution Systems	\$17.26	S.F.	6,522	100	\$112,592	30	1998	2028				\$112,592	
Terminal & Package Units	\$42.56	S.F.	6,522	100	\$277,561	15	1998	2013				\$277,561	
Controls & Instrumentation	\$1.57	S.F.	6,522	100	\$10,218	20	1998	2018				\$10,218	
Systems Testing & Balancing	\$1.25	S.F.	6,522	100	\$8,134	10	2005	2015				\$8,134	
Fire Protection	\$6.46	S.F.	6,522	100	\$42,160	30	1998	2028				\$42,160	
Sprinklers	\$6.46	S.F.	6,522	100	\$42,160	30	1998	2028				\$42,160	
Electrical	\$29.80	S.F.	6,522	100	\$194,333	30	1998	2028				\$194,333	
Electrical Service/Distribution	\$2.86	S.F.	6,522	100	\$18,650	30	1998	2028				\$18,650	
Lighting and Branch Wiring	\$22.53	S.F.	6,522	100	\$146,915	30	1998	2028				\$146,915	
Communications and Security	\$4.41	S.F.	6,522	100	\$28,768	30	1998	2028				\$28,768	
Equipment & Furnishings	\$3.12	S.F.	6,522	100	\$20,336	15	1998	2013				\$20,336	
Equipment	\$3.12	S.F.	6,522	100	\$20,336	15	1998	2013				\$20,336	
Food Service Equipment		SYSTEM	0	0		0	0						
Institutional	\$3.12	S.F.	6,522	100	\$20,336	15	1998	2013				\$20,336	
Special Construction			0			0	0				\$15,203		
Special Construction			0			0	0				\$15,203		
ADA Compliance			0	0		0	0				\$15,203		

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Templeton Elementary\1998 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Templeton Elementary\1998 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$41,849 \$29,349	\$21,803 \$15,291	\$63,652 \$44,640	Necess ary- 2-5 Yrs	Capital Renewal	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	6,522	S.F.	\$9,996	\$5,208	\$15,203	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$2,504	\$1,305	\$3,809	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\Thomas Claggett Elementary**Address:** 2001 Addison Road, District Heights, MD 20747**Attributes:**

School Area	1
Congressional	4
County Council	6
Historical Building	No
Legislative	25
Original Building	Built in 1971, 57,302 S.F.
School Addition 1	Built in 1991, 3,873 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	61,175 S.F.

Year Built:**Last Renovation:****Facility Description:**

Thomas Claggett Elementary School is a two-story, 61,175 square foot facility located on a 10-acre site inside I-495 (Capital Beltway) in the District Heights Region of MD. The original building was constructed in 1971 with four modular classrooms added in 1991. In 2012 the kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The main entrances have ramps and are wide enough for wheel chair access but lack push button wall switches and automatic door openers. Handicap toilet stalls are present in the gang restrooms on the first floor. Toilet configurations and accessories are adequate. Interior graphics and/or signage for ADA compliance are inadequate and missing in the building. The facility does not have an elevator, but has concrete stairs and a chair-lift to access the second floor. There is a ramp to the 1991-addition that provides handicap access from the exterior. Since there are no ramps or elevators within the building, handicapped students and staff have to exit the building and re-enter through other doors (on the other side of the building) in order to access the two levels within the building. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement, cellar, or sub-floor. The building has crawl space.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over CMU, single pane metal windows with operable frames, and hollow metal steel doors. The metal windows throughout the building are original. Most of the classrooms do not have any exterior door openings, with an exception of classroom 1 and 2. The exterior doors throughout the building are original. The original building has low-slope built up roof with gravel ballast and the 1991 addition has a single-ply rubber membrane roof. The built-up roof was replaced in 1993.

C. INTERIORS

Interior partition walls typically include painted CMU with ceramic tiles in the corridors, gypsum drywalls, and folding metal partitions (in four classrooms). Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include old/original chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original chalkboards. The facility has concrete stairs with steel frames. There is a metal ladder to access the roof hatch.

The interior wall finishes are typically painted CMU and painted gypsum drywalls. Floor finishes throughout the building are typically vinyl composition tiles (VCT), carpet, and ceramic tiles. There are VCT floor finishes in corridors and classrooms throughout the building. The overall ceiling finishes are typically acoustical suspended perforated acoustical tiles. The pipe insulation and wall finishes in the boiler room may contain asbestos fibers.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are mostly original. Sinks, faucets, and other plumbing fixtures were not updated while some urinals and toilets were. Most of the water fountains are original. Domestic water distribution is mostly copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater.

HVAC

Heating is provided by two original oil/gas fired Boilers. Cooling is supplied by a chiller and cooling tower. The heating/cooling distribution system is ductwork, 2-pipe, unit ventilators, and air handlers and fin-tube radiators in hallways. Fresh air is supplied by infiltration and air handlers. Ceiling exhaust fans are in restrooms. Controls and instrumentation is minimal. Controls system is pneumatic and is not centrally controlled by an energy management system.

Fire Protection

Facility Executive Summary

The building does not have fire sprinkler system except for the custodian closets. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad-mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Most of the switch gear is still original. Lighting and branch wiring is serving recessed, surface-mounted, and pendant-mounted fluorescent and incandescent. Emergency power and lighting is present but the generator is original. Emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces and interior corridors, updated in 2003. The system is activated by pull stations and heat sensors and is not centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets that are not adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems:

The building has an original emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The library has shelves and tables/chairs. The nurse's room has two beds. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in the classrooms, window treatment and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where there are two reserved handicap spaces out of 63 parking spaces. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic.

Current Repair Cost: \$9,955,261.01**Replacement Cost:** \$16,383,090.31**FCI:** 60.77%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Thomas Claggett Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1971

Gross Area: 57,302 S.F.

Last Renovation: 1991

Facility Description:

Current Repair Cost: \$9,686,034.62

Replacement Cost: \$15,381,648.70

FCI: 62.97%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Thomas Claggett Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$266.55	S.F.	57,302	100	\$15,273,613	40	1974	1976	2009		\$9,686,035	\$15,273,613	63
Substructure	\$15.61	S.F.	57,302	100	\$894,224	100	1971				\$15,471	\$894,224	2
Foundations	\$15.61	S.F.	57,302	100	\$894,224	100	1971				\$15,471	\$894,224	2
Standard Foundations	\$5.25	S.F.	57,302	0	\$300,689	100	1971				\$15,471	\$300,689	5
Slab on Grade	\$10.36	S.F.	57,302	0	\$593,535	100	1971					\$593,535	
Shell	\$68.38	S.F.	57,302	100	\$3,918,549	59	1975	2001			\$445,369	\$3,918,549	11
Superstructure	\$21.19	S.F.	57,302	100	\$1,214,088	100	1971					\$1,214,088	
Roof Construction	\$21.19	S.F.	57,302	0	\$1,214,088	100	1971					\$1,214,088	
Exterior Enclosure	\$18.85	S.F.	57,302	100	\$1,079,867	71	1971	2001			\$445,369	\$1,079,867	41
Exterior Walls	\$11.07	S.F.	57,302	0	\$634,498	100	1971					\$634,498	
Exterior Windows	\$4.75	S.F.	57,302	100	\$271,928	30	1971	2001			\$271,928	\$271,928	100
Exterior Doors (Original Bldg)	\$3.03	S.F.	57,302	100	\$173,441	30	1971	2001			\$173,441	\$173,441	100
Roofing	\$28.35	S.F.	57,302	100	\$1,624,594	20	1993	2013				\$1,624,594	
Roof Coverings	\$28.35	S.F.	57,302	100	\$1,624,594	20	1993	2013				\$1,624,594	
Interiors	\$45.14	S.F.	57,302	100	\$2,586,679	38	1974	1976	2009		\$1,876,360	\$2,586,679	73
Interior Construction	\$17.92	S.F.	57,302	100	\$1,027,097	68	1971	1991			\$435,781	\$1,027,097	42
Partitions	\$10.32	S.F.	57,302	100	\$591,316	98	1971	2021				\$591,316	
Concrete Block Partitions - Regular Weight	\$10.56	S.F.	53,429	0	\$563,983	100	1971	2071				\$563,983	
Drywall Partitions/Metal Stud Framing	\$7.06	S.F.	3,873	100	\$27,333	50	1971	2021				\$27,333	
Interior Doors (Original Bldg)	\$3.09	S.F.	57,302	100	\$176,927	40	1971	2011			\$176,927	\$176,927	100
Fittings (Original Bldg)	\$4.52	S.F.	57,302	100	\$258,854	20	1971	1991			\$258,854	\$258,854	100
Stairs	\$1.10	S.F.	57,302	100	\$62,753	50	1971	2021	2009		\$62,753	\$62,753	100
Stair Construction	\$1.10	S.F.	57,302	100	\$62,753	50	1971	2021	2009		\$62,753	\$62,753	100
Stairs	\$1.10	S.F.	57,302	100	\$62,753	50	1971	2021	2009		\$62,753	\$62,753	100
Interior Finishes	\$26.12	S.F.	57,302	100	\$1,496,829	17	1977	1976	2012		\$1,377,826	\$1,496,829	92
Wall Finishes	\$6.53	S.F.	57,302	100	\$373,901	5	1990	1995			\$373,901	\$373,901	100
Paint	\$6.53	S.F.	57,302	100	\$373,901	5	1990	1995			\$373,901	\$373,901	100
Floor Finishes	\$9.68	S.F.	57,302	100	\$554,669	18	1971	1976	2012		\$435,666	\$554,669	79
Carpet	\$7.76	S.F.	23,127	100	\$179,398	5	1971	1976			\$179,398	\$179,398	100
Ceramic Tile	\$19.83	S.F.	6,000	100	\$119,003	50	1971	2021				\$119,003	
VCT	\$9.10	S.F.	28,175	100	\$256,268	12	1971	1983	2012		\$256,268	\$256,268	100
Ceiling Finishes	\$9.92	S.F.	57,302	100	\$568,259	25	1971	1996			\$568,259	\$568,259	100
Services	\$126.59	S.F.	57,302	100	\$7,254,023	25	1975	1981			\$6,595,121	\$7,254,023	91
Plumbing	\$15.82	S.F.	57,302	100	\$906,426	30	1971	2001			\$906,426	\$906,426	100
Plumbing Fixtures	\$12.58	S.F.	57,302	100	\$720,783	30	1971	2001			\$720,783	\$720,783	100
Domestic Water Distribution	\$0.90	S.F.	57,302	100	\$51,422	30	1971	2001			\$51,422	\$51,422	100
Sanitary Waste	\$1.37	S.F.	57,302	100	\$78,441	30	1971	2001			\$78,441	\$78,441	100
Rain Water Drainage	\$0.97	S.F.	57,302	100	\$55,780	30	1971	2001			\$55,780	\$55,780	100
HVAC	\$75.94	S.F.	57,302	100	\$4,351,717	21	1976	1981			\$3,937,724	\$4,351,717	90
Heat Generating Systems	\$8.88	S.F.	57,302	100	\$508,993	30	1971	2001			\$508,993	\$508,993	100
Cooling Generating Systems	\$7.22	S.F.	57,302	100	\$413,993	30	2004	2034				\$413,993	
Distribution Systems	\$16.47	S.F.	57,302	100	\$943,903	30	1971	2001			\$943,903	\$943,903	100
Terminal & Package Units	\$40.66	S.F.	57,302	100	\$2,329,689	15	1971	1986			\$2,329,689	\$2,329,689	100
Controls & Instrumentation	\$1.51	S.F.	57,302	100	\$86,285	20	1971	1991			\$86,285	\$86,285	100
Systems Testing & Balancing	\$1.20	S.F.	57,302	100	\$68,854	10	1971	1981			\$68,854	\$68,854	100
Fire Protection	\$6.18	S.F.	57,302	100	\$353,855	30	1971	2001			\$353,855	\$353,855	100
Sprinklers	\$6.18	S.F.	57,302	100	\$353,855	30	1971	2001			\$353,855	\$353,855	100
Electrical	\$28.66	S.F.	57,302	100	\$1,642,025	30	1979	1986			\$1,397,116	\$1,642,025	85
Electrical Service/Distribution	\$2.72	S.F.	57,302	100	\$156,010	30	1971	2001			\$156,010	\$156,010	100
Lighting and Branch Wiring	\$21.52	S.F.	57,302	100	\$1,233,262	30	1971	2001			\$1,233,262	\$1,233,262	100
Communications and Security	\$4.27	S.F.	57,302	100	\$244,909	30	2003	2033				\$244,909	
Other Electrical Systems	\$0.14	S.F.	57,302	100	\$7,844	15	1971	1986			\$7,844	\$7,844	100
Equipment & Furnishings	\$7.12	S.F.	57,302	100	\$407,874	24	1971	1986			\$407,874	\$407,874	100
Equipment	\$7.12	S.F.	57,302	100	\$407,874	24	1971	1986			\$407,874	\$407,874	100
Institutional Equipment	\$2.98	S.F.	57,302	100	\$170,826	15	1971	1986			\$170,826	\$170,826	100
Other Equipment	\$4.14	S.F.	57,302	100	\$237,048	30	1971	2001			\$237,048	\$237,048	100
Food Service Equipment, EACH	\$237,047.64	SYSTE M	1	100	\$237,048	30	1971	2001			\$237,048	\$237,048	100
Special Construction			0			0	0				\$133,576		
Special Construction			0			0	0				\$133,576		
ADA Compliance			0	0		0	0				\$133,576		
Building Sitework	\$3.70	S.F.	57,302	100	\$212,264	30	1971	2001			\$212,264	\$212,264	100
Site Improvements	\$3.42	S.F.	57,302	100	\$195,710	30	1971	2001			\$195,710	\$195,710	100
Parking Lots	\$2,458.51	Ea.	63	100	\$154,886	30	1971	2001			\$154,886	\$154,886	100
Pedestrian Paving	\$37.11	L.F.	1,100	100	\$40,824	30	1971	2001			\$40,824	\$40,824	100
Site Mechanical Utilities	\$0.29	S.F.	57,302	100	\$16,554	30	1971	2001			\$16,554	\$16,554	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	57,302	100	\$6,101	30	1971	2001			\$6,101	\$6,101	100
Gas Service Piping	\$0.11	S.F.	57,302	100	\$6,101	30	1971	2001			\$6,101	\$6,101	100
Propane	\$10,453.12	SYSTEM	1	100	\$10,453	30	1971	2001			\$10,453	\$10,453	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Thomas Claggett Elementary_Building (continued)

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13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Thomas Claggett Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,368,202 \$178,782	\$3,317,833 \$93,146	\$9,686,035 \$271,928	Necess ary- 2-5 Yrs	Deferred Maintena nce	The metal windows throughout the building are original, beyond useful life, and in poor condition. Water leaks were reported through windows throughout the building. The flashing and caulking around the windows are in poor condition and are beyond useful life.
	B2030	Exterior Doors (Original Bldg)	System	Beyond Useful Life	Renew System	1	Ea.	\$114,031	\$59,410	\$173,441	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior doors throughout the original building are old, beyond useful life, and in fair condition. Some metal exterior doors do not close properly, especially the exterior doors in classrooms 1 and 2. The door hardware is beyond useful life and in fair condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$245,826	\$128,075	\$373,901	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior walls needs to be repainted. The school has not been painted for last fifteen years and the paint is peeling off the walls.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$117,948	\$61,451	\$179,398	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in some classrooms and offices throughout the building is old, beyond useful life, and in poor condition (stained and worn-out).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$373,609	\$194,650	\$568,259	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling tiles throughout the building are old, beyond useful life, warped, and in poor condition.
	G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$101,832	\$53,054	\$154,886	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is available on-site and is in fair condition with cracks and pot holes. The road surface is in fair condition with some damage.
	G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$26,840	\$13,984	\$40,824	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are old, beyond useful life, and in fair condition (with cracks).
	A1010	Standard Foundations	Wall Foundations	Failing	Professional Services- Inpect foundation Walls	1	Each	\$10,171	\$5,299	\$15,471	Potentia lly Critical- 12 months	Building Integrity	Professional services to investigate foundation wall and/or moisture barrier failure. Structural cracks were also observed on the building walls (for example, in the boiler room and stairwell) that indicate possible settlement or damage to the slab-on-grade.

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C1030	Fittings (Original Bldg)	System	Beyond Useful Life	Renew System	1 Ea.	\$170,187	\$88,667	\$258,854	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior fittings include old chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original chalkboards which are beyond useful life and in fair condition. Metal toilet partitions are original, rusted/stained, and in poor condition. All old toilet accessories are beyond useful life and need to be replaced. The mirrors in the restrooms are in fair condition and needs an upgrade.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1 Ea.	\$473,888	\$246,895	\$720,783	Necess ary- 2-5 Yrs	Deferred Maintena nce	Plumbing fixtures are mostly original and need update. Some toilets and urinals were updated while most sinks, faucets, drinking fountains and other plumbing fixtures were not updated. Some were covered with plastic bags to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1 Ea.	\$33,808	\$17,614	\$51,422	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1 Ea.	\$36,673	\$19,107	\$55,780	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1 Ea.	\$51,572	\$26,869	\$78,441	Necess ary- 2-5 Yrs	Deferred Maintena nce	The sanitary piping is beyond useful life and outdated and in some areas are clogged and others leaking.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1 Ea.	\$1,531,682	\$798,007	\$2,329,689	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1 Ea.	\$334,644	\$174,349	\$508,993	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heat generation system is original and is beyond useful life. The boilers are in poor condition.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1 Ea.	\$620,581	\$323,323	\$943,903	Necess ary- 2-5 Yrs	Deferred Maintena nce	The distribution system pipes, pumps, ductwork, vents and units are mostly outdated and beyond useful life. Circulation pumps are leaking, pipe insulation is peeling, and pipes are leaking. There are some of leaks and stains throughout the school.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1 Ea.	\$56,729	\$29,556	\$86,285	Necess ary- 2-5 Yrs	Deferred Maintena nce	The control system is limited and original and in need of update.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1 Ea.	\$45,269	\$23,585	\$68,854	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1 Ea.	\$232,646	\$121,209	\$353,855	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$102,571	\$53,439	\$156,010	Necessary- 2-5 Yrs	Deferred Maintenance	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need. The lighting system is partially updated but most classrooms and offices are in need of update. Many of the light covers are stained and broken. Some rooms need ballasts and wiring. The emergency generator, electrical panels, transformers and other related electrical equipment are mostly original. Although this equipment may function properly most of the time, they are beyond useful life and ready for update.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$810,823	\$422,439	\$1,233,262	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$5,157	\$2,687	\$7,844	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$4,011	\$2,090	\$6,101	Necessary- 2-5 Yrs	Deferred Maintenance	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$6,873	\$3,581	\$10,453	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$112,312	\$58,515	\$170,826	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$155,850	\$81,198	\$237,048	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	57,302	S.F.	\$87,821	\$45,755	\$133,576	Does Not Meet Current Code/Standards	ADA / Accessibility	
C1020	Interior Doors (Original Bldg)	System	Beyond Useful Life	Renew System	1	Ea.	\$116,323	\$60,604	\$176,927	Necessary- 2-5 Yrs	Deferred Maintenance	
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$41,257	\$21,495	\$62,753	Necessary- 2-5 Yrs	Deferred Maintenance	
C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$168,487	\$87,781	\$256,268	Necessary- 2-5 Yrs	Deferred Maintenance	

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Thomas Claggett Elementary\1991 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1991

Gross Area: 3,873 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$269,226.38

Replacement Cost: \$1,001,441.61

FCI: 26.88%

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Thomas Claggett Elementary\1991 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	3,873	100	\$1,001,442	38	1992	1996			\$269,226	\$1,001,442	27
Substructure	\$15.74	S.F.	3,873	100	\$60,970	100	1991					\$60,970	
Foundations	\$15.74	S.F.	3,873	100	\$60,970	100	1991					\$60,970	
Standard Foundations	\$5.28	S.F.	3,873	0	\$20,441	100	1991					\$20,441	
Slab on Grade	\$10.46	S.F.	3,873	0	\$40,529	100	1991					\$40,529	
Shell	\$69.02	S.F.	3,873	100	\$267,326	59	1994	2021				\$267,326	
Superstructure	\$21.42	S.F.	3,873	100	\$82,943	100	1991					\$82,943	
Roof Construction	\$21.42	S.F.	3,873	0	\$82,943	100	1991					\$82,943	
Exterior Enclosure	\$18.95	S.F.	3,873	100	\$73,400	71	1991	2021				\$73,400	
Exterior Walls	\$11.16	S.F.	3,873	0	\$43,239	100	1991					\$43,239	
Exterior Windows	\$4.72	S.F.	3,873	100	\$18,262	30	1991	2021				\$18,262	
Exterior Doors	\$3.07	S.F.	3,873	100	\$11,899	30	1991	2021				\$11,899	
Roofing	\$28.66	S.F.	3,873	100	\$110,983	20	2006	2026				\$110,983	
Roof Coverings	\$28.66	S.F.	3,873	100	\$110,983	20	2006	2026				\$110,983	
Interiors	\$41.81	S.F.	3,873	100	\$161,939	23	1991	1996			\$78,760	\$161,939	49
Interior Construction	\$18.37	S.F.	3,873	100	\$71,161	35	1991	2011			\$17,672	\$71,161	25
Partitions	\$10.68	S.F.	3,873	100	\$41,354	40	1991	2031				\$41,354	
Interior Doors	\$3.13	S.F.	3,873	100	\$12,135	40	1991	2031				\$12,135	
Fittings	\$4.56	S.F.	3,873	100	\$17,672	20	1991	2011			\$17,672	\$17,672	100
Interior Finishes	\$23.44	S.F.	3,873	100	\$90,778	14	1991	1996			\$61,088	\$90,778	67
Wall Finishes	\$6.59	S.F.	3,873	100	\$25,507	5	1991	1996			\$25,507	\$25,507	100
Paint	\$6.59	S.F.	3,873	100	\$25,507	5	1991	1996			\$25,507	\$25,507	100
Floor Finishes	\$9.19	S.F.	3,873	100	\$35,581	10	1991	2001			\$35,581	\$35,581	100
VCT	\$9.19	S.F.	3,873	100	\$35,581	10	1991	2001			\$35,581	\$35,581	100
Ceiling Finishes	\$7.67	S.F.	3,873	100	\$29,690	25	1991	2016				\$29,690	
Services	\$128.86	S.F.	3,873	100	\$499,072	25	1992	2001			\$169,715	\$499,072	34
Plumbing	\$13.87	S.F.	3,873	100	\$53,725	30	1991	2021				\$53,725	
Plumbing Fixtures	\$10.62	S.F.	3,873	100	\$41,118	30	1991	2021				\$41,118	
Domestic Water Distribution	\$0.90	S.F.	3,873	100	\$3,476	30	1991	2021				\$3,476	
Sanitary Waste	\$1.38	S.F.	3,873	100	\$5,361	30	1991	2021				\$5,361	
Rain Water Drainage	\$0.97	S.F.	3,873	100	\$3,770	30	1991	2021				\$3,770	
HVAC	\$79.99	S.F.	3,873	100	\$309,800	22	1993	2001			\$169,715	\$309,800	55
Heat Generating Systems	\$8.99	S.F.	3,873	100	\$34,815	30	1991	2021				\$34,815	
Cooling Generating Systems	\$10.53	S.F.	3,873	100	\$40,765	30	2005	2035				\$40,765	
Distribution Systems	\$16.65	S.F.	3,873	100	\$64,505	30	1991	2021				\$64,505	
Terminal & Package Units	\$41.08	S.F.	3,873	100	\$159,111	15	1991	2006			\$159,111	\$159,111	100
Controls & Instrumentation	\$1.52	S.F.	3,873	100	\$5,891	20	1991	2011			\$5,891	\$5,891	100
Systems Testing & Balancing	\$1.22	S.F.	3,873	100	\$4,713	10	1991	2001			\$4,713	\$4,713	100
Fire Protection	\$6.24	S.F.	3,873	100	\$24,152	30	1991	2021				\$24,152	
Sprinklers	\$6.24	S.F.	3,873	100	\$24,152	30	1991	2021				\$24,152	
Electrical	\$28.76	S.F.	3,873	100	\$111,395	30	1991	2021				\$111,395	
Electrical Service/Distribution	\$2.75	S.F.	3,873	100	\$10,662	30	1991	2021				\$10,662	
Lighting and Branch Wiring	\$21.75	S.F.	3,873	100	\$84,239	30	1991	2021				\$84,239	
Communications and Security	\$4.26	S.F.	3,873	100	\$16,494	30	1991	2021				\$16,494	
Equipment & Furnishings	\$3.03	S.F.	3,873	100	\$11,723	15	1991	2006			\$11,723	\$11,723	100
Equipment	\$3.03	S.F.	3,873	100	\$11,723	15	1991	2006			\$11,723	\$11,723	100
Institutional	\$3.03	S.F.	3,873	100	\$11,723	15	1991	2006			\$11,723	\$11,723	100
Special Construction			0			0	0				\$9,028		
Special Construction			0			0	0				\$9,028		
ADA Compliance			0	0		0	0				\$9,028		
Building Sitework	\$0.11	S.F.	3,873	100	\$412	30	1991	2021				\$412	
Site Mechanical Utilities	\$0.11	S.F.	3,873	100	\$412	30	1991	2021				\$412	
Fuel Distribution	\$0.11	S.F.	3,873	100	\$412	30	1991	2021				\$412	
Gas Service Piping	\$0.11	S.F.	3,873	100	\$412	30	1991	2021				\$412	

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Facility Executive Summary

Facility: \Elementary Schools\Thomas Claggett Elementary\1991 Addiition (continued)

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Prince George County Public Schools

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Thomas Claggett Elementary\1991 Addiition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$177,006 \$16,770	\$92,220 \$8,737	\$269,226 \$25,507	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$23,393	\$12,188	\$35,581	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$104,610	\$54,502	\$159,111	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,098	\$1,614	\$4,713	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$7,707	\$4,015	\$11,723	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	3,873	S.F.	\$5,936	\$3,093	\$9,028	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$11,619	\$6,053	\$17,672	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$3,873	\$2,018	\$5,891	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Thomas S. Stone Elementary

Address: 4500 34th Street, Mt. Rainier, MD 20712

Attributes:

School Area	2
Congressional	8
County Council	2
Historical Building	No
Legislative	47
Original Building	Built in 1950, 29,168 S.F.
School Addition 1	Built in 1952, 4,522 S.F.
School Addition 2	Built in 1956, 4,340 S.F.
School Addition 3	Built in 1974, 22,210 S.F.
School Addition 4	Built in 1989, 4,084 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	64,324 S.F.

Year Built:

Last Renovation:

Facility Description:

Thomas Stone Elementary School is a two-story, 64,324 square foot facility located on a 6-acre site close to Eastern Avenue NE in Mt Rainier, MD. The original building was constructed in 1950 and additions were constructed in 1952, 1956, 1974, and 1989 (Four Modulares), with no major renovation performed. Parking improvements are currently being programmed for a 2013 construction completion.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. However, further study by an ADA Specialist is required to insure compliance with Federal and State requirements. The main entrance is not at grade elevation and the secondary entrances are not designed with the handicapped in mind. Interior ADA systems are almost nonexistent. There is no complaint signage, door hardware, restrooms, or drinking fountains in place.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and concrete footings that are not showing signs of settlement or damage. The building does not have a basement, cellar, or sub-floor. There are no indications of water infiltration.

B. SHELL

The superstructure is mixture of steel frame and load bearing masonry walls. Floor construction is slab on grade and metal pan with lightweight fill. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are a mixture of hollow metal steel, solid core wood, and aluminum applications. Roofing is typically flat or low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU, drywall, and pre-fabricated wall sections. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, handrails and toilet partitions in fair condition. Stair construction includes concrete and metal risers and treads with terrazzo and tile finishes. The interior wall finishes are typically painted CMU or drywall. Floor finishes in common areas are typically terrazzo, ceramic tile, vinyl composition tile, and carpet. Floor finishes in assignable spaces are typically vinyl tile. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report, the school contains 36,850 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. BUILDING SERVICES

Conveying Systems

The building does not have an elevator.

Mechanical/Plumbing

The school has three Hurst steam boilers, which were installed in 2004. Each of the boilers uses natural gas as primary fuel and oil as an alternate fuel source. The system is a 2-pipe distribution system with individual controls in each classroom. Heating is provided by the hot water through unit ventilators. Air conditioning is provided in the original building and additions 1 and 2 by an air cooled chiller, which was mounted on the roof in 2004. Addition 3 has package rooftop units, which were installed in 1997. Addition 4 has thru-wall package units with electric heat, which were installed in 1989. Exhaust/ventilation is by rooftop exhaust fans.

Fire Sprinkler System

The building does not have a fire sprinkler system.

Electrical

Facility Executive Summary

The incoming electrical service is supplied by a utility owned pad mount transformer serving the MDP, located in the original building, is a board, which was installed in 1974. The later date additions are fed from the MDP. There is an emergency generator, oil fired. Lighting is primarily fluorescent in all areas. The fixtures have been modified under a system-wide upgrade to T8 lamps and electronic ballasts in 2007.

Fire Protection/Life Safety Systems

The main fire alarm system is a Simplex, non-addressable, which was installed in 1974. There are audible signal devices in the corridors, but no strobes. There is a centrally monitored security system, intercom, and phone/data system.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap.. The building also includes fixed casework, window treatment, floor grilles and mats, multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where it is schedule for improvements to include a total of 124 parking spaces with paths to the building entrance. Additional parking is provided in the gravel lot that is next to the general parking. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,000 gallon underground fuel oil tank which was installed in 2006.

Current Repair Cost: \$6,074,553.42**Replacement Cost:** \$17,691,677.76**FCI:** 34.34%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Thomas S. Stone Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1950

Gross Area: 60,240 S.F.

Last Renovation: 1974

Facility Description:

Current Repair Cost: \$5,879,391.66

Replacement Cost: \$17,005,336.91

FCI: 34.57%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Thomas S. Stone Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.29	S.F.	60,240	100	\$17,005,340	40	1978	1950	2020		\$5,879,392	\$17,005,340	35
Substructure	\$15.32	S.F.	60,240	100	\$922,665	100	1950					\$922,665	
Foundations	\$15.32	S.F.	60,240	100	\$922,665	100	1950					\$922,665	
Standard Foundations	\$5.14	S.F.	60,240	0	\$309,693	100	1950					\$309,693	
Slab on Grade	\$10.18	S.F.	60,240	0	\$612,972	100	1950					\$612,972	
Shell	\$72.13	S.F.	60,240	100	\$4,345,006	59	1959	1950			\$453,544	\$4,345,006	10
Superstructure	\$25.91	S.F.	60,240	100	\$1,560,521	100	1950	1950				\$1,560,521	
Floor Construction	\$10.24	S.F.	30,000	0	\$307,090	0	1950	1950				\$307,090	
Roof Construction	\$20.81	S.F.	60,240	0	\$1,253,431	100	1950					\$1,253,431	
Exterior Enclosure	\$18.39	S.F.	60,240	100	\$1,107,747	71	1950	1980			\$453,544	\$1,107,747	41
Exterior Walls	\$10.86	S.F.	60,240	0	\$654,203	100	1950					\$654,203	
Exterior Windows	\$4.68	S.F.	60,240	100	\$282,205	30	1950	1980			\$282,205	\$282,205	100
Exterior Doors	\$2.84	S.F.	60,240	100	\$171,339	30	1950	1980			\$171,339	\$171,339	100
Roofing	\$27.83	S.F.	60,240	100	\$1,676,738	20	2001	2021				\$1,676,738	
Roof Coverings	\$27.83	S.F.	60,240	100	\$1,676,738	20	2001	2021				\$1,676,738	
Interiors	\$49.14	S.F.	60,240	100	\$2,959,962	40	1989	1985			\$161,698	\$2,959,962	5
Interior Construction	\$18.16	S.F.	60,240	100	\$1,094,016	52	1982	2026				\$1,094,016	
Partitions	\$10.83	S.F.	60,240	100	\$652,383	69	1953	2039				\$652,383	
Concrete Block Partitions - Regular Weight	\$10.37	S.F.	60,000	0	\$622,393	70	1950					\$622,393	
Drywall Partitions/Metal Stud Framing	\$6.94	S.F.	4,324	100	\$29,990	50	1989	2039				\$29,990	
Interior Doors	\$2.91	S.F.	60,240	100	\$175,004	40	1989	2029				\$175,004	
Fittings	\$4.43	S.F.	60,240	100	\$266,629	20	2006	2026				\$266,629	
Interior Finishes	\$30.98	S.F.	60,240	100	\$1,865,946	33	1996	1985			\$161,698	\$1,865,946	9
Wall Finishes	\$7.14	S.F.	60,240	100	\$430,387	10	2001	1985			\$75,822	\$430,387	18
Paint	\$6.42	S.F.	55,240	100	\$354,565	5	2006	2011				\$354,565	
Tile	\$15.16	S.F.	5,000	100	\$75,822	35	1950	1985			\$75,822	\$75,822	100
Floor Finishes	\$15.66	S.F.	60,240	100	\$943,071	52	1988	2011			\$32,884	\$943,071	3
Carpet	\$7.61	S.F.	4,324	100	\$32,884	5	2006	2011			\$32,884	\$32,884	100
Ceramic Tile	\$19.48	S.F.	3,000	100	\$58,452	50	2006	2056				\$58,452	
Concrete	\$3.80	S.F.	2,000	100	\$7,605	10	2006	2016				\$7,605	
Terrazo	\$28.41	S.F.	20,000	100	\$568,246	75	1952	2027				\$568,246	
VCT	\$8.93	S.F.	30,900	100	\$275,884	12	2006	2018				\$275,884	
Ceiling Finishes	\$8.18	S.F.	60,240	100	\$492,488	17	1998	2000			\$52,992	\$492,488	11
Plaster Ceilings	\$13.25	S.F.	4,000	100	\$52,992	50	1950	2000			\$52,992	\$52,992	100
Acoustical Ceilings	\$7.29	S.F.	60,324	100	\$439,496	13	2001	2014				\$439,496	
Services	\$131.32	S.F.	60,240	100	\$7,910,857	25	1986	1965			\$4,489,594	\$7,910,857	57
Plumbing	\$15.53	S.F.	60,240	100	\$935,492	30	1986	1980			\$81,546	\$935,492	9
Plumbing Fixtures	\$12.35	S.F.	60,240	100	\$743,995	30	2006	2036				\$743,995	
Domestic Water Distribution	\$0.88	S.F.	60,240	100	\$53,143	30	1987	2017				\$53,143	
Sanitary Waste	\$1.35	S.F.	60,240	100	\$81,546	30	1950	1980			\$81,546	\$81,546	100
Rain Water Drainage	\$0.94	S.F.	60,240	100	\$56,808	30	2001	2031				\$56,808	
HVAC	\$81.04	S.F.	60,240	100	\$4,881,732	22	2001	2002			\$2,568,216	\$4,881,732	53
Heat Generating Systems	\$9.34	S.F.	60,240	100	\$562,562	30	2004	2034				\$562,562	
Boilers	\$8.75	S.F.	64,324	100	\$562,562	30	2004	2034				\$562,562	
Cooling Generating Systems	\$10.22	S.F.	60,240	100	\$615,720	30	2004	2034				\$615,720	
Chilled Water, Air Cooled Condenser Systems	\$10.22	S.F.	60,240	100	\$615,720	30	2004	2034				\$615,720	
Distribution Systems	\$16.18	S.F.	60,240	100	\$974,890	30	2004	2034				\$974,890	
Terminal & Package Units	\$39.93	S.F.	64,324	100	\$2,568,216	15	1987	2002			\$2,568,216	\$2,568,216	100
Controls & Instrumentation	\$1.48	S.F.	60,240	100	\$88,876	20	2004	2024				\$88,876	
Systems Testing & Balancing	\$1.19	S.F.	60,240	100	\$71,468	10	2004	2014				\$71,468	
Fire Protection	\$6.05	S.F.	60,240	100	\$364,668	30	1950	1980			\$364,668	\$364,668	100
Sprinklers	\$6.05	S.F.	60,240	100	\$364,668	30	1950	1980			\$364,668	\$364,668	100
Electrical	\$28.70	S.F.	60,240	100	\$1,728,965	30	1976	1965			\$1,475,164	\$1,728,965	85
Electrical Service/Distribution	\$3.21	S.F.	60,240	100	\$193,329	30	1977	2004			\$193,329	\$193,329	100
New Main Line	\$1.93	S.F.	60,240	100	\$116,364	30	1974	2004			\$116,364	\$116,364	100
Main Panel	\$1.28	S.F.	60,240	100	\$76,965	30	1980	2010			\$76,965	\$76,965	100
Lighting and Branch Wiring	\$21.13	S.F.	60,240	100	\$1,272,672	30	1974	2004			\$1,272,672	\$1,272,672	100
Communications and Security	\$4.21	S.F.	60,240	100	\$253,801	30	2000	2030				\$253,801	
Other Electrical Systems	\$0.15	S.F.	60,240	100	\$9,163	15	1950	1965			\$9,163	\$9,163	100
Equipment & Furnishings	\$6.80	S.F.	60,240	100	\$409,644	24	1970	1980			\$409,644	\$409,644	100
Equipment	\$6.80	S.F.	60,240	100	\$409,644	24	1970	1980			\$409,644	\$409,644	100
Institutional Equipment	\$2.94	S.F.	60,240	100	\$176,836	15	1970	1985			\$176,836	\$176,836	100
Other Equipment	\$3.86	S.F.	60,240	100	\$232,808	30	1950	1980			\$232,808	\$232,808	100
Kitchen Food Equipment	\$232,808.02	SYSTE M	1	100	\$232,808	30	1950	1980			\$232,808	\$232,808	100

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$315,144		
Special Construction			0			0	0				\$315,144		
ADA Compliance			0	0		0	0				\$315,144		
Building Sitework	\$7.59	S.F.	60,240	100	\$457,206	30	1950	1980	2020		\$49,768	\$457,206	11
Site Improvements	\$5.58	S.F.	60,240	100	\$335,846	30	1971	2000	2020		\$36,443	\$335,846	11
Parking Lots	\$2,414.54	Each	124	100	\$299,403	30	1980	2010	2020	8		\$299,403	
Pedestrian Paving	\$36.44	S.F.	1,000	100	\$36,443	30	1970	2000			\$36,443	\$36,443	100
Site Mechanical Utilities	\$2.01	S.F.	60,240	100	\$121,360	30	1950	1980			\$13,325	\$121,360	11
Fuel Distribution	\$2.01	S.F.	60,240	100	\$121,360	30	1950	1980			\$13,325	\$121,360	11
Natural Gas	\$0.11	S.F.	60,240	100	\$6,414	30	1950	1980			\$6,414	\$6,414	100
Propane Tank	\$6,911.42	SYSTEM	1	100	\$6,911	30	1950	1980			\$6,911	\$6,911	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	2006	2036				\$108,035	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Thomas S. Stone Elementary_Original Building (continued)

[illegible]

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Thomas S. Stone Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D4010		Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$3,865,478 \$239,755	\$2,013,914 \$124,912	\$5,879,392 \$364,668	Necess ary- 2-5 Yrs	Complian ce	The building does not have a sprinkler system.
D5010120		New Main Line	System	Beyond Useful Life	Renew System	1	Ea.	\$76,505	\$39,859	\$116,364	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020		Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$836,734	\$435,938	\$1,272,672	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090		Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$6,024	\$3,139	\$9,163	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020		Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$116,263	\$60,573	\$176,836	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$4,217	\$2,197	\$6,414	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110		Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$185,539	\$96,666	\$282,205	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are original and beyond the expected life cycle for this type of application. Universal upgrade is recommended. The new applications should be double pane aluminum framed applications with a weather tight and energy efficient design.
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$112,649	\$58,690	\$171,339	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are original and require upgrades for life cycle issues.
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$53,614	\$27,933	\$81,546	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,688,505	\$879,711	\$2,568,216	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2030		Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$23,960	\$12,483	\$36,443	Necess ary- 2-5 Yrs	Deferred Maintena nce	The existing sidewalk systems are from original construction. Certain sections are heaving and cracking and presenting tripping hazards. Also, some sections are damaged from snow removal. Universal upgrades are recommended. Include any curb cuts or ramps as required by the current ADA legislation.
E1090110		Kitchen Food Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$153,062	\$79,746	\$232,808	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$49,850	\$25,972	\$75,822	Necess ary- 2-5 Yrs	Deferred Maintena nce
C3030105	Plaster Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$34,840	\$18,152	\$52,992	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	60,240	S.F.	\$207,195	\$107,949	\$315,144	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$21,620	\$11,264	\$32,884	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010240	Main Panel	System	Beyond Useful Life	Renew System	1	Ea.	\$50,602	\$26,363	\$76,965	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Thomas S. Stone Elementary\Modular Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1989

Gross Area: 4,084 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$195,161.76

Replacement Cost: \$686,340.85

FCI: 28.44%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Thomas S. Stone Elementary\Modular Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$168.06	S.F.	4,084	99	\$681,299	37	1990	1994			\$195,162	\$686,340	28
Substructure	\$9.80	S.F.	4,084	100	\$40,003	100	1989					\$40,003	
Foundations	\$9.80	S.F.	4,084	100	\$40,003	100	1989					\$40,003	
Standard Foundations	\$3.29	S.F.	4,084	0	\$13,417	100	1989					\$13,417	
Slab on Grade	\$6.51	S.F.	4,084	0	\$26,586	100	1989					\$26,586	
Shell	\$43.09	S.F.	4,084	100	\$175,980	59	1991	2019				\$175,980	
Superstructure	\$13.43	S.F.	4,084	100	\$54,850	100	1989					\$54,850	
Roof Construction	\$13.43	S.F.	4,084	0	\$54,850	100	1989					\$54,850	
Exterior Enclosure	\$11.83	S.F.	4,084	100	\$48,328	71	1989	2019				\$48,328	
Exterior Walls	\$6.95	S.F.	4,084	0	\$28,388	100	1989					\$28,388	
Exterior Windows	\$2.98	S.F.	4,084	100	\$12,175	30	1989	2019				\$12,175	
Exterior Doors	\$1.90	S.F.	4,084	100	\$7,765	30	1989	2019				\$7,765	
Roofing	\$17.83	S.F.	4,084	100	\$72,802	20	2001	2021				\$72,802	
Roof Coverings	\$17.83	S.F.	4,084	100	\$72,802	20	2001	2021				\$72,802	
Interiors	\$26.72	S.F.	4,084	98	\$106,913	24	1989	1994			\$51,744	\$109,140	47
Interior Construction	\$11.42	S.F.	4,084	100	\$46,650	35	1989	2009			\$11,554	\$46,650	25
Partitions	\$6.65	S.F.	4,084	100	\$27,145	40	1989	2029				\$27,145	
Interior Doors	\$1.95	S.F.	4,084	100	\$7,951	40	1989	2029				\$7,951	
Fittings	\$2.83	S.F.	4,084	100	\$11,554	20	1989	2009			\$11,554	\$11,554	100
Stairs	\$0.68	S.F.	4,084	125	\$3,494	50	1989	2039				\$2,795	
Stair Construction	\$0.68	S.F.	4,084	125	\$3,494	50	1989	2039				\$2,795	
Stairs	\$0.68	S.F.	4,084	125	\$3,494	50	1989	2039				\$2,795	
Interior Finishes	\$14.62	S.F.	4,084	95	\$56,769	13	1989	1994			\$40,190	\$59,695	67
Wall Finishes	\$4.11	S.F.	4,084	100	\$16,772	5	1989	1994			\$16,772	\$16,772	100
Paint	\$4.11	S.F.	4,084	100	\$16,772	5	1989	1994			\$16,772	\$16,772	100
Floor Finishes	\$5.73	S.F.	4,084	100	\$23,418	10	1989	1999			\$23,418	\$23,418	100
VCT	\$5.73	S.F.	4,084	100	\$23,418	10	1989	1999			\$23,418	\$23,418	100
Ceiling Finishes	\$4.78	S.F.	4,084	85	\$16,579	25	1989	2014				\$19,505	
Services	\$88.45	S.F.	4,084	99	\$358,403	24	1990	1999			\$139,519	\$361,217	39
Plumbing	\$9.93	S.F.	4,084	93	\$37,749	30	1993	2019				\$40,563	
Low Flow Toilets	\$1.00	S.F.	4,084	100	\$4,100	30	2007	2037				\$4,100	
Plumbing Fixtures	\$6.89	S.F.	4,084	90	\$25,325	30	1989	2019				\$28,139	
Domestic Water Distribution	\$0.56	S.F.	4,084	100	\$2,298	30	1989	2019				\$2,298	
Sanitary Waste	\$0.87	S.F.	4,084	100	\$3,541	30	1989	2019				\$3,541	
Rain Water Drainage	\$0.61	S.F.	4,084	100	\$2,485	30	1989	2019				\$2,485	
HVAC	\$56.64	S.F.	4,084	100	\$231,329	20	1989	1999			\$139,271	\$231,329	60
Heat Generating Systems	\$5.60	S.F.	4,084	100	\$22,859	30	1989	2019				\$22,859	
Cooling Generating Systems	\$6.56	S.F.	4,084	100	\$26,773	30	1989	2019				\$26,773	
Distribution Systems	\$10.39	S.F.	4,084	100	\$42,426	30	1989	2019				\$42,426	
Terminal & Package Units	\$25.55	S.F.	4,084	100	\$104,358	15	1989	2004			\$104,358	\$104,358	100
Controls & Instrumentation	\$0.94	S.F.	4,084	100	\$3,851	20	1989	2009			\$3,851	\$3,851	100
Systems Testing & Balancing	\$0.76	S.F.	40,844	100	\$31,062	10	1989	1999			\$31,062	\$31,062	100
Fire Protection	\$3.88	S.F.	4,084	100	\$15,840	30	1989	2019				\$15,840	
Sprinklers	\$3.88	S.F.	4,084	100	\$15,840	30	1989	2019				\$15,840	
Electrical	\$17.99	S.F.	4,084	100	\$73,485	30	1989	2004			\$248	\$73,485	
Electrical Service/Distribution	\$1.72	S.F.	4,084	100	\$7,019	30	1989	2019				\$7,019	
Lighting and Branch Wiring	\$13.52	S.F.	4,084	100	\$55,223	30	1989	2019				\$55,223	
Communications and Security	\$2.69	S.F.	4,084	100	\$10,995	30	1989	2019				\$10,995	
Other Electrical Systems	\$0.06	S.F.	4,084	100	\$248	15	1989	2004			\$248	\$248	100
Special Construction			0			0	0				\$3,899		
Special Construction			0			0	0				\$3,899		
ADA Compliance			0	0		0	0				\$3,899		

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Thomas S. Stone Elementary\Modular Building (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Thomas S. Stone Elementary\Modular Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$128,311 \$11,027	\$66,850 \$5,745	\$195,162 \$16,772	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$15,397	\$8,022	\$23,418	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$68,611	\$35,746	\$104,358	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$20,422	\$10,640	\$31,062	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System		Beyond Useful Life	Renew System	1	Ea.	\$163	\$85	\$248	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,084	S.F.	\$2,563	\$1,335	\$3,899	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$7,596	\$3,958	\$11,554	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$2,532	\$1,319	\$3,851	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Tulip Grove Elementary

Address: 2909 Trainor Lane, Bowie, MD 20715

Attributes:

School Area	2
Congressional	5
County Council	4
Historical Building	No
Legislative	23A
Original Building	Built in 1964, 39,146 S.F.
School Addition 1	Built in 1971, 3,129 S.F.
School Board District	5
School Grade	PreK-5th

General Information:

Function:	Elementary School
Gross Area:	42,275 S.F.

Year Built:
Last Renovation:

Facility Description:

Tulip Grove Elementary School is a one-story, 42,275 square foot facility located on a 10.3-acre site close to MD Route 197 and MD Route 564 in Bowie, MD. The original building was constructed in 1964 and one addition was constructed in 1971 with no major renovations. In 2008 an underground fuel tank was replaced.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. The ramp to the main entrance needs improvement, the main entrance doors lack hardware to facilitate handicap accessibility, only two toilet stalls appear somewhat in compliance with ADA requirements, and interior door hardware needs improvement. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade. Roof construction is Tectum board material with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing, which was replaced in 1993, is typically low-slope with built-up roof.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed blocks. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, handrails and toilet partitions. Interior wall finishes are typically tile and glazed blocks. Floor finishes in common areas is typically ceramic tile, vinyl composition tile, carpet, and vinyl asbestos tiles. Floor finishes in assignable spaces is typically vinyl tile, carpet and vinyl asbestos tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report the school contains 39,194 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels, installed in 2006. Ceiling finishes in assignable areas are typically plaster and suspended acoustical panels. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report the school contains 34,000 square feet of asbestos containing needlepoint ceiling tiles and 2,550 square feet of asbestos containing fissured ceiling tiles.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Fixtures are original. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system except in janitors closets.

HVAC

Heating is provided by two steam dual fired boilers that supply fan coil units, fin tube radiators and terminal units throughout the building. Distribution is a 2-pipe system to fan coil units and fin tube radiators. Cooling is provided by a DX split system to the office area and by individual window units in classrooms. Fresh air is supplied mostly by infiltration.. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides 120/208 volt service to a 1200 amp main disconnect. Minor upgrades were done for the installation of the window units but most of the distribution system is original and is inadequate. Lighting has not been upgraded but light levels are generally adequate. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage (MPR), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, and floor grilles and mats furnishings and window.

F. SPECIAL CONSTRUCTION

There are no special construction features in the building.

G. SITE

Asphalt surface parking is available on-site where two out of 54 are handicap spaces with paths to the building entrances. Drainage is generally handled by surface drainage. The site includes concrete sidewalks, site lighting and utility lines including water, sewer, electrical and an 8,000 Gal. underground fuel tank installed in 2008.

Current Repair Cost: \$9,012,715.96**Replacement Cost:** \$11,815,430.31**FCI:** 76.28%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Tulip Grove Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 42,275 S.F.

Last Renovation: 1971

Facility Description:

Current Repair Cost: \$9,012,715.96

Replacement Cost: \$11,815,430.31

FCI: 76.28%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Tulip Grove Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$276.93	S.F.	42,275	102	\$11,921,325	39	1967	1969	2008		\$9,012,717	\$11,707,396	77
Substructure	\$14.48	S.F.	42,275	100	\$612,139	100	1964					\$612,139	
Foundations	\$14.48	S.F.	42,275	100	\$612,139	100	1964					\$612,139	
Standard Foundations	\$5.17	S.F.	42,275	0	\$218,621	100	1964					\$218,621	
Slab on Grade	\$9.31	S.F.	42,275	0	\$393,518	100	1964					\$393,518	
Shell	\$69.74	S.F.	42,275	100	\$2,948,168	59	1974	1994	2008		\$1,554,781	\$2,948,168	53
Superstructure	\$21.66	S.F.	42,275	100	\$915,636	100	1964					\$915,636	
Roof Construction	\$21.66	S.F.	42,275	0	\$915,636	100	1964					\$915,636	
Exterior Enclosure	\$19.00	S.F.	42,275	100	\$803,111	72	1964	1994			\$325,360	\$803,111	41
Exterior Walls	\$11.30	S.F.	42,275	0	\$477,751	100	1964					\$477,751	
Exterior Windows	\$4.88	S.F.	42,275	100	\$206,404	30	1964	1994			\$206,404	\$206,404	100
Exterior Doors	\$2.81	S.F.	42,275	100	\$118,956	30	1964	1994			\$118,956	\$118,956	100
Roofing	\$29.08	S.F.	42,275	100	\$1,229,421	20	1993	2013	2008		\$1,229,421	\$1,229,421	100
Roof Coverings	\$28.98	S.F.	42,275	100	\$1,224,920	20	1993	2013	2008		\$1,224,920	\$1,224,920	100
Roof Openings	\$0.11	S.F.	42,275	100	\$4,501	20	1993	2013	2008		\$4,501	\$4,501	100
Interiors	\$57.34	S.F.	42,275	109	\$2,638,152	33	1971	1969			\$1,636,523	\$2,424,223	68
Interior Construction	\$18.57	S.F.	42,275	100	\$785,107	70	1964	1984			\$328,575	\$785,107	42
Partitions	\$10.80	S.F.	42,275	100	\$456,532	100	1964	2064				\$456,532	
Concrete Block Partitions - Regular Weight	\$10.80	S.F.	42,275	0	\$456,532	100	1964	2064				\$456,532	
Interior Doors	\$3.16	S.F.	42,275	100	\$133,745	40	1964	2004			\$133,745	\$133,745	100
Fittings	\$4.61	S.F.	42,275	100	\$194,830	20	1964	1984			\$194,830	\$194,830	100
Interior Finishes	\$38.77	S.F.	42,275	113	\$1,853,045	17	1977	1969			\$1,307,948	\$1,639,116	80
Wall Finishes	\$7.68	S.F.	42,275	100	\$324,587	17	1964	1969			\$324,587	\$324,587	100
Paint	\$5.92	S.F.	33,820	100	\$200,102	5	1964	1969			\$200,102	\$200,102	100
Tile	\$14.72	S.F.	8,455	100	\$124,485	35	1964	1999			\$124,485	\$124,485	100
Floor Finishes	\$20.96	S.F.	42,275	124	\$1,099,991	17	1964	1969			\$983,361	\$886,062	111
Carpet	\$7.92	S.F.	4,228	100	\$33,504	5	1964	1969			\$33,504	\$33,504	100
Ceramic Tile	\$20.27	S.F.	4,228	100	\$85,722	50	1964	2014				\$85,722	
Concrete	\$3.73	S.F.	846	100	\$3,153	10	1964	1974			\$3,153	\$3,153	100
Terrazzo	\$36.53	S.F.	846	100	\$30,908	75	1964	2039				\$30,908	
VAT (Resilient Flooring)	\$23.76	S.F.	30,015	130	\$927,026	13	1964	1977			\$927,026	\$713,097	130
VCT	\$9.31	S.F.	2,114	100	\$19,678	12	1964	1976			\$19,678	\$19,678	100
Ceiling Finishes	\$10.14	S.F.	42,275	100	\$428,467	16	2004	2014				\$428,467	
Plaster Ceilings	\$17.75	S.F.	2,114	100	\$37,524	50	1964	2014				\$37,524	
Acoustical Ceilings	\$9.73	S.F.	40,161	100	\$390,943	13	2006	2019				\$390,943	
Services	\$121.51	S.F.	42,275	100	\$5,136,949	25	1964	1974			\$5,136,949	\$5,136,949	100
Plumbing	\$15.65	S.F.	42,275	100	\$661,649	30	1964	1994			\$661,649	\$661,649	100
Plumbing Fixtures	\$12.84	S.F.	42,275	100	\$542,694	30	1964	1994			\$542,694	\$542,694	100
Domestic Water Distribution	\$0.91	S.F.	42,275	100	\$38,580	30	1964	1994			\$38,580	\$38,580	100
Sanitary Waste	\$0.91	S.F.	42,275	100	\$38,580	30	1964	1994			\$38,580	\$38,580	100
Rain Water Drainage	\$0.99	S.F.	42,275	100	\$41,795	30	1964	1994			\$41,795	\$41,795	100
HVAC	\$70.38	S.F.	42,275	100	\$2,975,174	21	1964	1974			\$2,975,174	\$2,975,174	100
Heat Generating Systems	\$9.25	S.F.	42,275	100	\$390,946	30	1964	1994			\$390,946	\$390,946	100
Distribution Systems	\$16.84	S.F.	42,275	100	\$711,804	30	1964	1994			\$711,804	\$711,804	100
Terminal & Package Units	\$41.54	S.F.	42,275	100	\$1,756,041	15	1964	1979			\$1,756,041	\$1,756,041	100
Controls & Instrumentation	\$1.54	S.F.	42,275	100	\$64,943	20	1964	1984			\$64,943	\$64,943	100
Systems Testing & Balancing	\$1.22	S.F.	42,275	100	\$51,440	10	1964	1974			\$51,440	\$51,440	100
Fire Protection	\$6.33	S.F.	42,275	100	\$267,489	30	1964	1994			\$267,489	\$267,489	100
Sprinklers	\$6.33	S.F.	42,275	100	\$267,489	30	1964	1994			\$267,489	\$267,489	100
Electrical	\$29.16	S.F.	42,275	100	\$1,232,637	30	1964	1994			\$1,232,637	\$1,232,637	100
Electrical Service/Distribution	\$2.80	S.F.	42,275	100	\$118,313	30	1964	1994			\$118,313	\$118,313	100
Lighting and Branch Wiring	\$21.98	S.F.	42,275	100	\$929,139	30	1964	1994			\$929,139	\$929,139	100
Communications and Security	\$4.38	S.F.	42,275	100	\$185,185	30	1964	1994			\$185,185	\$185,185	100
Equipment & Furnishings	\$8.79	S.F.	42,275	100	\$371,497	25	1964	1979			\$371,497	\$371,497	100
Equipment	\$8.79	S.F.	42,275	100	\$371,497	25	1964	1979			\$371,497	\$371,497	100
Institutional Equipment	\$3.06	S.F.	42,275	100	\$129,244	15	1964	1979			\$129,244	\$129,244	100
Other Equipment	\$5.73	S.F.	42,275	100	\$242,253	30	1964	1994			\$242,253	\$242,253	100
Food Service Equipment, EACH	\$242,252.61	SYSTE M	1	100	\$242,253	30	1964	1994			\$242,253	\$242,253	100
Special Construction			0			0	0				\$98,547		
Special Construction			0			0	0				\$98,547		
ADA Compliance			0	0		0	0				\$98,547		
Building Sitework	\$5.07	S.F.	42,275	100	\$214,420	30	1964	1994			\$214,420	\$214,420	100
Site Improvements	\$4.97	S.F.	42,275	100	\$209,919	30	1964	1994			\$209,919	\$209,919	100
Parking Lots	\$2,509.98	Each	54	100	\$135,539	30	1964	1994			\$135,539	\$135,539	100
Pedestrian Paving	\$37.95	L.F.	1,960	100	\$74,380	30	1964	1994			\$74,380	\$74,380	100
Site Mechanical Utilities	\$0.11	S.F.	42,275	100	\$4,501	30	1964	1994			\$4,501	\$4,501	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	42,275	100	\$4,501	30	1964	1994			\$4,501	\$4,501	100
Gas Service Piping	\$0.11	S.F.	42,275	100	\$4,501	30	1964	1994			\$4,501	\$4,501	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Tulip Grove Elementary_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,012,716		\$130,752			\$270,814		\$480,811			\$387,316
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,554,781										
Superstructure											
Roof Construction											
Exterior Enclosure	\$325,359										
Exterior Walls											
Exterior Windows	\$206,404										
Exterior Doors	\$118,956										
Roofing	\$1,229,421										
Roof Coverings	\$1,224,920										
Roof Openings	\$4,501										
Interiors	\$1,636,523		\$130,752			\$270,814		\$480,811			\$318,185
Interior Construction	\$328,574										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$133,745										
Fittings	\$194,830										
Interior Finishes	\$1,307,949		\$130,752			\$270,814		\$480,811			\$318,185
Wall Finishes	\$324,588					\$231,974					\$268,921
Paint	\$200,102					\$231,974					\$268,921
Tile	\$124,485										
Floor Finishes	\$983,361		\$90,943			\$38,841					\$49,264
Carpet	\$33,504					\$38,841					\$45,027
Ceramic Tile			\$90,943								
Concrete	\$3,153										\$4,237
Terrazzo											
VAT (Resilient Flooring)	\$927,026										
VCT	\$19,678										
Ceiling Finishes			\$39,809					\$480,811			
Plaster Ceilings			\$39,809								
Acoustical Ceilings								\$480,811			
Services	\$5,136,949										\$69,131
Plumbing	\$661,650										
Plumbing Fixtures	\$542,694										
Domestic Water Distribution	\$38,580										
Sanitary Waste	\$38,580										
Rain Water Drainage	\$41,795										
HVAC	\$2,975,174										\$69,131
Heat Generating Systems	\$390,946										
Distribution Systems	\$711,804										
Terminal & Package Units	\$1,756,041										
Controls & Instrumentation	\$64,943										
Systems Testing & Balancing	\$51,440										\$69,131
Fire Protection	\$267,489										
Sprinklers	\$267,489										
Electrical	\$1,232,636										
Electrical Service/Distribution	\$118,313										
Lighting and Branch Wiring	\$929,139										
Communications and Security	\$185,185										
Equipment & Furnishings	\$371,496										
Equipment	\$371,496										
Institutional Equipment	\$129,244										
Other Equipment	\$242,253	</									

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Tulip Grove Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$5,925,520 \$135,703	\$3,087,196 \$70,701	\$9,012,716 \$206,404	Necess ary- 2-5 Yrs	Building Integrity	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$78,209	\$40,747	\$118,956	Necess ary- 2-5 Yrs	Building Integrity	
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$87,932	\$45,813	\$133,745	Necess ary- 2-5 Yrs	Capital Renewal	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$128,093	\$66,737	\$194,830	Necess ary- 2-5 Yrs	Capital Renewal	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$131,560	\$68,543	\$200,102	Necess ary- 2-5 Yrs	Appearan ce	
C3010230	Tile	System	Beyond Useful Life	Renew System		1	Ea.	\$81,844	\$42,641	\$124,485	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$12,938	\$6,741	\$19,678	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$22,028	\$11,477	\$33,504	Necess ary- 2-5 Yrs	Capital Renewal	
C3020410	Concrete	System	Beyond Useful Life	Renew System		1	Ea.	\$2,073	\$1,080	\$3,153	Necess ary- 2-5 Yrs	Building Integrity	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$356,801	\$185,893	\$542,694	Necess ary- 2-5 Yrs	Capital Renewal	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$25,365	\$13,215	\$38,580	Necess ary- 2-5 Yrs	Environm ental	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$27,479	\$14,316	\$41,795	Necess ary- 2-5 Yrs	Building Integrity	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$25,365	\$13,215	\$38,580	Necess ary- 2-5 Yrs	Environm ental	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,154,530	\$601,510	\$1,756,041	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$257,032	\$133,914	\$390,946	Necess ary- 2-5 Yrs	Capital Renewal	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$467,984	\$243,820	\$711,804	Necess ary- 2-5 Yrs	Capital Renewal	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$42,698	\$22,246	\$64,943	Necess ary- 2-5 Yrs	Environm ental	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$33,820	\$17,620	\$51,440	Necessary- 2-5 Yrs	Environmental
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$175,864	\$91,625	\$267,489	Necessary- 2-5 Yrs	Building Integrity
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$77,786	\$40,527	\$118,313	Necessary- 2-5 Yrs	Capital Renewal
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$610,874	\$318,265	\$929,139	Necessary- 2-5 Yrs	Capital Renewal
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$121,752	\$63,433	\$185,185	Necessary- 2-5 Yrs	Compliance
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$2,959	\$1,542	\$4,501	Necessary- 2-5 Yrs	Environmental
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$89,112	\$46,427	\$135,539	Necessary- 2-5 Yrs	Capital Renewal
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$48,902	\$25,478	\$74,380	Necessary- 2-5 Yrs	Capital Renewal
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$609,485	\$317,541	\$927,026	Necessary- 2-5 Yrs	Environmental
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$805,339	\$419,581	\$1,224,920	Necessary- 2-5 Yrs	Capital Renewal
B3020	Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$2,959	\$1,542	\$4,501	Necessary- 2-5 Yrs	Capital Renewal
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$84,973	\$44,271	\$129,244	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$159,272	\$82,981	\$242,253	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Failing	ADA Compliance	42,275	S.F.	\$64,791	\$33,756	\$98,547	Does Not Meet Current Code/Standards	ADA / Accessibility

Facility Executive Summary**Facility:** \Elementary Schools\University Park Elementary**Address:** 4315 Underwood Street, Hyattsville, MD 20782**Attributes:**

School Area	2
Congressional	5
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1978, 46,099 S.F.
School Addition 1	Built in 1989, 4,380 S.F.
School Addition 2	Built in 2000, 5,785 S.F.
School Board District	3
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 56,264 S.F.

Year Built:
Last Renovation:

Facility Description:

University Park Elementary School is a one-story, 56,264 square foot facility located on a 5.1-acre site close to MD 295 (Baltimore-Washington Parkway) in Hyattsville, MD. The original building was constructed in 1978 and additions were constructed in 1989 (Four Modulares) and 2000. In 2008 an underground fuel tank was replaced. In 2012 there was a POD conversion of 21,889 S.F. into classrooms.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include access ramps, door hardware, interior signage, and fire alarms.

A. SUBSTRUCTURE

The building typically is a slab-on-grade with concrete footings and foundation walls. The building has a crawl space construction of cast in place concrete.

B. SHELL

The superstructure is concrete reinforce masonry with face brick, load bearing CMU and glaze block walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill on built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Windows are aluminum sash with operable single-pane glazing. With the POD conversion performed in 2012 most of the exterior windows were replaced. Exterior doors are hollow metal steel with hollow metal frames. Interior doors are solid core wood with hollow metal frames. The doors do not have fire labels. Roofing is typically low-slope with built-up roof replaced in 2002.

C. INTERIORS

Interior partition wall types typically include painted CMU and glazed block. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically painted CMU and glazed block and generally. Floor finishes in common areas is typically VCT, carpet, ceramic tile, and wood (on the stage) that have worn with time. Floor finishes in assignable spaces is typically VCT, quarry tile, and carpet. Ceiling finishes in common areas are typically Tectum and suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES**Conveying**

The building does not include conveying equipment. It is a one story building.

Plumbing

With the POD conversion performed in 2012 most of the plumbing fixtures were replaced. Domestic water distribution is copper. Sanitary waste system is primarily cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a fired hot water.

HVAC

Heating is provided by two gas and oil-fired boilers. Cooling to the original building is supplied by an exterior, ground mounted, air cooled chiller replaced in 2007. The heating distribution system in the original building is a 2-pipe system to above-ceiling fan coil units in the assigned spaces and unit ventilators in the corridors. Addition 1 has thru-wall/wall hung package heat pumps with electric heat, two per classroom, original to construction. Addition 2 has four package rooftop units with gas heat, original to construction. Ceiling-mounted exhaust grilles are installed in restrooms to roof mounted exhaust fans. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system. Some improvements were performed to the HVAC system in 2007.

Facility Executive Summary

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are, distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted utility transformer that delivers power to a main switchboard. Power distribution wiring is typically copper. Lighting is typically fluorescent lay-in troffers in the corridors and media center and surface tandem wrap-around units in the classrooms. The gym has suspended round HID's with wire guards. Emergency power and lighting are present and exit signs are present at exit doors and are typically illuminated.

Communications and Security

The fire alarm system consists of audible signal devices in common spaces, interior corridors, etc. The fire alarm control panel (FACP) is original, single-zone, non-addressable system. There was a later (2000) upgrade to an addressable system. The system is activated by pull stations and smoke detectors. The telephone and data systems are separate and include dedicated closets or cabinets. The building includes an internal security system that is actuated by contact, optical, or combination devices and is centrally monitored.

Other Electrical Systems:

The building has an indoor emergency generator; propane gas fired, with a corresponding automatic transfer switch.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, health room equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple-seating furnishings. With the POD conversion performed in 2012 most of the institutional equipment was replaced.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 14 are handicap spaces and path to building entrance. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 10,000 gallon underground fuel oil tank replaced in 2008.

Current Repair Cost: \$6,048,529.81**Replacement Cost:** \$14,914,724.53**FCI:** 40.55%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\University Park Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1978

Gross Area: 46,099 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,432,026.77

Replacement Cost: \$12,286,537.83

FCI: 44.21%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\University Park Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$264.18	S.F.	46,099	100	\$12,178,501	39	1989	1983	2008		\$5,432,027	\$12,178,501	45
Substructure	\$15.39	S.F.	46,099	100	\$709,579	100	1978					\$709,579	
Foundations	\$15.39	S.F.	46,099	100	\$709,579	100	1978					\$709,579	
Standard Foundations	\$5.17	S.F.	46,099	0	\$238,396	100	1978					\$238,396	
Slab on Grade	\$10.22	S.F.	46,099	0	\$471,183	100	1978					\$471,183	
Shell	\$67.59	S.F.	46,099	100	\$3,115,980	59	1990	2008			\$138,831	\$3,115,980	4
Superstructure	\$20.94	S.F.	46,099	100	\$965,505	100	1978					\$965,505	
Roof Construction	\$20.94	S.F.	46,099	0	\$965,505	100	1978					\$965,505	
Exterior Enclosure	\$18.65	S.F.	46,099	100	\$859,629	71	1990	2008			\$138,831	\$859,629	16
Exterior Walls	\$10.92	S.F.	46,099	0	\$503,437	100	1978					\$503,437	
Exterior Windows	\$4.72	S.F.	46,099	100	\$217,361	30	2013	2043				\$217,361	
Exterior Doors	\$3.01	S.F.	46,099	100	\$138,831	30	1978	2008			\$138,831	\$138,831	100
Roofing	\$28.00	S.F.	46,099	100	\$1,290,846	20	2002	2022				\$1,290,846	
Roof Coverings	\$28.00	S.F.	46,099	100	\$1,290,846	20	2002	2022				\$1,290,846	
Interiors	\$43.53	S.F.	46,099	100	\$2,006,559	36	1990	1983			\$1,156,333	\$2,006,559	58
Interior Construction	\$17.96	S.F.	46,099	100	\$828,077	70	2001	2033				\$828,077	
Partitions	\$10.43	S.F.	46,099	100	\$481,000	100	1978	2078				\$481,000	
Concrete Block Partitions - Regular Weight	\$10.43	S.F.	46,099	0	\$481,000	100	1978	2078				\$481,000	
Interior Doors	\$3.06	S.F.	46,099	100	\$140,934	40	2013	2053				\$140,934	
Fittings	\$4.47	S.F.	46,099	100	\$206,143	20	2013	2033				\$206,143	
Interior Finishes	\$25.56	S.F.	46,099	100	\$1,178,482	13	1978	1983			\$1,156,333	\$1,178,482	98
Wall Finishes	\$6.45	S.F.	46,099	100	\$297,294	5	1978	1983			\$297,294	\$297,294	100
Paint	\$6.45	S.F.	46,099	100	\$297,294	5	1978	1983			\$297,294	\$297,294	100
Tile		S.F.	46,099	0		0	0						
Floor Finishes	\$8.90	S.F.	46,099	100	\$410,378	13	1978	1983			\$388,229	\$410,378	95
Carpet	\$7.65	S.F.	12,066	100	\$92,313	5	1978	1983			\$92,313	\$92,313	100
Concrete finish flooring	\$3.67	S.F.	750	100	\$2,749	10	1978	1988			\$2,749	\$2,749	100
Hardwood	\$17.84	S.F.	1,200	100	\$21,410	13	1978	1991			\$21,410	\$21,410	100
Quarry Tile	\$12.30	S.F.	1,800	100	\$22,149	50	1978	2028				\$22,149	
VCT	\$8.97	S.F.	30,283	100	\$271,757	12	1978	1990			\$271,757	\$271,757	100
Ceiling Finishes	\$10.21	S.F.	46,099	100	\$470,810	19	1978	1991			\$470,810	\$470,810	100
2x4 Tectum	\$10.75	S.F.	20,099	100	\$216,134	25	1978	2003			\$216,134	\$216,134	100
Acoustical Ceilings	\$9.80	S.F.	26,000	100	\$254,676	13	1978	1991			\$254,676	\$254,676	100
Services	\$128.22	S.F.	46,099	100	\$5,910,826	23	1989	1993	2008		\$3,808,732	\$5,910,826	64
Plumbing	\$15.62	S.F.	46,099	100	\$720,097	30	1987	2008	2012		\$147,946	\$720,097	21
Plumbing Fixtures	\$12.41	S.F.	46,099	100	\$572,151	30	2013	2043				\$572,151	
Domestic Water Distribution	\$0.88	S.F.	46,099	100	\$40,668	30	1978	2008	2012		\$40,668	\$40,668	100
Sanitary Waste	\$1.37	S.F.	46,099	100	\$63,105	30	1978	2008	2012		\$63,105	\$63,105	100
Rain Water Drainage	\$0.96	S.F.	46,099	100	\$44,173	30	1978	2008	2012		\$44,173	\$44,173	100
HVAC	\$78.15	S.F.	46,099	100	\$3,602,590	20	1993	2003	2008		\$3,059,888	\$3,602,590	85
Heat Generating Systems	\$8.78	S.F.	46,099	100	\$404,573	25	1978	2003	2008		\$404,573	\$404,573	100
Cooling Generating Systems	\$10.28	S.F.	46,099	100	\$473,988	20	2007	2027				\$473,988	
Distribution Systems	\$16.27	S.F.	46,099	100	\$750,247	30	1978	2008	2008		\$750,247	\$750,247	100
Terminal & Package Units	\$40.15	S.F.	46,099	100	\$1,851,078	15	1994	2009			\$1,851,078	\$1,851,078	100
Controls & Instrumentation	\$1.49	S.F.	46,099	100	\$68,714	20	2000	2020				\$68,714	
Systems Testing & Balancing	\$1.17	S.F.	46,099	100	\$53,990	10	2000	2010	2008		\$53,990	\$53,990	100
Fire Protection	\$6.10	S.F.	46,099	100	\$281,167	30	1978	2008	2008		\$281,167	\$281,167	100
Sprinklers	\$6.10	S.F.	46,099	100	\$281,167	30	1978	2008	2008		\$281,167	\$281,167	100
Electrical	\$28.35	S.F.	46,099	100	\$1,306,972	28	1989	1993	2012		\$319,731	\$1,306,972	24
Electrical Service/Distribution	\$2.69	S.F.	46,099	100	\$124,106	30	1978	2008	2012		\$124,106	\$124,106	100
Lighting and Branch Wiring	\$21.28	S.F.	46,099	100	\$980,931	30	2000	2030				\$980,931	
Communications and Security	\$4.24	S.F.	46,099	100	\$195,625	15	1978	1993			\$195,625	\$195,625	100
Other Electrical Systems	\$0.14	S.F.	46,099	100	\$6,310	15	2000	2015				\$6,310	
Equipment & Furnishings	\$8.03	S.F.	46,099	100	\$370,201	24	2013	2008			\$234,175	\$370,201	63
Equipment	\$8.03	S.F.	46,099	100	\$370,201	24	2013	2008			\$234,175	\$370,201	63
Institutional Equipment	\$2.95	S.F.	46,099	100	\$136,026	15	2013	2028				\$136,026	
Other Equipment	\$5.08	S.F.	46,099	100	\$234,175	30	1978	2008			\$234,175	\$234,175	100
Food Service Equipment, EACH	\$234,174.71	SYSTE M	1	100	\$234,175	30	1978	2008			\$234,175	\$234,175	100
Special Construction			0			0	0				\$89,048		
ADA Compliance			0	0		0	0				\$89,048		
Building Sitework	\$1.42	S.F.	46,099	100	\$65,356	30	1978	2008	2012		\$4,908	\$65,356	8
Site Improvements	\$1.19	S.F.	46,099	100	\$54,905	30	1978	2008	2018			\$54,905	
Parking Lots	\$2,428.70	Ea.	14	100	\$34,002	30	1978	2008	2018	6		\$34,002	
Pedestrian Paving	\$36.67	L.F.	570	100	\$20,903	30	1978	2008	2018	6		\$20,903	
Site Mechanical Utilities	\$0.23	S.F.	46,099	100	\$10,451	30	1978	2008	2012		\$4,908	\$10,451	47
Fuel Distribution			0	0		0	0						

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Tank	\$0.11	S.F.	46,099	100	\$4,908	30	1978	2008	2012		\$4,908	\$4,908	100
Gas Service Piping	\$0.11	S.F.	46,099	100	\$4,908	30	1978	2008	2012		\$4,908	\$4,908	100
Propane	\$5,543.00	SYSTEM	1	100	\$5,543	30	2000	2030				\$5,543	

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\University Park Elementary_Original Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,432,027			\$6,896		\$451,661	\$65,559		\$87,045		\$2,334,641
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$138,831										\$1,734,789
Superstructure											
Roof Construction											
Exterior Enclosure	\$138,831										
Exterior Walls											
Exterior Windows											
Exterior Doors	\$138,831										
Roofing											\$1,734,789
Roof Coverings											\$1,734,789
Interiors	\$1,156,332					\$451,661					\$527,294
Interior Construction											
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors											
Fittings											
Interior Finishes	\$1,156,332					\$451,661					\$527,294
Wall Finishes	\$297,294					\$344,646					\$399,539
Paint	\$297,294					\$344,646					\$399,539
Tile											
Floor Finishes	\$388,228					\$107,015					\$127,755
Carpet	\$92,313					\$107,015					\$124,060
Concrete finish flooring	\$2,749										\$3,695
Hardwood	\$21,410										
Quarry Tile											
VCT	\$271,757										
Ceiling Finishes	\$470,810										
2x4 Tectum	\$216,134										
Acoustical Ceilings	\$254,676										
Services	\$3,808,733			\$6,896					\$87,045		\$72,558
Plumbing	\$147,946										
Plumbing Fixtures											
Domestic Water Distribution	\$40,668										
Sanitary Waste	\$63,105										
Rain Water Drainage	\$44,173										
HVAC	\$3,059,888								\$87,045		\$72,558
Heat Generating Systems	\$404,573										
Cooling Generating Systems											
Distribution Systems	\$750,247										
Terminal & Package Units	\$1,851,078										
Controls & Instrumentation									\$87,045		
Systems Testing & Balancing	\$53,990										\$72,558
Fire Protection	\$281,167										
Sprinklers	\$281,167										
Electrical	\$319,732			\$6,896							
Electrical Service/Distribution	\$124,106										
Lighting and Branch Wiring											
Communications and Security	\$195,625										
Other Electrical Systems				\$6,896							
Equipment & Furnishings	\$234,175										
Equipment	\$234,175										
Institutional Equipment											
Other Equipment	\$234,175										
Food Service Equipment, EACH	\$234,175										
Special Construction	\$89,048										
ADA Compliance	\$89,048										
Building Sitework	\$4,908						\$65,559				
Site Improvements							\$65,559				
Parking Lots							\$40,600				
Pedestrian Paving							\$24,959				

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\University Park Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$3,571,352 \$91,276	\$1,860,675 \$47,555	\$5,432,027 \$138,831	Necess ary- 2-5 Yrs	Capital Renewal	Exterior doors are in poor condition due worn finishes and rust. The doors do not have fire labels and the door hardware does not meet ADA requirements. Paint throughout the building is in poor condition due to scuff marks, smudges, and chips. The paint is beyond it's useful life and should be replaced. VCT is old and in poor condition due to cracks and separation throughout the building. The tile is beyond it's useful life and should be replaced. This carpet is in poor condition due to stains, fading, and wear and tear throughout the building. The carpet is beyond useful life and should be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$195,460	\$101,835	\$297,294	Necess ary- 2-5 Yrs	Capital Renewal	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$178,670	\$93,087	\$271,757	Necess ary- 2-5 Yrs	Capital Renewal	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$60,692	\$31,621	\$92,313	Necess ary- 2-5 Yrs	Capital Renewal	
	C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,808	\$942	\$2,749	Necess ary- 2-5 Yrs	Functiona l Adequacy	
	D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$265,991	\$138,581	\$404,573	Necess ary- 2-5 Yrs	Capital Renewal	
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$493,259	\$256,988	\$750,247	Necess ary- 2-5 Yrs	Capital Renewal	
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$128,616	\$67,009	\$195,625	Necess ary- 2-5 Yrs	Complian ce	
	C3030110	2x4 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$142,100	\$74,034	\$216,134	Necess ary- 2-5 Yrs	Capital Renewal	
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$167,440	\$87,236	\$254,676	Necess ary- 2-5 Yrs	Capital Renewal	
	C3020410	Hardwood	System	Beyond Useful Life	Renew System	1	Ea.	\$14,076	\$7,334	\$21,410	Necess ary- 2-5 Yrs	Capital Renewal	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$35,496	\$18,494	\$53,990	Necess ary- 2-5 Yrs	Environm ental	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$184,857	\$96,310	\$281,167	Necess ary- 2-5 Yrs	Building Integrity	

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$153,961	\$80,214	\$234,175	Necess ary- 2-5 Yrs	Deferred Maintena nce
F10	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	46,099	S.F.	\$58,546	\$30,502	\$89,048	Does Not Meet Current Code/St andards	ADA / Accessibil ity
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$26,737	\$13,930	\$40,668	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$41,489	\$21,616	\$63,105	Necess ary- 2-5 Yrs	Deferred Maintena nce
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$29,042	\$15,131	\$44,173	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,217,014	\$634,064	\$1,851,078	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$81,595	\$42,511	\$124,106	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,227	\$1,681	\$4,908	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\University Park Elementary\1989 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1989

Gross Area: 4,380 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$489,439.68

Replacement Cost: \$1,132,336.74

FCI: 43.22%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\University Park Elementary\1989 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.52	S.F.	4,380	100	\$1,132,335	39	1989	1999	2008		\$489,438	\$1,132,335	43
Substructure	\$17.78	S.F.	4,380	100	\$77,879	100	1989					\$77,879	
Foundations	\$17.78	S.F.	4,380	100	\$77,879	100	1989					\$77,879	
Standard Foundations	\$5.98	S.F.	4,380	0	\$26,182	100	1989					\$26,182	
Slab on Grade	\$11.80	S.F.	4,380	0	\$51,697	100	1989					\$51,697	
Shell	\$77.95	S.F.	4,380	100	\$341,425	59	1989	2009			\$141,500	\$341,425	41
Superstructure	\$24.15	S.F.	4,380	100	\$105,792	100	1989					\$105,792	
Roof Construction	\$24.15	S.F.	4,380	0	\$105,792	100	1989					\$105,792	
Exterior Enclosure	\$21.49	S.F.	4,380	100	\$94,133	71	1989	2019				\$94,133	
Exterior Walls	\$12.59	S.F.	4,380	0	\$55,161	100	1989					\$55,161	
Exterior Windows	\$5.43	S.F.	4,380	100	\$23,783	30	1989	2019				\$23,783	
Exterior Doors	\$3.47	S.F.	4,380	100	\$15,189	30	1989	2019				\$15,189	
Roofing	\$32.31	S.F.	4,380	100	\$141,500	20	1989	2009			\$141,500	\$141,500	100
Roof Coverings	\$32.31	S.F.	4,380	100	\$141,500	20	1989	2009			\$141,500	\$141,500	100
Interiors	\$33.51	S.F.	4,380	100	\$146,763	20	1989	1999			\$81,742	\$146,763	56
Interior Construction	\$8.67	S.F.	4,380	100	\$37,973	28	1989	2009			\$22,517	\$37,973	59
Interior Doors	\$3.53	S.F.	4,380	100	\$15,456	40	1989	2029				\$15,456	
Fittings	\$5.14	S.F.	4,380	100	\$22,517	20	1989	2009			\$22,517	\$22,517	100
Interior Finishes	\$24.84	S.F.	4,380	100	\$108,790	18	1989	1999			\$59,225	\$108,790	54
Wall Finishes	\$3.16	S.F.	4,380	100	\$13,857	10	1989	1999			\$13,857	\$13,857	100
Vinyl Wallcovering	\$3.16	S.F.	4,380	100	\$13,857	10	1989	1999			\$13,857	\$13,857	100
Floor Finishes	\$10.36	S.F.	4,380	100	\$45,368	12	1989	2001			\$45,368	\$45,368	100
VCT	\$10.36	S.F.	4,380	100	\$45,368	12	1989	2001			\$45,368	\$45,368	100
Ceiling Finishes	\$11.32	S.F.	4,380	100	\$49,565	25	1989	2014				\$49,565	
Services	\$125.88	S.F.	4,380	100	\$551,345	24	1990	1999	2008		\$247,092	\$551,345	45
Plumbing	\$18.02	S.F.	4,380	100	\$78,945	30	1989	2019				\$78,945	
Plumbing Fixtures	\$14.33	S.F.	4,380	100	\$62,756	30	1989	2019				\$62,756	
Domestic Water Distribution	\$1.02	S.F.	4,380	100	\$4,464	30	1989	2019				\$4,464	
Sanitary Waste	\$1.57	S.F.	4,380	100	\$6,862	30	1989	2019				\$6,862	
Rain Water Drainage	\$1.11	S.F.	4,380	100	\$4,863	30	1989	2019				\$4,863	
HVAC	\$68.17	S.F.	4,380	100	\$298,589	19	1989	1999	2009		\$216,314	\$298,589	72
Distribution Systems	\$18.78	S.F.	4,380	100	\$82,275	30	1989	2019				\$82,275	
Terminal & Package Units	\$46.33	S.F.	4,380	100	\$202,924	15	1989	2004			\$202,924	\$202,924	100
Controls & Instrumentation	\$1.70	S.F.	4,380	100	\$7,461	20	1989	2009			\$7,461	\$7,461	100
Systems Testing & Balancing	\$1.35	S.F.	4,380	100	\$5,929	10	1989	1999	2009		\$5,929	\$5,929	100
Fire Protection	\$7.03	S.F.	4,380	100	\$30,778	30	2000	2030	2008		\$30,778	\$30,778	100
Sprinklers	\$7.03	S.F.	4,380	100	\$30,778	30	2000	2030	2008		\$30,778	\$30,778	100
Electrical	\$32.66	S.F.	4,380	100	\$143,033	30	1989	2004				\$143,033	
Electrical Service/Distribution	\$3.12	S.F.	4,380	100	\$13,657	30	1989	2019				\$13,657	
Lighting and Branch Wiring	\$24.52	S.F.	4,380	100	\$107,391	30	1989	2019				\$107,391	
Communications and Security	\$4.88	S.F.	4,380	100	\$21,385	30	1989	2019				\$21,385	
Other Electrical Systems	\$0.14	S.F.	4,380	100	\$600	15	1989	2004				\$600	
Equipment & Furnishings	\$3.41	S.F.	4,380	100	\$14,923	15	1989	2004	2009		\$14,923	\$14,923	100
Equipment	\$3.41	S.F.	4,380	100	\$14,923	15	1989	2004	2009		\$14,923	\$14,923	100
Food Service Equipment		SYSTEM	0	100		0	0						
Institutional	\$3.41	S.F.	4,380	100	\$14,923	15	1989	2004	2009		\$14,923	\$14,923	100
Special Construction			0			0	0				\$4,181		
Special Construction			0			0	0				\$4,181		
ADA Compliance			0	0		0	0				\$4,181		
Building Sitework			0			0	0						
Site Mechanical Utilities			0			0	0						
Fuel Distribution			0			0	0						
Gas Service Piping	\$0.12	SYSTEM	0	100		30	1989	2019					

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\University Park Elementary\1989 Addition (continued)[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\University Park Elementary\1989 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$321,788 \$29,828	\$167,652 \$15,540	\$489,440 \$45,368	Necess ary- 2-5 Yrs	Capital Renewal	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$133,415	\$69,509	\$202,924	Necess ary- 2-5 Yrs	Capital Renewal	
C3010230	Vinyl Wallcovering	System		Beyond Useful Life	Renew System	1	Ea.	\$9,110	\$4,747	\$13,857	Necess ary- 2-5 Yrs	Capital Renewal	
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$20,236	\$10,543	\$30,778	Necess ary- 2-5 Yrs	Building Integrity	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,380	S.F.	\$2,749	\$1,432	\$4,181	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$93,031	\$48,469	\$141,500	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$14,804	\$7,713	\$22,517	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System		Beyond Useful Life	Renew System	1	Ea.	\$4,906	\$2,556	\$7,461	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,898	\$2,031	\$5,929	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$9,811	\$5,112	\$14,923	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\University Park Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 5,785 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$127,063.35

Replacement Cost: \$1,495,849.96

FCI: 8.49%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\University Park Elementary\2000 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	5,785	100	\$1,495,849	38	2000	2005	2008		\$127,063	\$1,495,849	8
Substructure	\$15.41	S.F.	5,785	100	\$89,134	100	2000					\$89,134	
Foundations	\$15.41	S.F.	5,785	100	\$89,134	100	2000					\$89,134	
Standard Foundations	\$5.17	S.F.	5,785	0	\$29,917	100	2000					\$29,917	
Slab on Grade	\$10.24	S.F.	5,785	0	\$59,217	100	2000					\$59,217	
Shell	\$67.62	S.F.	5,785	100	\$391,203	59	2000	2020				\$391,203	
Superstructure	\$20.94	S.F.	5,785	100	\$121,162	100	2000					\$121,162	
Roof Construction	\$20.94	S.F.	5,785	0	\$121,162	100	2000					\$121,162	
Exterior Enclosure	\$18.66	S.F.	5,785	100	\$107,964	71	2000	2030				\$107,964	
Exterior Walls	\$10.94	S.F.	5,785	0	\$63,265	100	2000					\$63,265	
Exterior Windows	\$4.70	S.F.	5,785	100	\$27,189	30	2000	2030				\$27,189	
Exterior Doors	\$3.03	S.F.	5,785	100	\$17,510	30	2000	2030				\$17,510	
Roofing	\$28.02	S.F.	5,785	100	\$162,077	20	2000	2020				\$162,077	
Roof Coverings	\$28.02	S.F.	5,785	100	\$162,077	20	2000	2020				\$162,077	
Interiors	\$44.14	S.F.	5,785	100	\$255,369	24	2000	2005			\$84,916	\$255,369	33
Interior Construction	\$17.98	S.F.	5,785	100	\$104,004	35	2000	2020				\$104,004	
Partitions	\$10.43	S.F.	5,785	100	\$60,361	40	2000	2040				\$60,361	
Interior Doors	\$3.07	S.F.	5,785	100	\$17,774	40	2000	2040				\$17,774	
Fittings	\$4.47	S.F.	5,785	100	\$25,869	20	2000	2020				\$25,869	
Interior Finishes	\$26.17	S.F.	5,785	100	\$151,365	17	2000	2005			\$84,916	\$151,365	56
Wall Finishes	\$6.91	S.F.	5,785	100	\$39,950	8	2000	2005			\$35,521	\$39,950	89
Paint	\$6.46	S.F.	5,495	100	\$35,521	5	2000	2005			\$35,521	\$35,521	100
Tile	\$15.27	S.F.	290	100	\$4,429	35	2000	2035				\$4,429	
Floor Finishes	\$9.46	S.F.	5,785	100	\$54,750	16	2000	2012			\$49,395	\$54,750	90
Ceramic Tile	\$18.46	S.F.	290	100	\$5,355	50	2000	2050				\$5,355	
VCT	\$8.99	S.F.	5,495	100	\$49,395	12	2000	2012			\$49,395	\$49,395	100
Ceiling Finishes	\$9.80	S.F.	5,785	100	\$56,665	25	2000	2025				\$56,665	
Services	\$128.36	S.F.	5,785	100	\$742,545	25	2000	2010	2008		\$42,147	\$742,545	6
Plumbing	\$15.65	S.F.	5,785	100	\$90,541	30	2000	2030				\$90,541	
Plumbing Fixtures	\$12.44	S.F.	5,785	100	\$71,976	30	2000	2030				\$71,976	
Domestic Water Distribution	\$0.88	S.F.	5,785	100	\$5,103	30	2000	2030				\$5,103	
Sanitary Waste	\$1.37	S.F.	5,785	100	\$7,919	30	2000	2030				\$7,919	
Rain Water Drainage	\$0.96	S.F.	5,785	100	\$5,543	30	2000	2030				\$5,543	
HVAC	\$78.26	S.F.	5,785	100	\$452,707	22	2000	2010			\$6,863	\$452,707	2
Heat Generating Systems	\$8.81	S.F.	5,785	100	\$50,946	30	2000	2030				\$50,946	
Cooling Generating Systems	\$10.30	S.F.	5,785	100	\$59,569	30	2000	2030				\$59,569	
Distribution Systems	\$16.29	S.F.	5,785	100	\$94,237	30	2000	2030				\$94,237	
Terminal & Package Units	\$40.18	S.F.	5,785	100	\$232,469	15	2000	2015				\$232,469	
Controls & Instrumentation	\$1.49	S.F.	5,785	100	\$8,623	20	2000	2020				\$8,623	
Systems Testing & Balancing	\$1.19	S.F.	5,785	100	\$6,863	10	2000	2010			\$6,863	\$6,863	100
Fire Protection	\$6.10	S.F.	5,785	100	\$35,284	30	2000	2030	2008		\$35,284	\$35,284	100
Sprinklers	\$6.10	S.F.	5,785	100	\$35,284	30	2000	2030	2008		\$35,284	\$35,284	100
Electrical	\$28.35	S.F.	5,785	100	\$164,013	30	2000	2015				\$164,013	
Electrical Service/Distribution	\$2.71	S.F.	5,785	100	\$15,662	30	2000	2030				\$15,662	
Lighting and Branch Wiring	\$21.26	S.F.	5,785	100	\$123,010	30	2000	2030				\$123,010	
Communications and Security	\$4.24	S.F.	5,785	100	\$24,549	30	2000	2030				\$24,549	
Other Electrical Systems	\$0.14	S.F.	5,785	100	\$792	15	2000	2015				\$792	
Equipment & Furnishings	\$2.94	S.F.	5,785	100	\$16,982	15	2000	2015				\$16,982	
Equipment	\$2.94	S.F.	5,785	100	\$16,982	15	2000	2015				\$16,982	
Institutional	\$2.94	S.F.	5,785	100	\$16,982	15	2000	2015				\$16,982	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.11	S.F.	5,785	100	\$616	30	2000	2030				\$616	
Site Mechanical Utilities	\$0.11	S.F.	5,785	100	\$616	30	2000	2030				\$616	
Fuel Distribution	\$0.11	S.F.	5,785	100	\$616	30	2000	2030				\$616	
Gas Service Piping	\$0.11	SYSTEM	5,785	100	\$616	30	2000	2030				\$616	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\University Park Elementary\2000 Addition (continued)

[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\University Park Elementary\2000 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230		Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$83,539 \$23,354	\$43,524 \$12,167	\$127,063 \$35,521	Necess ary- 2-5 Yrs	Capital Renewal	
	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$23,198	\$12,086	\$35,284	Necess ary- 2-5 Yrs	Building Integrity	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$32,475	\$16,920	\$49,395	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$4,512	\$2,351	\$6,863	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Waldon Woods Elementary

Address: 10301 Thrift Road, Clinton, MD 20735

Attributes:

School Area	2
Congressional	5
County Council	9
Historical Building	No
Legislative	27A
Original Building	Built in 1968, 39,812 S.F.
School Addition 1	Built in 1989, 3,964 S.F.
School Addition 2	Built in 2001, 13,053 S.F.
School Board District	9
School Grade	PreK-5th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	56,829 S.F.	Last Renovation:

Facility Description:

Waldon Woods Elementary School is a one-story, 56,829 square foot facility located on a 10-acre site close to MD Route 5 (Branch Avenue) in Clinton, MD. The original building was constructed in 1968 and multiple additions were constructed in 1989 and 2001, with no major renovation. The original building contains a library, cafetorium/kitchen, administration area and other ancillary areas, and is surrounded by the 1989 addition of four classroom PODs, each containing four classrooms that are divided by folding metal partitions. The 2001 addition in the rear of the school contains primary school classrooms. In 2012 there was a POD conversion of 19,000 S.F. into classrooms.

ACCESSIBILITY ISSUES

Efforts were made to make this one-story facility handicap accessible. For example, handicap parking spaces were placed near the main entrance, curb cuts and ramps to the main entrance doors were installed, and handicap accessible restrooms were installed in the 2002 addition. However, the main entrance doors lack push button wall switches and automatic door openers, toilet configurations and accessories in the original building and 1989 addition are generally inadequate and do not comply with all the ADA accessibility guidelines. In addition, the stage in the cafetorium is not handicap accessible. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade foundation. The building does not have a basement, cellar, sub-floor, or crawl space, and there are no indications of water infiltration. Standing water does however remain around the foundation in the interior courtyards after hard rain.

B. SHELL

The superstructure is a combination of steel framing and masonry bearing walls. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Metal storefront windows near interior courtyards leak after hard rain. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up and single ply membrane roof with was replaced in 2000.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block wainscot in the corridors, drywall, and folding metal partitions. Interior doors are generally hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, and handrails. Toilet partitions have been replaced throughout the facility in 2007 with the exception of two gang restrooms. There are no stairs in the building. The interior wall finishes are typically painted CMU and drywall and exposed brick. Floor finishes in common areas are typically vinyl asbestos tiles in the original building and vinyl composition tiles in the 1989 and 2001 additions. Floor surfaces are uneven in the main hallways of the original building. Floor finishes in assignable spaces are typically vinyl asbestos tiles and ceramic tiles in original building and vinyl tiles and carpet in the 1989 and 2001 additions. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report the school contains 32,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report there is 990 square feet of asbestos containing plaster ceilings in the kitchen area.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Facility Executive Summary

Fixtures are original. Sinks, faucets, and other plumbing fixtures were not updated, but some urinals and toilets were updated. Most of the water fountains are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is a mix between internal and external with roof drains. Domestic hot water is provided by gas hot water heater located in the boiler room.

HVAC

Heating is provided by two oil fired boilers replaced in 2007. Cooling is supplied by approximately 80% window units and 20% roof top units. The heating/cooling distribution system is a ductwork and 2-pipe system using unit ventilators and ceiling vents. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pole mounted transformer that delivers power to a main panel. Power distribution from branch panel wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted, and pendent-mounted fluorescent, and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The telephone and data systems are combined and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by optical devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatments, floor grilles and mats, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where five out of 65 are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has a 10,000 gallon fuel oil tank.

Current Repair Cost: \$7,592,437.18**Replacement Cost:** \$15,055,162.25**FCI:** 50.43%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Waldon Woods Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1968

Gross Area: 43,776 S.F.

Last Renovation: 2001

Facility Description:

Current Repair Cost: \$7,492,573.50

Replacement Cost: \$11,680,033.69

FCI: 64.15%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Waldon Woods Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$264.35	S.F.	43,776	100	\$11,598,220	39	1970	1973	2018		\$7,492,572	\$11,571,997	65
Substructure	\$14.43	S.F.	43,776	100	\$631,876	100	1968					\$631,876	
Foundations	\$14.43	S.F.	43,776	100	\$631,876	100	1968					\$631,876	
Standard Foundations	\$4.12	S.F.	43,776	0	\$180,441	100	1968					\$180,441	
Slab on Grade	\$10.31	S.F.	43,776	0	\$451,435	100	1968					\$451,435	
Shell	\$64.50	S.F.	43,776	100	\$2,823,390	55	1975	1998			\$394,839	\$2,823,390	14
Superstructure	\$16.27	S.F.	43,776	100	\$712,034	100	1968					\$712,034	
Roof Construction	\$21.08	S.F.	33,776	0	\$712,034	100	1968					\$712,034	
Exterior Enclosure	\$20.02	S.F.	43,776	100	\$876,236	68	1968	1998			\$394,839	\$876,236	45
Exterior Walls	\$11.00	S.F.	43,776	0	\$481,397	100	1968					\$481,397	
Exterior Windows	\$5.66	S.F.	43,776	100	\$247,690	30	1968	1998			\$247,690	\$247,690	100
Exterior Doors	\$3.36	S.F.	43,776	100	\$147,149	30	1968	1998			\$147,149	\$147,149	100
Roofing	\$28.21	S.F.	43,776	100	\$1,235,120	20	2000	2020				\$1,235,120	
Roof Coverings	\$28.21	S.F.	43,776	100	\$1,235,120	20	2000	2020				\$1,235,120	
Interiors	\$46.10	S.F.	43,776	101	\$2,044,455	38	1968	1973			\$1,490,776	\$2,018,232	74
Interior Construction	\$18.03	S.F.	43,776	100	\$789,188	68	1968	1988			\$332,250	\$789,188	42
Partitions	\$10.44	S.F.	43,776	100	\$456,938	98	1968	2018				\$456,938	
Concrete Block Partitions - Regular Weight	\$10.51	S.F.	41,594	0	\$437,158	100	1968					\$437,158	
Drywall Partitions/Metal Stud Framing	\$9.07	S.F.	2,182	100	\$19,780	50	1968	2018				\$19,780	
Interior Doors	\$3.07	S.F.	43,776	100	\$134,498	40	1968	2008			\$134,498	\$134,498	100
Fittings	\$4.52	S.F.	43,776	100	\$197,752	20	1968	1988			\$197,752	\$197,752	100
Interior Finishes	\$28.08	S.F.	43,776	102	\$1,255,267	19	1968	1973			\$1,158,526	\$1,229,044	94
Wall Finishes	\$11.57	S.F.	43,776	100	\$506,532	22	1968	1973			\$506,532	\$506,532	100
Glazed Block	\$26.75	S.F.	10,944	100	\$292,800	35	1968	2003			\$292,800	\$292,800	100
Paint	\$6.51	S.F.	32,832	100	\$213,732	5	1968	1973			\$213,732	\$213,732	100
Floor Finishes	\$6.23	S.F.	43,776	110	\$298,753	14	1968	1973			\$271,608	\$272,530	100
Carpet	\$7.71	S.F.	8,750	100	\$67,475	5	1968	1973			\$67,475	\$67,475	100
Ceramic Tile	\$19.73	S.F.	1,376	100	\$27,145	50	1968	2018				\$27,145	
VAT	\$3.70	S.F.	23,650	130	\$113,634	13	1968	1981			\$113,634	\$87,411	130
VCT	\$9.05	S.F.	10,000	100	\$90,499	12	1968	1980			\$90,499	\$90,499	100
Ceiling Finishes	\$10.28	S.F.	43,776	100	\$449,982	19	1968	1981			\$380,386	\$449,982	85
Plaster Ceilings	\$13.43	S.F.	5,182	100	\$69,596	50	1968	2018				\$69,596	
Acoustical Ceilings	\$9.86	S.F.	38,594	100	\$380,386	13	1968	1981			\$380,386	\$380,386	100
Services	\$125.97	S.F.	43,776	100	\$5,514,429	25	1971	1978			\$5,127,580	\$5,514,429	93
Plumbing	\$15.76	S.F.	43,776	100	\$689,803	30	1968	1998			\$689,803	\$689,803	100
Plumbing Fixtures	\$12.52	S.F.	43,776	100	\$547,981	30	1968	1998			\$547,981	\$547,981	100
Domestic Water Distribution	\$0.90	S.F.	43,776	100	\$39,284	30	1968	1998			\$39,284	\$39,284	100
Sanitary Waste	\$1.38	S.F.	43,776	100	\$60,591	30	1968	1998			\$60,591	\$60,591	100
Rain Water Drainage	\$0.96	S.F.	43,776	100	\$41,947	30	1968	1998			\$41,947	\$41,947	100
HVAC	\$75.56	S.F.	43,776	100	\$3,307,858	21	1975	1978			\$2,921,009	\$3,307,858	88
Heat Generating Systems	\$8.84	S.F.	43,776	100	\$386,849	30	2008	2038				\$386,849	
Cooling Generating Systems	\$7.19	S.F.	43,776	100	\$314,939	30	1968	1998			\$314,939	\$314,939	100
Distribution Systems	\$16.40	S.F.	43,776	100	\$717,768	30	1968	1998			\$717,768	\$717,768	100
Terminal & Package Units	\$40.44	S.F.	43,776	100	\$1,770,450	15	1968	1983			\$1,770,450	\$1,770,450	100
Controls & Instrumentation	\$1.51	S.F.	43,776	100	\$65,917	20	1968	1988			\$65,917	\$65,917	100
Systems Testing & Balancing	\$1.19	S.F.	43,776	100	\$51,935	10	1968	1978			\$51,935	\$51,935	100
Fire Protection	\$6.14	S.F.	43,776	100	\$268,997	30	1968	1998			\$268,997	\$268,997	100
Sprinklers	\$6.14	S.F.	43,776	100	\$268,997	30	1968	1998			\$268,997	\$268,997	100
Electrical	\$28.50	S.F.	43,776	100	\$1,247,771	30	1968	1983			\$1,247,771	\$1,247,771	100
Electrical Service/Distribution	\$2.72	S.F.	43,776	100	\$119,184	30	1968	1998			\$119,184	\$119,184	100
Lighting and Branch Wiring	\$21.42	S.F.	43,776	100	\$937,493	30	1968	1998			\$937,493	\$937,493	100
Communications and Security	\$4.26	S.F.	43,776	100	\$186,433	30	1968	1998			\$186,433	\$186,433	100
Other Electrical Systems	\$0.11	S.F.	43,776	100	\$4,661	15	1968	1983			\$4,661	\$4,661	100
Equipment & Furnishings	\$8.36	S.F.	43,776	100	\$365,759	25	1968	1983			\$365,759	\$365,759	100
Equipment	\$8.36	S.F.	43,776	100	\$365,759	25	1968	1983			\$365,759	\$365,759	100
Institutional Equipment	\$2.97	S.F.	43,776	100	\$129,837	15	1968	1983			\$129,837	\$129,837	100
Other Equipment	\$5.39	S.F.	43,776	100	\$235,922	30	1968	1998			\$235,922	\$235,922	100
Food Service Equipment, EACH	\$235,921.76	SYSTE M	1	100	\$235,922	30	1968	1998			\$235,922	\$235,922	100
Special Construction			0			0	0				\$102,046		
Special Construction			0			0	0				\$102,046		
ADA Compliance			0	0		0	0				\$102,046		
Building Sitework	\$4.99	S.F.	43,776	100	\$218,311	30	1968	1998	2018		\$11,572	\$218,311	5
Site Improvements	\$4.72	S.F.	43,776	100	\$206,739	30	1968	1998	2018			\$206,739	
Parking Lots	\$2,446.82	Each	65	100	\$159,043	30	1968	1998	2018	6		\$159,043	
Pedestrian Paving	\$36.95	L.F.	1,291	100	\$47,696	30	1968	1998	2018	6		\$47,696	

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Mechanical Utilities	\$0.26	S.F.	43,776	100	\$11,572	30	1968	1998			\$11,572	\$11,572	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	43,776	100	\$4,661	30	1968	1998			\$4,661	\$4,661	100
Gas Service Piping	\$0.11	S.F.	43,776	100	\$4,661	30	1968	1998			\$4,661	\$4,661	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1968	1998			\$6,911	\$6,911	100

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Waldon Woods Elementary_Original Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,492,574					\$325,997	\$385,990		\$1,564,613		\$447,716
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$394,839								\$1,564,613		
Superstructure											
Roof Construction											
Exterior Enclosure	\$394,839										
Exterior Walls											
Exterior Windows	\$247,690										
Exterior Doors	\$147,149										
Roofing									\$1,564,613		
Roof Coverings									\$1,564,613		
Interiors	\$1,490,778					\$325,997	\$139,133				\$377,920
Interior Construction	\$332,251						\$23,619				
Partitions							\$23,619				
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing							\$23,619				
Interior Doors	\$134,498										
Fittings	\$197,752										
Interior Finishes	\$1,158,527					\$325,997	\$115,514				\$377,920
Wall Finishes	\$506,532					\$247,774					\$287,238
Glazed Block	\$292,800										
Paint	\$213,732					\$247,774					\$287,238
Floor Finishes	\$271,609					\$78,222	\$32,412				\$90,681
Carpet	\$67,475					\$78,222					\$90,681
Ceramic Tile							\$32,412				
VAT	\$113,634										
VCT	\$90,500										
Ceiling Finishes	\$380,386						\$83,102				
Plaster Ceilings							\$83,102				
Acoustical Ceilings	\$380,386										
Services	\$5,127,580										\$69,796
Plumbing	\$689,803										
Plumbing Fixtures	\$547,981										
Domestic Water Distribution	\$39,284										
Sanitary Waste	\$60,591										
Rain Water Drainage	\$41,947										
HVAC	\$2,921,009										\$69,796
Heat Generating Systems											
Cooling Generating Systems	\$314,939										
Distribution Systems	\$717,768										
Terminal & Package Units	\$1,770,450										
Controls & Instrumentation	\$65,917										
Systems Testing & Balancing	\$51,935										\$69,796
Fire Protection	\$268,997										
Sprinklers	\$268,997										
Electrical	\$1,247,771										
Electrical Service/Distribution	\$119,184										
Lighting and Branch Wiring	\$937,493										
Communications and Security	\$186,433										
Other Electrical Systems	\$4,661										
Equipment & Furnishings	\$365,759										
Equipment	\$365,759										
Institutional Equipment	\$129,837										
Other Equipment	\$235,922										
Food Service Equipment, EACH	\$235,922										
Special Construction	\$102,046										
Special Construction	\$102,046										
ADA Compliance	\$102,046										
Building Sitework	\$11,572						\$246,857				
Site Improvements							\$246,857				

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Upper Marlboro, MD 20772

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Report Date: 08 Sep 2012

Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Waldon Woods Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$4,926,084 \$162,847	\$2,566,490 \$84,843	\$7,492,573 \$247,690	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$96,745	\$50,404	\$147,149	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$130,015	\$67,738	\$197,752	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System	Beyond Useful Life	Renew System		1	Ea.	\$140,521	\$73,211	\$213,732	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$59,500	\$30,999	\$90,499	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$44,363	\$23,113	\$67,475	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$360,276	\$187,704	\$547,981	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the plumbing fixtures are original and are out of order. Sinks, faucets, toilets, urinals and other plumbing fixtures are in poor condition.
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$25,828	\$13,456	\$39,284	Necess ary- 2-5 Yrs	Deferred Maintena nce	Piping for both the hot and cold water is mostly original. The distribution system was not updated and needs update. Some of the faucets had low pressure that could indicate line blockage.
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System		1	Ea.	\$27,579	\$14,369	\$41,947	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$39,836	\$20,755	\$60,591	Necess ary- 2-5 Yrs	Deferred Maintena nce	Drainage is slow in some of the sink drains and when flushing toilets. This indicates that the sanitary waste system needs update and repairs.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,164,004	\$606,446	\$1,770,450	Necess ary- 2-5 Yrs	Deferred Maintena nce	The terminal units are mostly original and are beyond useful life. Unit vents and window units have control problems according to the school engineer.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$207,060	\$107,879	\$314,939	Necess ary- 2-5 Yrs	Deferred Maintena nce	There are window units that are not code compliant and have major balancing problem. Most of the roof top units are beyond useful life and are leaking water in the school. There are some new roof top units in the new addition of 2001 and are in good conditions.

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility Executive Summary

D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$471,905	\$245,863	\$717,768	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating distribution system, piping, ductwork, and fittings, appear to be in poor condition with some leaks and damage. There is no cooling distribution system in the original building. HVAC control system is not functioning properly. Some classrooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot. Specifically the computer lab overheats in winter and summer.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$43,338	\$22,579	\$65,917	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$34,145	\$17,790	\$51,935	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$176,855	\$92,141	\$268,997	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$78,359	\$40,825	\$119,184	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need. Lighting is mostly updated in 80% of the building and is adequate. The remaining 20% needs repair and/or replacement.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$616,366	\$321,127	\$937,493	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$122,573	\$63,860	\$186,433	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,064	\$1,597	\$4,661	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,064	\$1,597	\$4,661	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$88,428	\$46,071	\$134,498	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Glazed Block	System	Beyond Useful Life	Renew System	1	Ea.	\$192,505	\$100,295	\$292,800	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$74,710	\$38,924	\$113,634	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$250,089	\$130,296	\$380,386	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$85,363	\$44,474	\$129,837	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$155,110	\$80,812	\$235,922	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	43,776 S.F.	\$67,091	\$34,954	\$102,046	Does Not Meet Current Code/St andards	ADA / Accessibil ity
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Prince George County Public Schools

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Waldon Woods Elementary\ **2001 Addition**

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2001

Gross Area: 13,053 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$99,863.67

Replacement Cost: \$3,375,128.56

FCI: 2.96%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Waldon Woods Elementary\2001 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	13,053	100	\$3,375,127	39	2001	2006			\$99,864	\$3,375,127	3
Substructure	\$15.42	S.F.	13,053	100	\$201,315	100	2001					\$201,315	
Foundations	\$15.42	S.F.	13,053	100	\$201,315	100	2001					\$201,315	
Standard Foundations	\$5.17	S.F.	13,053	0	\$67,502	100	2001					\$67,502	
Slab on Grade	\$10.25	S.F.	13,053	0	\$133,813	100	2001					\$133,813	
Shell	\$67.73	S.F.	13,053	100	\$884,080	59	2001	2021				\$884,080	
Superstructure	\$20.97	S.F.	13,053	100	\$273,781	100	2001					\$273,781	
Roof Construction	\$20.97	S.F.	13,053	0	\$273,781	100	2001					\$273,781	
Exterior Enclosure	\$18.69	S.F.	13,053	100	\$244,000	71	2001	2031				\$244,000	
Exterior Walls	\$10.94	S.F.	13,053	0	\$142,747	100	2001					\$142,747	
Exterior Windows	\$4.72	S.F.	13,053	100	\$61,546	30	2001	2031				\$61,546	
Exterior Doors	\$3.04	S.F.	13,053	100	\$39,707	30	2001	2031				\$39,707	
Roofing	\$28.06	S.F.	13,053	100	\$366,299	20	2001	2021				\$366,299	
Roof Coverings	\$28.06	S.F.	13,053	100	\$366,299	20	2001	2021				\$366,299	
Interiors	\$47.15	S.F.	13,053	100	\$615,476	32	2001	2006			\$84,378	\$615,476	14
Interior Construction	\$16.55	S.F.	13,053	100	\$216,007	40	2001	2021				\$216,007	
Partitions	\$9.00	S.F.	13,053	100	\$117,533	50	2001	2051				\$117,533	
Drywall Partitions/Metal Stud Framing	\$9.00	S.F.	13,053	100	\$117,533	50	2001	2051				\$117,533	
Interior Doors	\$3.07	S.F.	13,053	100	\$40,104	40	2001	2041				\$40,104	
Fittings	\$4.47	S.F.	13,053	100	\$58,370	20	2001	2021				\$58,370	
Interior Finishes	\$30.60	S.F.	13,053	100	\$399,469	27	2001	2006			\$84,378	\$399,469	21
Wall Finishes	\$6.46	S.F.	13,053	100	\$84,378	5	2001	2006			\$84,378	\$84,378	100
Paint	\$6.46	S.F.	13,053	100	\$84,378	5	2001	2006			\$84,378	\$84,378	100
Floor Finishes	\$14.31	S.F.	13,053	100	\$186,837	38	2001	2013				\$186,837	
Ceramic Tile	\$19.64	S.F.	6,527	100	\$128,165	50	2001	2051				\$128,165	
VCT	\$8.99	S.F.	6,527	100	\$58,672	12	2001	2013				\$58,672	
Acoustical	\$9.83	S.F.	13,053	100	\$128,254	25	2001	2026				\$128,254	
Services	\$125.21	S.F.	13,053	100	\$1,634,350	25	2001	2011			\$15,486	\$1,634,350	1
Plumbing	\$15.67	S.F.	13,053	100	\$204,492	30	2001	2031				\$204,492	
Plumbing Fixtures	\$12.46	S.F.	13,053	100	\$162,601	30	2001	2031				\$162,601	
Domestic Water Distribution	\$0.88	S.F.	13,053	100	\$11,515	30	2001	2031				\$11,515	
Sanitary Waste	\$1.37	S.F.	13,053	100	\$17,868	30	2001	2031				\$17,868	
Rain Water Drainage	\$0.96	S.F.	13,053	100	\$12,508	30	2001	2031				\$12,508	
HVAC	\$75.18	S.F.	13,053	100	\$981,364	21	2001	2011			\$15,486	\$981,364	2
Heat Generating Systems	\$8.81	S.F.	13,053	100	\$114,952	30	2001	2031				\$114,952	
Cooling Generating Systems	\$7.15	S.F.	13,053	100	\$93,312	30	2001	2031				\$93,312	
Distribution Systems	\$16.32	S.F.	13,053	100	\$213,029	30	2001	2031				\$213,029	
Terminal & Package Units	\$40.23	S.F.	13,053	100	\$525,128	15	2001	2016				\$525,128	
Controls & Instrumentation	\$1.49	S.F.	13,053	100	\$19,457	20	2001	2021				\$19,457	
Systems Testing & Balancing	\$1.19	S.F.	13,053	100	\$15,486	10	2001	2011			\$15,486	\$15,486	100
Fire Protection	\$6.11	S.F.	13,053	100	\$79,812	30	2001	2031				\$79,812	
Sprinklers	\$6.11	S.F.	13,053	100	\$79,812	30	2001	2031				\$79,812	
Electrical	\$28.25	S.F.	13,053	100	\$368,682	30	2001	2031				\$368,682	
Electrical Service/Distribution	\$2.71	S.F.	13,053	100	\$35,339	30	2001	2031				\$35,339	
Lighting and Branch Wiring	\$21.29	S.F.	13,053	100	\$277,951	30	2001	2031				\$277,951	
Communications and Security	\$4.24	S.F.	13,053	100	\$55,392	30	2001	2031				\$55,392	
Equipment & Furnishings	\$2.95	S.F.	13,053	100	\$38,516	15	2001	2016				\$38,516	
Equipment	\$2.95	S.F.	13,053	100	\$38,516	15	2001	2016				\$38,516	
Institutional	\$2.95	S.F.	13,053	100	\$38,516	15	2001	2016				\$38,516	
Special Construction			0			0	0						
Special Construction			0			0	0						
ADA Compliance			0	0		0	0						
Building Sitework	\$0.11	S.F.	13,053	100	\$1,390	30	2001	2031				\$1,390	
Site Mechanical Utilities	\$0.11	S.F.	13,053	100	\$1,390	30	2001	2031				\$1,390	
Fuel Distribution	\$0.11	S.F.	13,053	100	\$1,390	30	2001	2031				\$1,390	
Gas Service Piping	\$0.11	S.F.	13,053	100	\$1,390	30	2001	2031				\$1,390	

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Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Waldon Woods Elementary\2001 Addition (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Waldon Woods Elementary\ 2001 Addition (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems C3010230	Paint	System	System	Beyond Useful Life	Renew System	1	Ea.	\$65,657	\$34,207	\$99,864	Necess ary- 2-5 Yrs	Deferred Maintena nce	
								\$55,475	\$28,903	\$84,378			
D3070	Systems Testing & Balancing	System	System	Beyond Useful Life	Renew System	1	Ea.	\$10,181	\$5,304	\$15,486	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\William Beanes Elementary

Address: 5108 Dianna Drive, Suitland, MD 20746

Attributes:

School Area	2
Congressional	4
County Council	7
Historical Building	No
Legislative	25
Original Building	Built in 1972, 49,878 S.F.
School Addition 1	Built in 1994, 6,297 S.F.
School Board District	7
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	56,175 S.F.

Year Built:
Last Renovation:

Facility Description:

William Beanes Elementary School is a one-story, 56,175 square foot facility located on a 12.2-acre site close to the Silver Hill Road Suitland Road in Suitland, MD. The original building was constructed in 1972 and an addition (Six Modulares) was constructed in 1994, and no major renovation has been performed. In 2008 some minor projects were performed that included replacement of roof top units and carpet with composite tiles, and in 2012 network infrastructure upgrades were performed. In 2012 there was also a POD conversion of 16,204 S.F. into classrooms.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. None of the restrooms are configured for accessibility, although handrails were installed in standard-sized toilet stalls. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on footings and foundation walls. The building does not have a basement, but does have a crawl space of CMU construction.

B. SHELL

The superstructure is load bearing masonry walls. Floor construction is cast-in-place concrete. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with fixed and operable single-pane thermo pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof that was replaced in 2008.

C. INTERIORS

Interior construction partition wall types typically include painted CMU and drywall. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving, and toilet partitions. There are no stairs in the building. The interior wall finishes are typically painted CMU and drywall. Interior paint was redone in 2003. Floor finishes in common areas are typically vinyl tile and carpet. Floor finishes in assignable spaces is typically vinyl tile and carpet. During the 2008 Assessment it was note in the A.H.E.R.A. Management Plan Report approximately 9,600 square feet of the vinyl tiles are asbestos containing materials in the school. Ceiling finishes in common and assignable areas are typically suspended acoustical panels.

D. SERVICES

Conveying

The building does not include conveying equipment.

Plumbing

Plumbing fixtures were updated in 2012. Domestic water distribution is copper. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas hot water heater.

HVAC

Heating is provided by roof top units. The large units are mostly original. Cooling is supplied by the above roof top packaged units. The heating/cooling distribution system is ductwork system direct air. Fresh air is supplied by infiltration. Restrooms have ceiling exhaust fans. Controls and instrumentation are digital and not centrally controlled by an energy management system.

Fire Protection

The building has 5% fire sprinkler system in some of the custodian closets. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original. Lighting and branch wiring is serving recessed, surface-mounted, and pendent-mounted fluorescent and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible and strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and is centrally monitored. The telephone and data systems are combined and included in dedicated closets or cabinets. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library and theater and stage equipment, audio-visual, laboratory, medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings. Built-in shelving and storage units are located in the library, nursery's office, and classrooms.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where four out of 68 are handicap spaces with paths to building. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school does not have a fuel oil tank. The school uses natural gas.

Current Repair Cost: \$10,146,400.88**Replacement Cost:** \$14,645,073.48**FCI:** 69.28%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\William Beanes Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1972

Gross Area: 49,878 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$9,712,935.87

Replacement Cost: \$13,016,858.40

FCI: 74.62%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\William Beanes Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.81	S.F.	49,878	101	\$13,078,891	40	1974	1977			\$9,604,904	\$12,908,825	74
Substructure	\$15.79	S.F.	49,878	100	\$787,473	100	1972					\$787,473	
Foundations	\$15.79	S.F.	49,878	100	\$787,473	100	1972					\$787,473	
Standard Foundations	\$5.60	S.F.	49,878	0	\$279,181	100	1972					\$279,181	
Slab on Grade	\$10.19	S.F.	49,878	0	\$508,292	100	1972					\$508,292	
Shell	\$20.21	S.F.	49,878	100	\$3,501,902	61	1972	1992			\$1,773,711	\$3,501,902	51
Superstructure	\$23.80	S.F.	49,878	100	\$1,187,278	100	1972					\$1,187,278	
Roof Construction	\$23.80	S.F.	49,878	0	\$1,187,278	100	1972					\$1,187,278	
Exterior Enclosure	\$18.65	S.F.	49,878	100	\$930,098	71	1972	2002			\$389,185	\$930,098	42
Exterior Walls	\$10.84	S.F.	49,878	0	\$540,913	100	1972					\$540,913	
Exterior Windows	\$4.81	S.F.	49,878	100	\$239,732	30	1972	2002			\$239,732	\$239,732	100
Exterior Doors	\$3.00	S.F.	49,878	100	\$149,453	30	1972	2002			\$149,453	\$149,453	100
Roofing	\$27.76	S.F.	49,878	100	\$1,384,526	20	1972	1992			\$1,384,526	\$1,384,526	100
Roof Coverings	\$27.76	S.F.	49,878	100	\$1,384,526	20	1972	1992			\$1,384,526	\$1,384,526	100
Interiors	\$52.90	S.F.	49,878	106	\$2,801,892	33	1976	1977			\$2,197,135	\$2,638,464	83
Interior Construction	\$17.62	S.F.	49,878	100	\$879,003	69	1972	1992			\$370,977	\$879,003	42
Partitions	\$10.19	S.F.	49,878	100	\$508,026	98	1972	2022				\$508,026	
Concrete Block Partitions - Regular Weight	\$10.36	S.F.	47,384	0	\$490,804	100	1972					\$490,804	
Drywall Partitions/Metal Stud Framing	\$6.91	S.F.	2,494	100	\$17,222	50	1972	2022				\$17,222	
Interior Doors	\$3.03	S.F.	49,878	100	\$150,970	40	1972	2012			\$150,970	\$150,970	100
Fittings	\$4.41	S.F.	49,878	100	\$220,007	20	1972	1992			\$220,007	\$220,007	100
Interior Finishes	\$35.28	S.F.	49,878	109	\$1,922,889	16	1980	1977			\$1,826,158	\$1,759,461	104
Wall Finishes	\$6.91	S.F.	49,878	100	\$344,520	9	2001	2007			\$344,520	\$344,520	100
Paint	\$7.15	S.F.	42,396	100	\$303,076	5	2003	2008			\$303,076	\$303,076	100
Tile	\$15.10	S.F.	2,744	100	\$41,444	35	1972	2007			\$41,444	\$41,444	100
Floor Finishes	\$18.65	S.F.	49,878	118	\$1,093,595	15	1972	1977			\$996,864	\$930,167	107
Carpet	\$8.35	S.F.	23,941	100	\$199,914	5	1972	1977			\$199,914	\$199,914	100
Ceramic Tile	\$19.39	S.F.	4,988	100	\$96,731	50	1972	2022				\$96,731	
VAT	\$22.75	S.F.	23,941	130	\$708,185	13	1972	1985			\$708,185	\$544,757	130
VCT	\$8.90	S.F.	9,976	100	\$88,765	12	1972	1984			\$88,765	\$88,765	100
Ceiling Finishes	\$9.72	S.F.	49,878	100	\$484,774	25	1972	1997			\$484,774	\$484,774	100
Services	\$108.08	S.F.	49,878	100	\$5,397,567	24	1975	1982			\$4,783,065	\$5,390,929	89
Plumbing	\$15.45	S.F.	49,878	100	\$770,783	30	1982	2002			\$156,281	\$770,783	20
Plumbing Fixtures	\$12.32	S.F.	49,878	100	\$614,502	30	2012	2042				\$614,502	
Domestic Water Distribution	\$0.87	S.F.	49,878	100	\$43,243	30	1972	2002			\$43,243	\$43,243	100
Sanitary Waste	\$1.34	S.F.	49,878	100	\$66,761	30	1972	2002			\$66,761	\$66,761	100
Rain Water Drainage	\$0.93	S.F.	49,878	100	\$46,277	30	1972	2002			\$46,277	\$46,277	100
HVAC	\$58.56	S.F.	49,878	100	\$2,920,782	19	1972	1982			\$2,920,782	\$2,920,782	100
Distribution Systems	\$16.12	S.F.	49,878	100	\$804,163	30	1972	2002			\$804,163	\$804,163	100
Terminal & Package Units	\$39.79	S.F.	49,878	100	\$1,984,614	15	1972	1987			\$1,984,614	\$1,984,614	100
Controls & Instrumentation	\$1.48	S.F.	49,878	100	\$73,589	20	1972	1992			\$73,589	\$73,589	100
Systems Testing & Balancing	\$1.17	S.F.	49,878	100	\$58,416	10	1972	1982			\$58,416	\$58,416	100
Fire Protection	\$6.04	S.F.	49,878	100	\$301,182	30	1972	2002			\$301,182	\$301,182	100
Sprinklers	\$6.04	S.F.	49,878	100	\$301,182	30	1972	2002			\$301,182	\$301,182	100
Electrical	\$28.03	S.F.	49,878	100	\$1,404,820	30	1972	1987			\$1,404,820	\$1,398,182	100
Electrical Service/Distribution	\$2.66	S.F.	49,878	105	\$139,401	30	1972	2002			\$139,401	\$132,763	105
Lighting and Branch Wiring	\$21.05	S.F.	49,878	100	\$1,049,964	30	1972	2002			\$1,049,964	\$1,049,964	100
Communications and Security	\$4.18	S.F.	49,878	100	\$208,627	30	1972	2002			\$208,627	\$208,627	100
Other Electrical Systems	\$0.14	S.F.	49,878	100	\$6,828	15	1972	1987			\$6,828	\$6,828	100
Equipment & Furnishings	\$7.57	S.F.	49,878	100	\$377,771	24	1972	1987			\$377,771	\$377,771	100
Equipment	\$7.57	S.F.	49,878	100	\$377,771	24	1972	1987			\$377,771	\$377,771	100
Institutional Equipment	\$2.92	S.F.	49,878	100	\$145,660	15	1972	1987			\$145,660	\$145,660	100
Other Equipment	\$4.65	S.F.	49,878	100	\$232,111	30	1972	2002			\$232,111	\$232,111	100
Food Service Equipment, EACH	\$232,110.99	SYSTEM	1	100	\$232,111	30	1972	2002			\$232,111	\$232,111	100
Special Construction			0			0	0				\$260,936		
Special Construction			0			0	0				\$260,936		
ADA Compliance			0	0		0	0				\$260,936		
Building Sitework	\$4.26	S.F.	49,878	100	\$212,286	30	1972	2002			\$212,286	\$212,286	100
Site Improvements	\$4.01	S.F.	49,878	100	\$200,064	30	1972	2002			\$200,064	\$200,064	100
Parking Lots	\$2,407.30	Each	68	100	\$163,697	30	1972	2002			\$163,697	\$163,697	100
Pedestrian Paving	\$36.37	L.F.	1,000	100	\$36,367	30	1972	2002			\$36,367	\$36,367	100
Site Mechanical Utilities	\$0.25	S.F.	49,878	100	\$12,222	30	1972	2002			\$12,222	\$12,222	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	49,878	100	\$5,311	30	1972	2002			\$5,311	\$5,311	100
Gas Service Piping	\$0.11	S.F.	49,878	100	\$5,311	30	1972	2002			\$5,311	\$5,311	100

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report
Facility Executive Summary

Report Date: 08 Sep 2012

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1972	2002			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\William Beanes Elementary_Original Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,712,936					\$583,104					\$907,626
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,773,711										
Superstructure											
Roof Construction											
Exterior Enclosure	\$389,185										
Exterior Walls											
Exterior Windows	\$239,732										
Exterior Doors	\$149,453										
Roofing	\$1,384,526										
Roof Coverings	\$1,384,526										
Interiors	\$2,197,135					\$583,104					\$829,121
Interior Construction	\$370,977										\$23,145
Partitions											\$23,145
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing											\$23,145
Interior Doors	\$150,970										
Fittings	\$220,007										
Interior Finishes	\$1,826,158					\$583,104					\$805,976
Wall Finishes	\$344,520					\$351,348					\$407,309
Paint	\$303,076					\$351,348					\$407,309
Tile	\$41,444										
Floor Finishes	\$996,864					\$231,755					\$398,667
Carpet	\$199,914					\$231,755					\$268,668
Ceramic Tile											\$129,998
VAT	\$708,185										
VCT	\$88,765										
Ceiling Finishes	\$484,774										
Services	\$4,783,063										\$78,506
Plumbing	\$156,281										
Plumbing Fixtures											
Domestic Water Distribution	\$43,243										
Sanitary Waste	\$66,761										
Rain Water Drainage	\$46,277										
HVAC	\$2,920,781										\$78,506
Distribution Systems	\$804,163										
Terminal & Package Units	\$1,984,614										
Controls & Instrumentation	\$73,589										
Systems Testing & Balancing	\$58,416										\$78,506
Fire Protection	\$301,182										
Sprinklers	\$301,182										
Electrical	\$1,404,820										
Electrical Service/Distribution	\$139,401										
Lighting and Branch Wiring	\$1,049,964										
Communications and Security	\$208,627										
Other Electrical Systems	\$6,828										
Equipment & Furnishings	\$377,771										
Equipment	\$377,771										
Institutional Equipment	\$145,660										
Other Equipment	\$232,111										
Food Service Equipment, EACH	\$232,111										
Special Construction	\$260,936										
Special Construction	\$260,936										
ADA Compliance	\$260,936										
Building Sitework	\$320,321										
Site Improvements	\$200,064										
Parking Lots	\$163,697				</						

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\William Beanes Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$6,385,888 \$157,614	\$3,327,048 \$82,117	\$9,712,936 \$239,732	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$98,260	\$51,193	\$149,453	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$144,646	\$75,361	\$220,007	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$199,261	\$103,815	\$303,076	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$27,248	\$14,196	\$41,444	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$58,360	\$30,405	\$88,765	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$131,436	\$68,478	\$199,914	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$465,605	\$242,580	\$708,185	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$318,720	\$166,053	\$484,774	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$28,430	\$14,812	\$43,243	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$30,426	\$15,852	\$46,277	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$43,893	\$22,868	\$66,761	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,304,808	\$679,805	\$1,984,614	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update. The school engineer stated the units control system is not operating at times and if operating the temperature is not adequate.
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$528,707	\$275,456	\$804,163	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$48,382	\$25,207	\$73,589	Necess ary- 2-5 Yrs	Deferred Maintena nce	Roof top units are out dated, have control problems, and ducts have holes and leak air outside the system and water in the building.

Prince George County Public Schools

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Upper Marlboro, MD 20772

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Facility Executive Summary

D3070	Systems Testing & Balancing Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$38,406	\$20,010	\$58,416	Necessary- 2-5 Yrs	Deferred Maintenance	
D4010		System	Beyond Useful Life	Renew System	1	Ea.	\$198,016	\$103,166	\$301,182	Necessary- 2-5 Yrs	Deferred Maintenance	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$91,651	\$47,750	\$139,401	Critical / Immediate Need	Compliance	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. The electric room is full of boxes, flammable materials, and other materials that could be a fire and safety hazard. Some panels have no capacity to expand at the time of need.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$690,312	\$359,652	\$1,049,964	Necessary- 2-5 Yrs	Deferred Maintenance	The lighting system is partially updated but some classrooms and offices are in need of update. Many of the light covers are stained and broken. Some classrooms need ballasts and wiring.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$137,165	\$71,463	\$208,627	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$4,489	\$2,339	\$6,828	Critical / Immediate Need	Compliance	Other electrical systems are not included in dedicated space and jammed with other materials in small storage rooms. The system shown in the photo needs adequate cooling and ventilation. The lack of both adequate cooling and ventilation might cause a fire hazard.
G3060	Fuel Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$71,029	\$37,006	\$108,035	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,491	\$1,819	\$5,311	Necessary- 2-5 Yrs	Deferred Maintenance	
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necessary- 2-5 Yrs	Deferred Maintenance	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$107,624	\$56,072	\$163,697	Necessary- 2-5 Yrs	Deferred Maintenance	
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$23,910	\$12,457	\$36,367	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$95,766	\$49,894	\$145,660	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$152,604	\$79,507	\$232,111	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	49,878	S.F.	\$171,555	\$89,380	\$260,936	Does Not Meet Current Code/Standards	ADA / Accessibility	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

C1020	Interior Doors	System	Beyond Useful Life	Renew System	1 Ea.	\$99,257	\$51,713	\$150,970	Necessary- 2-5 Yrs	Deferred Maintenance
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1 Ea.	\$910,274	\$474,252	\$1,384,526	Necessary- 2-5 Yrs	Deferred Maintenance

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\William Beanes Elementary\1994 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1994

Gross Area: 6,297 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$433,465.02

Replacement Cost: \$1,628,215.08

FCI: 26.62%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\William Beanes Elementary\1994 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.57	S.F.	6,297	100	\$1,629,700	39	1994	1999			\$433,464	\$1,628,212	27
Substructure	\$17.46	S.F.	6,297	100	\$109,928	100	1994					\$109,928	
Foundations	\$17.46	S.F.	6,297	100	\$109,928	100	1994					\$109,928	
Standard Foundations	\$5.70	S.F.	6,453	0	\$36,806	100	1994					\$36,806	
Slab on Grade	\$11.33	S.F.	6,453	0	\$73,122	100	1994					\$73,122	
Shell	\$70.97	S.F.	6,297	100	\$446,874	61	1994	2014				\$446,874	
Superstructure	\$23.75	S.F.	6,297	100	\$149,581	100	1994					\$149,581	
Roof Construction	\$23.18	S.F.	6,453	0	\$149,581	100	1994					\$149,581	
Exterior Enclosure	\$16.26	S.F.	6,297	100	\$102,386	82	1994	2024				\$102,386	
Exterior Walls	\$12.11	S.F.	6,297	0	\$76,239	100	1994					\$76,239	
Exterior Windows	\$3.19	S.F.	6,297	100	\$20,113	30	1994	2024				\$20,113	
Exterior Doors	\$0.96	S.F.	6,297	100	\$6,034	30	1994	2024				\$6,034	
Roofing	\$30.95	S.F.	6,297	100	\$194,907	20	1994	2014				\$194,907	
Roof Coverings	\$30.95	S.F.	6,297	100	\$194,907	20	1994	2014				\$194,907	
Interiors	\$46.25	S.F.	6,297	101	\$292,698	24	1994	1999			\$110,574	\$291,210	38
Interior Construction	\$18.30	S.F.	6,297	101	\$116,708	40	1994	2014				\$115,220	
Partitions	\$9.96	S.F.	6,297	100	\$62,734	50	1994	2044				\$62,734	
Drywall Partitions/Metal Stud Framing	\$9.96	S.F.	6,297	100	\$62,734	50	1994	2044				\$62,734	
Interior Doors	\$3.38	S.F.	6,297	107	\$22,751	40	1994	2034				\$21,263	
Fittings	\$4.96	S.F.	6,297	100	\$31,223	20	1994	2014				\$31,223	
Interior Finishes	\$27.95	S.F.	6,297	100	\$175,990	13	1994	1999			\$110,574	\$175,990	63
Wall Finishes	\$7.15	S.F.	6,297	100	\$45,015	5	1994	1999			\$45,015	\$45,015	100
Paint	\$7.15	S.F.	6,297	100	\$45,015	5	1994	1999			\$45,015	\$45,015	100
Floor Finishes	\$10.41	S.F.	6,297	100	\$65,559	7	1994	1999			\$65,559	\$65,559	100
Carpet	\$8.47	S.F.	5,000	100	\$42,360	5	1994	1999			\$42,360	\$42,360	100
VCT	\$17.89	S.F.	1,297	100	\$23,199	12	1994	2006			\$23,199	\$23,199	100
Acoustical	\$10.39	S.F.	6,297	100	\$65,416	25	1994	2019				\$65,416	
Services	\$120.54	S.F.	6,297	100	\$759,034	24	1994	2004			\$287,715	\$759,034	38
Plumbing	\$17.31	S.F.	6,297	100	\$108,995	30	1994	2024				\$108,995	
Plumbing Fixtures	\$13.73	S.F.	6,297	100	\$86,487	30	1994	2024				\$86,487	
Domestic Water Distribution	\$0.99	S.F.	6,297	100	\$6,226	30	1994	2024				\$6,226	
Sanitary Waste	\$1.51	S.F.	6,297	100	\$9,482	30	1994	2024				\$9,482	
Rain Water Drainage	\$1.08	S.F.	6,297	100	\$6,800	30	1994	2024				\$6,800	
HVAC	\$65.33	S.F.	6,297	100	\$411,363	19	1994	2004			\$287,715	\$411,363	70
Distribution Systems	\$18.01	S.F.	6,297	100	\$113,400	30	1994	2024				\$113,400	
Terminal & Package Units	\$44.40	S.F.	6,297	100	\$279,574	15	1994	2009			\$279,574	\$279,574	100
Controls & Instrumentation	\$1.63	S.F.	6,297	100	\$10,248	20	1994	2014				\$10,248	
Systems Testing & Balancing	\$1.29	S.F.	6,297	100	\$8,141	10	1994	2004			\$8,141	\$8,141	100
Fire Protection	\$6.74	S.F.	6,297	100	\$42,429	30	1994	2024				\$42,429	
Sprinklers	\$6.74	S.F.	6,297	100	\$42,429	30	1994	2024				\$42,429	
Electrical	\$31.17	S.F.	6,297	100	\$196,247	30	1994	2024				\$196,247	
Electrical Service/Distribution	\$3.00	S.F.	6,297	100	\$18,868	30	1994	2024				\$18,868	
Lighting and Branch Wiring	\$23.48	S.F.	6,297	100	\$147,880	30	1994	2024				\$147,880	
Communications and Security	\$4.68	S.F.	6,297	100	\$29,499	30	1994	2024				\$29,499	
Equipment & Furnishings	\$3.25	S.F.	6,297	100	\$20,496	15	1994	2009			\$20,496	\$20,496	100
Equipment	\$3.25	S.F.	6,297	100	\$20,496	15	1994	2009			\$20,496	\$20,496	100
Institutional	\$3.25	S.F.	6,297	100	\$20,496	15	1994	2009			\$20,496	\$20,496	100
Special Construction			0			0	0				\$14,679		
Special Construction			0			0	0				\$14,679		
ADA Compliance			0	0		0	0				\$14,679		
Building Sitework	\$0.11	S.F.	6,297	100	\$670	30	1994	2024				\$670	
Site Mechanical Utilities	\$0.11	S.F.	6,297	100	\$670	30	1994	2024				\$670	
Fuel Distribution	\$0.11	S.F.	6,297	100	\$670	30	1994	2024				\$670	
Gas Service Piping	\$0.11	S.F.	6,297	100	\$670	30	1994	2024				\$670	

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\William Beanes Elementary\1994 Addition (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\William Beanes Elementary\ **1994 Addition** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System	System	Beyond Useful Life	Renew System	1	Ea.	\$284,987 \$29,596	\$148,478 \$15,419	\$433,465 \$45,015	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System	System	Beyond Useful Life	Renew System	1	Ea.	\$15,253	\$7,947	\$23,199	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System	System	Beyond Useful Life	Renew System	1	Ea.	\$27,850	\$14,510	\$42,360	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	System	Beyond Useful Life	Renew System	1	Ea.	\$5,352	\$2,789	\$8,141	Necess ary- 2-5 Yrs	Deferred Maintena nce	This system is function in the addition but is beyond useful life.
F1040	ADA Compliance	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	6,297	S.F.	\$9,651	\$5,028	\$14,679	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System	System	Beyond Useful Life	Renew System	1	Ea.	\$183,809	\$95,765	\$279,574	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System	System	Beyond Useful Life	Renew System	1	Ea.	\$13,476	\$7,021	\$20,496	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\William Paca Elementary**Address:** 7801 Sheriff Road, Landover, MD 20785**Attributes:**

School Area	2
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1963, 33,812 S.F.
School Addition 1	Built in 1964, 8,256 S.F.
School Addition 2	Built in 1969, 3,037 S.F.
School Addition 3	Built in 2000, 9,763 S.F.
School Board District	6
School Grade	PreK-6th

General Information:

Function:	Elementary School
Gross Area:	54,868 S.F.

Year Built:**Last Renovation:****Facility Description:**

Williams Paca Elementary School is a one-story 54,868 square foot facility located on a 10.9-acre site close to I-495 (Capital Beltway) in Landover, MD. The original building was constructed in 1963 and additions were constructed in 1964, 1969, and 2000, with no major renovations. In 2012 a kitchen grease trap was replaced.

ACCESSIBILITY ISSUES

The facility is not in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The study should include ramp access, door hardware, interior signage, restrooms, and drinking fountains.

A. SUBSTRUCTURE

The building typically is a slab-on-grade, concrete footings and foundation walls. The building does not have a basement. The construction is CMU and glaze block.

B. SHELL

The superstructure is reinforced concrete masonry with face brick, reinforced concrete masonry load bearing walls. Floor construction is slab on grade. Roof construction is steel bar joist, Tectum board, with ridged insulation and a built up roof system. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is a low-slope with built-up roof that was replaced in 1995.

C. INTERIORS

Interior partition wall types typically include painted CMU, and glaze block. Interior doors are generally solid core wood doors with hollow metal. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving, handrails, toilet partitions. Stair construction includes concrete risers and treads with tile finishes. The interior wall finishes are typically painted CMU and glaze block. Floor finishes in common areas is typically ceramic tile, asbestos tile, carpet, and stage floor wood. Floor finishes in assignable spaces are typically asbestos tile, terrazzo, and carpet. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report the school contains 32,000 square feet of vinyl asbestos tiles and 2,750 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels, Tectum panels and exposed deck.

D. SERVICES**Conveying**

The building has one five-step wheel chair lift.

Plumbing

Fixtures are original. Sinks, faucets, urinals, toilets and other plumbing fixtures were not updated. Most of the water fountains are original. Domestic water distribution is copper. Sanitary waste system is cast iron. Drainage is slow in some of the bathrooms and sinks. Rain water system is internal with roof drains. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided two gas/oil fired Boilers. Cooling is supplied by mostly window units and few roof top packaged units on the new wing. The heating/cooling distribution system is ductwork, 2-pipe, radiators, and unit ventilators. Fresh air is supplied by infiltration. Ceiling exhaust fans are in restrooms. Controls and instrumentation are mostly pneumatic for the heating system and digital for the roof top units and not centrally controlled by an energy management system.

Fire Protection

The building does not have fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Facility Executive Summary

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Most of the switch gear is still original. Lighting and branch wiring is serving recessed, surface-mounted, and pendant-mounted fluorescent and incandescent. Emergency power is not present while emergency lighting is present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors. The system is activated by pull stations and heat sensors and is not centrally monitored. The telephone and data systems are combined and not included in dedicated closets or cabinets. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, health room equipment, food service equipment and a kitchen grease trap replaced in 2012. The building also includes fixed casework.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking spaces is available on-site where there are four handicap spaces out of the 95 with paths to building entrances. Drainage is generally handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The school has an 8,200 gallon fuel oil tank of dual wall construction replaced in 1995.

Current Repair Cost: \$8,616,473.60**Replacement Cost:** \$15,228,974.37**FCI:** 56.58%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\William Paca Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1963

Gross Area: 45,105 S.F.

Last Renovation: 1969

Facility Description:

Current Repair Cost: \$8,436,533.02

Replacement Cost: \$12,704,109.97

FCI: 66.41%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\William Paca Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$279.26	S.F.	45,105	101	\$12,768,663	39	1964	1968	2013		\$8,436,533	\$12,596,075	67
Substructure	\$17.13	S.F.	45,105	100	\$772,489	100	1963					\$772,489	
Foundations	\$17.13	S.F.	45,105	100	\$772,489	100	1963					\$772,489	
Standard Foundations	\$6.75	S.F.	45,105	0	\$304,605	100	1963					\$304,605	
Slab on Grade	\$10.37	S.F.	45,105	0	\$467,884	100	1963					\$467,884	
Shell	\$68.86	S.F.	45,105	100	\$3,105,735	59	1969	1993			\$368,407	\$3,105,735	12
Superstructure	\$21.22	S.F.	45,105	100	\$957,036	100	1963					\$957,036	
Roof Construction	\$21.22	S.F.	45,105	0	\$957,036	100	1963					\$957,036	
Exterior Enclosure	\$19.24	S.F.	45,105	100	\$867,849	70	1963	1993			\$368,407	\$867,849	42
Exterior Walls	\$11.07	S.F.	45,105	0	\$499,442	100	1963					\$499,442	
Exterior Windows	\$5.11	S.F.	45,105	100	\$230,512	30	1963	1993			\$230,512	\$230,512	100
Exterior Doors	\$3.06	S.F.	45,105	100	\$137,895	30	1963	1993			\$137,895	\$137,895	100
Roofing	\$28.40	S.F.	45,105	100	\$1,280,850	20	1995	2015				\$1,280,850	
Roof Coverings	\$28.40	S.F.	45,105	100	\$1,280,850	20	1995	2015				\$1,280,850	
Interiors	\$54.40	S.F.	45,105	107	\$2,626,353	33	1963	1968			\$1,966,810	\$2,453,765	80
Interior Construction	\$18.19	S.F.	45,105	100	\$820,513	70	1963	1983			\$342,338	\$820,513	42
Partitions	\$10.60	S.F.	45,105	100	\$478,175	100	1963	2063				\$478,175	
Concrete Block Partitions - Regular Weight	\$10.60	S.F.	45,105	0	\$478,175	100	1963	2063				\$478,175	
Interior Doors	\$3.07	S.F.	45,105	100	\$138,582	40	1963	2003			\$138,582	\$138,582	100
Fittings	\$4.52	S.F.	45,105	100	\$203,756	20	1963	1983			\$203,756	\$203,756	100
Stairs	\$1.60	S.F.	45,105	100	\$72,035	50	1963	2013				\$72,035	
Stair Construction	\$1.60	S.F.	45,105	100	\$72,035	50	1963	2013				\$72,035	
Stairs	\$1.60	S.F.	45,105	100	\$72,035	50	1963	2013				\$72,035	
Interior Finishes	\$34.61	S.F.	45,105	111	\$1,733,805	14	1963	1968			\$1,624,472	\$1,561,217	104
Wall Finishes	\$6.56	S.F.	45,105	100	\$295,686	5	1963	1968			\$295,686	\$295,686	100
Paint	\$6.56	S.F.	45,105	100	\$295,686	5	1963	1968			\$295,686	\$295,686	100
Floor Finishes	\$17.90	S.F.	45,105	121	\$980,014	18	1963	1968			\$870,681	\$807,426	108
Carpet	\$7.76	S.F.	15,300	100	\$118,684	5	1963	1968			\$118,684	\$118,684	100
Ceramic Tile	\$19.86	S.F.	2,500	100	\$49,661	50	1963	2013				\$49,661	
Concrete finish flooring	\$3.74	S.F.	1,100	100	\$4,116	10	1963	1973			\$4,116	\$4,116	100
Terrazzo	\$37.29	S.F.	1,600	100	\$59,672	75	1963	2038				\$59,672	
VAT	\$23.29	S.F.	24,705	130	\$747,881	13	1963	1976			\$747,881	\$575,293	130
Ceiling Finishes	\$10.16	S.F.	45,105	100	\$458,105	13	1963	1976			\$458,105	\$458,105	100
2x 4 Tectum	\$10.89	S.F.	10,000	100	\$108,904	13	1963	1976			\$108,904	\$108,904	100
Acoustical Ceilings	\$9.95	S.F.	35,105	100	\$349,201	13	1963	1976			\$349,201	\$349,201	100
Services	\$124.42	S.F.	45,105	100	\$5,611,865	25	1963	1973			\$5,611,865	\$5,611,865	100
Plumbing	\$13.46	S.F.	45,105	100	\$607,152	30	1963	1993			\$607,152	\$607,152	100
Plumbing Fixtures	\$10.22	S.F.	45,105	100	\$461,024	30	1963	1993			\$461,024	\$461,024	100
Domestic Water Distribution	\$0.90	S.F.	45,105	100	\$40,477	30	1963	1993			\$40,477	\$40,477	100
Sanitary Waste	\$1.37	S.F.	45,105	100	\$61,744	30	1963	1993			\$61,744	\$61,744	100
Rain Water Drainage	\$0.97	S.F.	45,105	100	\$43,907	30	1963	1993			\$43,907	\$43,907	100
HVAC	\$76.11	S.F.	45,105	100	\$3,432,980	21	1963	1973			\$3,432,980	\$3,432,980	100
Heat Generating Systems	\$8.91	S.F.	45,105	100	\$402,024	30	1963	1993			\$402,024	\$402,024	100
Cooling Generating Systems	\$7.26	S.F.	45,105	100	\$327,244	30	1963	1993			\$327,244	\$327,244	100
Distribution Systems	\$16.50	S.F.	45,105	100	\$744,361	30	1963	1993			\$744,361	\$744,361	100
Terminal & Package Units	\$40.72	S.F.	45,105	100	\$1,836,548	15	1963	1978			\$1,836,548	\$1,836,548	100
Controls & Instrumentation	\$1.51	S.F.	45,105	100	\$67,919	20	1963	1983			\$67,919	\$67,919	100
Systems Testing & Balancing	\$1.22	S.F.	45,105	100	\$54,884	10	1963	1973			\$54,884	\$54,884	100
Fire Protection	\$6.18	S.F.	45,105	100	\$278,535	30	1963	1993			\$278,535	\$278,535	100
Sprinklers	\$6.18	S.F.	45,105	100	\$278,535	30	1963	1993			\$278,535	\$278,535	100
Electrical	\$28.67	S.F.	45,105	100	\$1,293,198	30	1963	1978			\$1,293,198	\$1,293,198	100
Electrical Service/Distribution	\$2.74	S.F.	45,105	100	\$123,488	30	1963	1993			\$123,488	\$123,488	100
Lighting and Branch Wiring	\$21.55	S.F.	45,105	100	\$972,129	30	1963	1993			\$972,129	\$972,129	100
Communications and Security	\$4.27	S.F.	45,105	100	\$192,779	30	1963	1993			\$192,779	\$192,779	100
Other Electrical Systems	\$0.11	S.F.	45,105	100	\$4,802	15	1963	1978			\$4,802	\$4,802	100
Equipment & Furnishings	\$8.26	S.F.	45,105	100	\$372,594	25	1963	1978			\$372,594	\$372,594	100
Equipment	\$8.26	S.F.	45,105	100	\$372,594	25	1963	1978			\$372,594	\$372,594	100
Institutional Equipment	\$3.00	S.F.	45,105	100	\$135,151	15	1963	1978			\$135,151	\$135,151	100
Other Equipment	\$5.26	S.F.	45,105	100	\$237,443	30	1963	1993			\$237,443	\$237,443	100
Food Service Equipment, EACH	\$237,442.91	SYSTE M	1	100	\$237,443	30	1963	1993			\$237,443	\$237,443	100
Special Construction			0			0	0				\$105,144		
Special Construction			0			0	0				\$105,144		
ADA Compliance			0	0		0	0				\$105,144		
Building Sitework	\$6.20	S.F.	45,105	100	\$279,627	30	1963	1993	2013		\$11,713	\$279,627	4
Site Improvements	\$5.94	S.F.	45,105	100	\$267,914	30	1963	1993	2013			\$267,914	
Parking Lots	\$2,428.85	Ea.	95	100	\$230,741	30	1963	1993	2013	1		\$230,741	

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Pedestrian Paving	\$37.17	L.F.	1,000	100	\$37,173	30	1963	1993	2013	1		\$37,173	
Site Mechanical Utilities	\$0.26	S.F.	45,105	100	\$11,713	30	1963	1993			\$11,713	\$11,713	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	45,105	100	\$4,802	30	1963	1993			\$4,802	\$4,802	100
Gas Service Piping	\$0.11	S.F.	45,105	100	\$4,802	30	1963	1993			\$4,802	\$4,802	100
Propane	\$6,911.42	SYSTEM	1	100	\$6,911	30	1963	1993			\$6,911	\$6,911	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\William Paca Elementary_Original Building (continued)

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13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 08 Sep 2012

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\William Paca Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$5,546,702 \$183,126	\$2,889,831 \$95,409	\$8,436,533 \$278,535	Necess ary- 2-5 Yrs	Building Integrity	
	D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$81,189	\$42,299	\$123,488	Critical / Immediate Need	Capital Renewal	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need. The electric room is full of boxes, flammable materials, and other materials that could be a fire and safety hazard.
	D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$639,138	\$332,991	\$972,129	Necess ary- 2-5 Yrs	Capital Renewal	Most lighting is outdated and in some cases not operating. Many of the light covers are stained and broken. Some class rooms need ballasts and wiring.
	D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$126,745	\$66,034	\$192,779	Necess ary- 2-5 Yrs	Compliance	
	D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$3,157	\$1,645	\$4,802	Necess ary- 2-5 Yrs	Capital Renewal	Other electrical systems are mostly original and need update.
	G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,157	\$1,645	\$4,802	Necess ary- 2-5 Yrs	Environmental	
	G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Environmental	
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$194,403	\$101,284	\$295,686	Necess ary- 2-5 Yrs	Capital Renewal	Paint finishes are worn, stained, smudged, and chipped, and need to be repainted.
	C3020410	VAT	System	Beyond Useful Life	Renew System	1	Ea.	\$491,704	\$256,178	\$747,881	Necess ary- 2-5 Yrs	Environmental	There is 9x9 VAT throughout the building with cracks and separation. The tile is beyond useful life and needs to be replaced.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$78,030	\$40,654	\$118,684	Necess ary- 2-5 Yrs	Capital Renewal	The carpet is worn, torn, and should to be replaced.
	C3020410	Concrete finish flooring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,706	\$1,410	\$4,116	Necess ary- 2-5 Yrs	Building Integrity	
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$303,106	\$157,918	\$461,024	Necess ary- 2-5 Yrs	Capital Renewal	Plumbing fixtures are mostly original and need update. Some of the fixtures are out of order and are covered with plastic to prevent students from using them. Some sinks are chipped, cracked, and have rust. Some faucets are slow and broken.

Prince George County Public Schools

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D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$26,612	\$13,865	\$40,477	Necess ary- 2-5 Yrs	Environm ental	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$28,867	\$15,040	\$43,907	Necess ary- 2-5 Yrs	Building Integrity	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$40,595	\$21,150	\$61,744	Necess ary- 2-5 Yrs	Environm ental	The sanitary piping is beyond its useful life outdated and in some areas is clogged and others leaking.
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,207,461	\$629,087	\$1,836,548	Necess ary- 2-5 Yrs	Capital Renewal	Most of the terminal units are original and show signs of damage. The school is in need of complete terminal units update. The school engineer stated the units control system is not operating at times and if operating the temperature is not adequate.
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$264,315	\$137,708	\$402,024	Necess ary- 2-5 Yrs	Capital Renewal	The heat generation system is original and is beyond useful life. The boilers are in poor condition. The school engineer indicated that these boilers are in constant break and repair.
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$215,151	\$112,094	\$327,244	Necess ary- 2-5 Yrs	Capital Renewal	Window units throughout the school are not code compliant and are outdated. Cooling in the school is poor according to the school engineer. Most of the rooms have control problem and the units are noisy. Roof top units are located on the new section and some have control issues.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$489,389	\$254,972	\$744,361	Necess ary- 2-5 Yrs	Capital Renewal	The distribution system consisting of pipes, pumps, ductwork, vents and units are mostly outdated and beyond useful life. Circulation pumps are leaking, pipe insulation is peeling out, and pipes are leaking, and so on. There are lots of leaks and stains through out of the school.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$44,654	\$23,265	\$67,919	Necess ary- 2-5 Yrs	Environm ental	The control system for each of the roof top units is located in one area and is not centralized. This limits the control for limited number of the rooms and keeping the others without of controls. Also, control for heating is outdated and mostly inoperable.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$36,084	\$18,800	\$54,884	Necess ary- 2-5 Yrs	Environm ental	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$229,587	\$119,615	\$349,201	Necess ary- 2-5 Yrs	Capital Renewal	The ceiling is in poor condition due to stains, fading, and some warped tile. The tile is beyond useful life and should be relpaced.
C3030110	2x 4 Tectum	System	Beyond Useful Life	Renew System	1	Ea.	\$71,600	\$37,304	\$108,904	Necess ary- 2-5 Yrs	Capital Renewal	Tectum panels are stained and fading.

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E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$88,857	\$46,294	\$135,151	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$156,110	\$81,333	\$237,443	Necessary- 2-5 Yrs	Deferred Maintenance
B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$151,553	\$78,959	\$230,512	Necessary- 2-5 Yrs	Deferred Maintenance
B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$90,661	\$47,234	\$137,895	Necessary- 2-5 Yrs	Deferred Maintenance
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$91,112	\$47,469	\$138,582	Necessary- 2-5 Yrs	Deferred Maintenance
C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$133,962	\$69,794	\$203,756	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	45,105	S.F.	\$69,128	\$36,016	\$105,144	Does Not Meet Current Code/Standards	ADA / Accessibility

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\William Paca Elementary\2000 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 9,763 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$179,940.58

Replacement Cost: \$2,524,864.40

FCI: 7.13%

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\William Paca Elementary\2000 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.62	S.F.	9,763	100	\$2,524,865	39	2000	2005			\$179,942	\$2,524,865	7
Substructure	\$16.20	S.F.	9,763	100	\$158,147	100	2000					\$158,147	
Foundations	\$16.20	S.F.	9,763	100	\$158,147	100	2000					\$158,147	
Standard Foundations	\$5.45	S.F.	9,763	0	\$53,161	100	2000					\$53,161	
Slab on Grade	\$10.75	S.F.	9,763	0	\$104,986	100	2000					\$104,986	
Shell	\$71.05	S.F.	9,763	100	\$693,622	59	2000	2020				\$693,622	
Superstructure	\$22.01	S.F.	9,763	100	\$214,873	100	2000					\$214,873	
Roof Construction	\$22.01	S.F.	9,763	0	\$214,873	100	2000					\$214,873	
Exterior Enclosure	\$19.59	S.F.	9,763	100	\$191,262	71	2000	2030				\$191,262	
Exterior Walls	\$11.48	S.F.	9,763	0	\$112,114	100	2000					\$112,114	
Exterior Windows	\$4.94	S.F.	9,763	100	\$48,261	30	2000	2030				\$48,261	
Exterior Doors	\$3.16	S.F.	9,763	100	\$30,887	30	2000	2030				\$30,887	
Roofing	\$29.45	S.F.	9,763	100	\$287,487	20	2000	2020				\$287,487	
Roof Coverings	\$29.45	S.F.	9,763	100	\$287,487	20	2000	2020				\$287,487	
Interiors	\$53.40	S.F.	9,763	100	\$521,368	27	2000	2005			\$158,445	\$521,368	30
Interior Construction	\$17.37	S.F.	9,763	100	\$169,582	40	2000	2020				\$169,582	
Partitions	\$9.48	S.F.	9,763	100	\$92,513	50	2000	2050				\$92,513	
Drywall Partitions/Metal Stud Framing	\$9.48	S.F.	9,763	100	\$92,513	50	2000	2050				\$92,513	
Interior Doors	\$3.21	S.F.	9,763	100	\$31,332	40	2000	2040				\$31,332	
Fittings	\$4.68	S.F.	9,763	100	\$45,737	20	2000	2020				\$45,737	
Interior Finishes	\$36.03	S.F.	9,763	100	\$351,786	20	2000	2005			\$158,445	\$351,786	45
Wall Finishes	\$16.26	S.F.	9,763	100	\$158,742	22	2000	2005			\$66,229	\$158,742	42
Paint	\$6.78	S.F.	9,763	100	\$66,229	5	2000	2005			\$66,229	\$66,229	100
Tile	\$9.48	S.F.	9,763	100	\$92,513	35	2000	2035				\$92,513	
Floor Finishes	\$9.45	S.F.	9,763	100	\$92,216	12	2000	2012			\$92,216	\$92,216	100
VCT	\$9.45	S.F.	9,763	100	\$92,216	12	2000	2012			\$92,216	\$92,216	100
Ceiling Finishes	\$10.33	S.F.	9,763	100	\$100,828	25	2000	2025				\$100,828	
Services	\$114.76	S.F.	9,763	100	\$1,120,396	24	2000	2010			\$12,177	\$1,120,396	1
Plumbing	\$16.43	S.F.	9,763	100	\$160,375	30	2000	2030				\$160,375	
Plumbing Fixtures	\$13.07	S.F.	9,763	100	\$127,557	30	2000	2030				\$127,557	
Domestic Water Distribution	\$0.91	S.F.	9,763	100	\$8,910	30	2000	2030				\$8,910	
Sanitary Waste	\$1.44	S.F.	9,763	100	\$14,107	30	2000	2030				\$14,107	
Rain Water Drainage	\$1.00	S.F.	9,763	100	\$9,801	30	2000	2030				\$9,801	
HVAC	\$62.13	S.F.	9,763	100	\$606,603	19	2000	2010			\$12,177	\$606,603	2
Distribution Systems	\$17.11	S.F.	9,763	100	\$167,057	30	2000	2030				\$167,057	
Terminal & Package Units	\$42.21	S.F.	9,763	100	\$412,074	15	2000	2015				\$412,074	
Controls & Instrumentation	\$1.57	S.F.	9,763	100	\$15,295	20	2000	2020				\$15,295	
Systems Testing & Balancing	\$1.25	S.F.	9,763	100	\$12,177	10	2000	2010			\$12,177	\$12,177	100
Fire Protection	\$6.42	S.F.	9,763	100	\$62,665	30	2000	2030				\$62,665	
Sprinklers	\$6.42	S.F.	9,763	100	\$62,665	30	2000	2030				\$62,665	
Electrical	\$29.78	S.F.	9,763	100	\$290,753	30	2000	2015				\$290,753	
Electrical Service/Distribution	\$2.84	S.F.	9,763	100	\$27,769	30	2000	2030				\$27,769	
Lighting and Branch Wiring	\$22.34	S.F.	9,763	100	\$218,139	30	2000	2030				\$218,139	
Communications and Security	\$4.46	S.F.	9,763	100	\$43,509	30	2000	2030				\$43,509	
Other Electrical Systems	\$0.14	S.F.	9,763	100	\$1,336	15	2000	2015				\$1,336	
Equipment & Furnishings	\$3.10	S.F.	9,763	100	\$30,293	15	2000	2015				\$30,293	
Equipment	\$3.10	S.F.	9,763	100	\$30,293	15	2000	2015				\$30,293	
Institutional	\$3.10	S.F.	9,763	100	\$30,293	15	2000	2015				\$30,293	
Special Construction			0			0	0				\$9,320		
Special Construction			0			0	0				\$9,320		
ADA Compliance			0	0		0	0				\$9,320		
Building Sitework	\$0.11	S.F.	9,763	100	\$1,039	30	2000	2030				\$1,039	
Site Mechanical Utilities	\$0.11	S.F.	9,763	100	\$1,039	30	2000	2030				\$1,039	
Fuel Distribution	\$0.11	S.F.	9,763	100	\$1,039	30	2000	2030				\$1,039	
Gas Service Piping	\$0.11	S.F.	9,763	100	\$1,039	30	2000	2030				\$1,039	

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Facility Executive Summary

Facility: \Elementary Schools\William Paca Elementary\2000 Addition (continued)

[illegible]

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\William Paca Elementary\ **2000 Addition** (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$118,304 \$43,543	\$61,636 \$22,686	\$179,941 \$66,229	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	9,763	S.F.	\$6,127	\$3,192	\$9,320	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$60,628	\$31,587	\$92,216	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$8,006	\$4,171	\$12,177	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary

Facility: \Elementary Schools\Woodmore Elementary
Address: 12500 Woodmore Road, Mitchellville, MD 20716

Attributes:

School Area	2
Congressional	4
County Council	6
Historical Building	No
Legislative	23A
Original Building	Built in 1964, 27,067 S.F.
School Addition 1	Built in 1968, 19,744 S.F.
School Addition 2	Built in 1995, 9,290 S.F.
School Board District	5
School Grade	PreK-6th

General Information:

Function: Elementary School
Gross Area: 56,101 S.F.

Year Built:
Last Renovation:

Facility Description:

Woodmore Elementary School is a one-story, 56,101 square foot facility located on a 21-acre site close to MD Route 214 and US Route 50 in Mitchellville, MD. The original building was constructed in 1964 and additions were constructed in 1968 and 1995 (Eight Modulares), with no major renovation performed. In 2012 a kitchen grease trap was repalced.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and a ramp, but does not have push button wall switches / automatic door openers. All programs in this one-story facility are handicap accessible. Handicap toilet stalls are available only in the 1995-addition. Interior graphics and/or signage are inadequate or missing in some portions of the building and do not comply with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

A portion of the building, including the cafeteria and multi-purpose room, rests on the concrete footings and foundation walls, and the remainder of the building typically rests on a slab-on-grade. The building does not have a basement, but does have a crawl space under the cafeteria.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill. The exterior enclosure is brick veneer over CMU with Tecfab panels. Some exterior walls in the original building and 1968 addition have Tecfab fireproof wall panels. The exterior windows in the original building are aluminum sash with operable single-pane glazing. The exterior windows in the 1995 addition are aluminum sash with operable thermo pane glazing. Fire exit windows are available in all classrooms. Two classrooms in the 1995 addition and the classrooms in 1968 addition also have exterior doors. The exterior doors in the original building are hollow metal steel in corridors and solid core wood doors in the classrooms. The exterior doors in the 1995 addition are hollow metal steel. The roofing on the original building and 1968 addition is typically low-slope built-up roof with gravel ballast. The roofing on the 1995 addition is typically pitched built-up roof with gravel ballast.

C. INTERIORS

Interior partition walls divide types typically include painted CMU and a few folding metal partition walls in classrooms. The interior doors in the 1995 addition have 20 minute fire rating. Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have original blackboards. Toilet accessories such as metal partitions in the original building and 1968 addition are original. There is concrete stairs to access the boiler room. There is an exterior concrete step to access the 1968 addition. There is a metal ladder to access the roof hatch.

Interior wall finishes are typically painted CMU. Floor finishes throughout the building are typically vinyl asbestos tiles (VAT), vinyl composition tiles (VCT), carpet, and ceramic tiles. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report the school contains 24,600 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended (concave, needlepoint, fissured, and metal pan) acoustical tiles.

D. SERVICES**Conveying**

The building does not have an elevator.

Plumbing

Fixtures are original, except for the low flow toilets, which were recently installed. Other plumbing fixtures in the original building and 1968 addition, such as urinals, and sinks are original to the building age. Domestic water distribution is original and consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is internal with roof drains. The building does not have a sprinkler system.

HVAC

Facility Executive Summary

Heating is provided by two new steam gas fired boilers that supply fin tube radiators and terminal units throughout the building. Cooling is provided individual window units for the classrooms and a roof package unit for offices. Distribution is a 2-pipe system to the fin tube radiators and fan coil units. Fresh air is supplied mostly by infiltration. Heating and cooling for the 1995 modular addition is provided by gas fired, roof mounted package units. Controls are low voltage electrical thermostats and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides service to the main disconnect. Minor additions have been made to accommodate the window air conditioning, but most of the distribution system is original. Lighting has been upgraded to electronic ballast and T-8 lamps. There are emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Communication and Security

The system consists of visual/audible annunciators, manual pull stations and heat/smoke detectors. Telephone and data systems are separate, not located in dedicated closets, and do not have independent cooling systems. The security system consists of motion sensors.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, medical equipment, food service equipment and a kitchen grease trap replaced in 2012. The library has shelves and furniture; such as tables/chairs. The nurse's room has two beds. The sinks, cabinets, and restroom fixtures in the nurse's room are original. The school has a stage with lights and curtains. The building also includes fixed casework/cabinetry in few classrooms, window treatment, and multiple seating furnishings (folding chairs and tables) in the multi-purpose room.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Asphalt surface parking is available on-site where there are two reserved handicap spaces out of total about 36 parking spaces. Drainage is inadequate and is handled by surface discharge. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic, especially on the back side of the building. Underground fuel tank was installed in 1993.

Current Repair Cost: \$9,204,169.98**Replacement Cost:** \$14,635,602.55**FCI:** 62.89%

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Woodmore Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1964

Gross Area: 46,811 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$8,964,195.14

Replacement Cost: \$12,271,253.98

FCI: 73.05%

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Woodmore Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$259.84	S.F.	46,811	101	\$12,301,415	39	1969	1974	2010		\$8,964,197	\$12,163,221	74
Substructure	\$15.24	S.F.	46,811	100	\$713,419	100	1964					\$713,419	
Foundations	\$15.24	S.F.	46,811	100	\$713,419	100	1964					\$713,419	
Standard Foundations	\$5.08	S.F.	46,811	0	\$237,806	100	1964					\$237,806	
Slab on Grade	\$10.16	S.F.	46,811	0	\$475,613	100	1964					\$475,613	
Shell	\$66.70	S.F.	46,811	100	\$3,122,100	59	1970	1994	2010		\$1,651,117	\$3,122,100	53
Superstructure	\$20.66	S.F.	46,811	100	\$966,890	100	1964					\$966,890	
Roof Construction	\$20.66	S.F.	46,811	0	\$966,890	100	1964					\$966,890	
Exterior Enclosure	\$18.40	S.F.	46,811	100	\$861,515	71	1964	1994			\$357,422	\$861,515	41
Exterior Walls	\$10.77	S.F.	46,811	0	\$504,093	100	1964					\$504,093	
Exterior Windows	\$4.65	S.F.	46,811	100	\$217,871	30	1964	1994			\$217,871	\$217,871	100
Exterior Doors	\$2.98	S.F.	46,811	100	\$139,551	30	1964	1994			\$139,551	\$139,551	100
Roofing	\$27.64	S.F.	46,811	100	\$1,293,695	20	1995	2015	2010		\$1,293,695	\$1,293,695	100
Roof Coverings	\$27.64	S.F.	46,811	100	\$1,293,695	20	1995	2015	2010		\$1,293,695	\$1,293,695	100
Interiors	\$49.86	S.F.	46,811	106	\$2,472,080	33	1971	1977	2015		\$1,816,764	\$2,333,886	78
Interior Construction	\$17.90	S.F.	46,811	100	\$838,019	70	1964	1984			\$348,166	\$838,019	42
Partitions	\$10.46	S.F.	46,811	100	\$489,853	100	1964	2064				\$489,853	
Concrete Block Partitions - Regular Weight	\$10.46	S.F.	46,811	0	\$489,853	100	1964	2064				\$489,853	
Interior Doors	\$3.01	S.F.	46,811	100	\$140,975	40	1964	2004			\$140,975	\$140,975	100
Fittings	\$4.43	S.F.	46,811	100	\$207,191	20	1964	1984			\$207,191	\$207,191	100
Interior Finishes	\$31.96	S.F.	46,811	109	\$1,634,061	13	1979	1977	2015		\$1,468,598	\$1,495,867	98
Wall Finishes	\$6.84	S.F.	46,811	100	\$320,398	5	1995	2000			\$320,398	\$320,398	100
Paint	\$6.84	S.F.	46,811	100	\$320,398	5	1995	2000			\$320,398	\$320,398	100
Floor Finishes	\$15.80	S.F.	46,811	119	\$877,922	17	1978	1977	2015		\$712,459	\$739,728	96
Carpet	\$7.57	S.F.	15,000	100	\$113,619	5	1995	2000			\$113,619	\$113,619	100
Ceramic Tile	\$19.33	S.F.	6,000	100	\$115,991	50	1964	2014				\$115,991	
VAT (Resilient Flooring)	\$22.66	S.F.	20,326	130	\$598,840	13	1964	1977			\$598,840	\$460,646	130
VCT	\$9.02	S.F.	5,485	100	\$49,472	12	1995	2007	2015	3		\$49,472	
Ceiling Finishes	\$9.31	S.F.	46,811	100	\$435,741	13	1964	1977			\$435,741	\$435,741	100
Services	\$116.48	S.F.	46,811	100	\$5,452,462	24	1969	1974			\$4,845,842	\$5,452,462	89
Plumbing	\$15.44	S.F.	46,811	100	\$722,676	30	1964	1994			\$722,676	\$722,676	100
Plumbing Fixtures	\$12.27	S.F.	46,811	100	\$574,580	30	1964	1994			\$574,580	\$574,580	100
Domestic Water Distribution	\$0.90	S.F.	46,811	100	\$42,008	30	1964	1994			\$42,008	\$42,008	100
Sanitary Waste	\$1.34	S.F.	46,811	100	\$62,656	30	1964	1994			\$62,656	\$62,656	100
Rain Water Drainage	\$0.93	S.F.	46,811	100	\$43,432	30	1964	1994			\$43,432	\$43,432	100
HVAC	\$67.11	S.F.	46,811	100	\$3,141,324	21	1973	1974			\$2,734,775	\$3,141,324	87
Heat Generating Systems	\$8.68	S.F.	46,811	100	\$406,549	30	2007	2037				\$406,549	
Distribution Systems	\$16.09	S.F.	46,811	100	\$753,291	30	1964	1994			\$753,291	\$753,291	100
Terminal & Package Units	\$39.65	S.F.	46,811	100	\$1,856,172	15	1964	1979			\$1,856,172	\$1,856,172	100
Controls & Instrumentation	\$1.49	S.F.	46,811	100	\$69,776	20	1964	1984			\$69,776	\$69,776	100
Systems Testing & Balancing	\$1.19	S.F.	46,811	100	\$55,536	10	1964	1974			\$55,536	\$55,536	100
Fire Protection	\$6.01	S.F.	46,811	100	\$281,238	30	1964	1994			\$281,238	\$281,238	100
Sprinklers	\$6.01	S.F.	46,811	100	\$281,238	30	1964	1994			\$281,238	\$281,238	100
Electrical	\$27.93	S.F.	46,811	100	\$1,307,224	28	1972	1979			\$1,107,153	\$1,307,224	85
Electrical Service/Distribution	\$2.66	S.F.	46,811	100	\$124,599	30	1964	1994			\$124,599	\$124,599	100
Lighting and Branch Wiring	\$20.99	S.F.	46,811	100	\$982,554	30	1964	1994			\$982,554	\$982,554	100
Communications and Security	\$4.17	S.F.	46,811	100	\$195,087	20	1994	2014				\$195,087	
Other Electrical Systems	\$0.11	S.F.	46,811	100	\$4,984	15	1964	1979				\$4,984	
Equipment & Furnishings	\$8.45	S.F.	46,811	100	\$395,677	24	1964	1979			\$395,677	\$395,677	100
Equipment	\$8.45	S.F.	46,811	100	\$395,677	24	1964	1979			\$395,677	\$395,677	100
Institutional Equipment	\$3.51	S.F.	46,811	100	\$164,471	15	1964	1979			\$164,471	\$164,471	100
Other Equipment	\$4.94	S.F.	46,811	100	\$231,206	30	1964	1994			\$231,206	\$231,206	100
Food Service Equipment, EACH	\$231,206.11	SYSTEM	1	100	\$231,206	30	1964	1994			\$231,206	\$231,206	100
Special Construction			0			0	0				\$109,120		
Special Construction			0			0	0				\$109,120		
ADA Compliance			0	0		0	0				\$109,120		
Building Sitework	\$3.11	S.F.	46,811	100	\$145,677	30	1964	1994			\$145,677	\$145,677	100
Site Improvements	\$3.01	S.F.	46,811	100	\$140,693	30	1964	1994			\$140,693	\$140,693	100
Parking Lots	\$2,397.92	S.F.	36	100	\$86,325	30	1964	1994			\$86,325	\$86,325	100
Pedestrian Paving	\$36.25	L.F.	1,500	100	\$54,368	30	1964	1994			\$54,368	\$54,368	100
Site Mechanical Utilities	\$0.11	S.F.	46,811	100	\$4,984	30	1964	1994			\$4,984	\$4,984	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	46,811	100	\$4,984	30	1964	1994			\$4,984	\$4,984	100
Gas Service Piping	\$0.11	S.F.	46,811	100	\$4,984	30	1964	1994			\$4,984	\$4,984	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Woodmore Elementary_Building (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Woodmore Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$5,893,619 \$143,242	\$3,070,576 \$74,629	\$8,964,195 \$217,871	Necess ary- 2-5 Yrs	Deferred Maintena nce	The exterior windows in the original building are aluminum sash with operable single-pane glazing and are in fair condition (water come in through some windows and are beyond useful life).
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$91,750	\$47,802	\$139,551	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior steel doors in the original building are beyond useful life and in fair condition and the exterior wood doors are in poor condition due to rust and not sealing properly.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$92,686	\$48,289	\$140,975	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors, including fire doors with no fire ratings, in the original building and 1968 addition are generally solid core wood doors with hollow metal frames that are in fair condition, with chipped corners, worn surface finishes, and loose windows on some.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$136,220	\$70,971	\$207,191	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings include chalk/tack boards, toilet accessories, handrails, and toilet partitions. Most of the classrooms have old original blackboards, which are in fair condition. The toilet accessories in the original building and 1968 addition (such as metal partitions) are old, original, rusted/stained, and in poor condition. All the old toilet accessories are beyond their useful life and needs to be replaced. The toilet accessories in the 1995 addition are in good condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$210,650	\$109,748	\$320,398	Necess ary- 2-5 Yrs	Deferred Maintena nce	The paint on some partition walls is peeling and needs to be repainted.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$74,700	\$38,919	\$113,619	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the main office, media center, and in the classrooms 9, 19, and 27 in the original building; and all classrooms in the 1995-addition is old, beyond useful life, and in poor condition (worn and stained).

Prince George County Public Schools

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Report Date: 08 Sep 2012

Facility Executive Summary

C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$286,483	\$149,258	\$435,741	Necess ary- 2-5 Yrs	Deferred Maintena nce	The acoustical ceiling tiles throughout the building, including original building and 1995 addition (modular classrooms), are beyond useful life and in fair to poor condition (stained and warped due to past roof leaks and pipe condensation).
C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$393,715	\$205,125	\$598,840	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 9x9 vinyl asbestos tile floor finish in classrooms and corridors of the original building and 1968 addition are worn, cracked, and some are missing.
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$56,755	\$29,570	\$86,325	Necess ary- 2-5 Yrs	Deferred Maintena nce	Asphalt surface parking is in fair to poor condition, with cracks, pot holes, and uneven surfaces.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$35,745	\$18,623	\$54,368	Necess ary- 2-5 Yrs	Deferred Maintena nce	Concrete sidewalks immediately adjacent to the facility are in fair condition, with cracks and damaged edges, especially on the back side of the building.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$3,277	\$1,707	\$4,984	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$377,765	\$196,815	\$574,580	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$27,618	\$14,389	\$42,008	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$28,555	\$14,877	\$43,432	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$41,194	\$21,462	\$62,656	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$1,220,363	\$635,809	\$1,856,172	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$495,260	\$258,031	\$753,291	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$45,875	\$23,901	\$69,776	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$36,513	\$19,023	\$55,536	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$184,903	\$96,335	\$281,238	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$81,919	\$42,680	\$124,599	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$645,992	\$336,562	\$982,554	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$108,133	\$56,338	\$164,471	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$152,009	\$79,197	\$231,206	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	46,811	S.F.	\$71,743	\$37,378	\$109,120	Does Not Meet Current Code/St andards	ADA / Accessibil ity
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$850,556	\$443,140	\$1,293,695	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Woodmore Elementary\1995 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1995

Gross Area: 9,290 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$239,974.84

Replacement Cost: \$2,364,348.56

FCI: 10.15%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Woodmore Elementary\1995 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$254.50	S.F.	9,290	100	\$2,364,350	43	1995	2000	2015		\$239,975	\$2,364,350	10
Substructure	\$5.99	S.F.	9,290	100	\$55,620	100	1995					\$55,620	
Foundations	\$5.99	S.F.	9,290	100	\$55,620	100	1995					\$55,620	
Standard Foundations	\$5.99	S.F.	9,290	0	\$55,620	100	1995					\$55,620	
Shell	\$104.30	S.F.	9,290	100	\$968,978	69	1995	2015				\$968,978	
Superstructure	\$50.27	S.F.	9,290	100	\$466,971	100	1995					\$466,971	
Floor Construction	\$26.02	S.F.	9,290	0	\$241,684	100	1995					\$241,684	
Roof Construction	\$24.25	S.F.	9,290	0	\$225,287	100	1995					\$225,287	
Exterior Enclosure	\$21.59	S.F.	9,290	100	\$200,580	71	1995	2025				\$200,580	
Exterior Walls	\$12.65	S.F.	9,290	0	\$117,544	100	1995					\$117,544	
Exterior Windows	\$5.45	S.F.	9,290	100	\$50,624	30	1995	2025				\$50,624	
Exterior Doors	\$3.49	S.F.	9,290	100	\$32,412	30	1995	2025				\$32,412	
Roofing	\$32.45	S.F.	9,290	100	\$301,427	20	1995	2015				\$301,427	
Roof Coverings	\$32.45	S.F.	9,290	100	\$301,427	20	1995	2015				\$301,427	
Interiors	\$46.95	S.F.	9,290	100	\$436,154	23	1995	2000	2015		\$218,319	\$436,154	50
Interior Construction	\$17.77	S.F.	9,290	100	\$165,072	40	1995	2015				\$165,072	
Partitions	\$10.42	S.F.	9,290	100	\$96,766	50	1995	2045				\$96,766	
Concrete Block Partitions - Regular Weight	\$12.09	S.F.	0	0		100	1995						
Drywall Partitions/Metal Stud Framing	\$10.42	S.F.	9,290	100	\$96,766	50	1995	2045				\$96,766	
Interior Doors	\$2.20	S.F.	9,290	100	\$20,459	40	1995	2035				\$20,459	
Fittings	\$5.15	S.F.	9,290	100	\$47,847	20	1995	2015				\$47,847	
Interior Finishes	\$29.18	S.F.	9,290	100	\$271,082	12	1995	2000	2015		\$218,319	\$271,082	81
Wall Finishes	\$7.48	S.F.	9,290	100	\$69,530	5	1995	2000			\$69,530	\$69,530	100
Paint & Covering	\$7.48	S.F.	9,290	100	\$69,530	5	1995	2000			\$69,530	\$69,530	100
Floor Finishes	\$10.78	S.F.	9,290	100	\$100,109	17	1995	2000	2015		\$47,346	\$100,109	47
Carpet	\$8.87	S.F.	5,340	100	\$47,346	5	1995	2000			\$47,346	\$47,346	100
Ceramic	\$22.69	S.F.	950	100	\$21,552	50	1995	2045				\$21,552	
VCT	\$10.40	S.F.	3,000	100	\$31,211	12	1995	2007	2015	3		\$31,211	
Ceiling Finishes	\$10.92	S.F.	9,290	100	\$101,443	13	1995	2008			\$101,443	\$101,443	100
Services	\$97.27	S.F.	9,290	100	\$903,598	22	1995	2015				\$903,598	
Plumbing	\$18.09	S.F.	9,290	100	\$168,075	30	1995	2025				\$168,075	
Plumbing Fixtures	\$14.39	S.F.	9,290	100	\$133,692	30	1995	2025				\$133,692	
Domestic Water Distribution	\$1.01	S.F.	9,290	100	\$9,422	30	1995	2025				\$9,422	
Sanitary Waste	\$1.58	S.F.	9,290	100	\$14,640	30	1995	2025				\$14,640	
Rain Water Drainage	\$1.11	S.F.	9,290	100	\$10,321	30	1995	2025				\$10,321	
HVAC	\$46.52	S.F.	9,290	100	\$432,141	20	1995	2015				\$432,141	
Terminal & Package Units	\$46.52	S.F.	9,290	100	\$432,141	20	1995	2015				\$432,141	
Electrical	\$32.66	S.F.	9,290	100	\$303,382	21	1995	2015				\$303,382	
Electrical Service/Distribution	\$3.13	S.F.	9,290	100	\$29,104	30	1995	2025				\$29,104	
Lighting and Branch Wiring	\$24.63	S.F.	9,290	100	\$228,783	20	1995	2015				\$228,783	
Communications and Security	\$4.90	S.F.	9,290	100	\$45,495	20	1995	2015				\$45,495	
Special Construction			0			0	0				\$21,656		
Special Construction			0			0	0				\$21,656		
ADA Compliance			0	0		0	0				\$21,656		

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Elementary Schools\Woodmore Elementary\1995 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Woodmore Elementary\1995 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	C3010230	Paint & Covering	System	Beyond Useful Life	Renew System	1	Ea.	\$157,774 \$45,713	\$82,200 \$23,817	\$239,975 \$69,530	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$31,128	\$16,218	\$47,346	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$66,695	\$34,748	\$101,443	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	9,290	S.F.	\$14,238	\$7,418	\$21,656	Does Not Meet Current Code/St andards	ADA / Accessibil ity	

Facility Executive Summary

Facility: \Elementary Schools\Woodridge Elementary
Address: 5001 Flintridge Drive, Hyattsville, MD 20784

Attributes:

School Area	2
Congressional	4
County Council	3
Historical Building	No
Legislative	22
Original Building	Built in 1954, 17,029 S.F.
School Addition 1	Built in 1963, 2,520 S.F.
School Addition 2	Built in 1979, 8,108 S.F.
School Addition 3	Built in 1994, 4,030 S.F.
School Board District	4
School Grade	PreK-6th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	31,687 S.F.	Last Renovation:

Facility Description:

Woodridge Elementary School is a partial two-story, 31,687 square foot facility located on a 6.7 acre site close to US Route 50 and I-495 (Capital Beltway) in Hyattsville, MD. The original building was constructed in 1954 and additions were constructed in 1963, 1979, and 1994 (four modulars), with some renovation done in 1999. In 2012 an underground fuel tank was replaced.

ACCESSIBILITY ISSUES

The facility is generally not in compliance with ADA requirements. However, further study by an ADA Specialist is required to ensure compliance with Federal and State requirements. The main entrance appears to be handicap accessible. There is one unisex handicap toilet facility.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade and foundation walls that previously were showing signs of settlement or damage. The building has a partial basement of cast in place construction that previously was showing signs of settlement and water infiltration.

B. SHELL

The superstructure is concrete frame. Floor construction is slab on grade. Roof construction is slab. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof, replaced in 1998.

C. INTERIORS

Interior partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, shelving, handrails and toilet partitions. Stair construction includes steel / concrete risers and treads with rubber finishes. Interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl tile and some carpet. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building has a hydraulic elevator that addresses many ADA functions.

Plumbing

Fixtures are original. Domestic water distribution is a mixture of copper and galvanized steel. Sanitary waste system is a mixture of cast iron and plastic. Rain water system is internal and external with roof drains and scuppers. Domestic hot water is provided by a mixture of gas and electric hot water heaters.

HVAC

Heating is provided by fuel oil fired steam boilers. Cooling is supplied by rooftop package units and window units. The heating/cooling distribution system is a mix of ductwork and two-pipe system using fan coil units and unit ventilators. Fresh air is supplied by infiltration and air handlers. Ceiling and wall-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted and pendent-mounted fluorescent and incandescent. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible/strobe annunciators in common spaces, balconies, interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system was upgraded. The telephone and data systems are combined and include dedicated closets or cabinets that are inadequately secured and cooled. The building does not include an internal security system.

Other Electrical Systems

The building has an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library (media center), medical equipment, food service equipment and a kitchen grease trap. The building also includes fixed casework, window treatment, and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two are handicap spaces with paths to building entrances. Drainage is generally handled by surface discharge and area drains. The site includes concrete sidewalks immediately adjacent to the facility, site lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The underground fuel tank was replaced in 2012.

Current Repair Cost: \$5,607,067.08**Replacement Cost:** \$8,841,179.08**FCI:** 63.42%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Woodridge Elementary_Original Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1954

Gross Area: 27,657 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$5,319,189.51

Replacement Cost: \$7,799,162.51

FCI: 68.20%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Woodridge Elementary_Original Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$282.00	S.F.	27,657	100	\$7,799,166	40	1958	1961			\$5,319,194	\$7,799,166	68
Substructure	\$18.00	S.F.	27,657	100	\$497,949	100	1954					\$497,949	
Foundations	\$15.29	S.F.	27,657	100	\$422,766	100	1954					\$422,766	
Standard Foundations	\$5.05	S.F.	27,657	0	\$139,660	100	1954					\$139,660	
Slab on Grade	\$10.24	S.F.	27,657	0	\$283,106	100	1954					\$283,106	
Basement Construction	\$2.72	S.F.	27,657	100	\$75,183	100	1954					\$75,183	
Basement Excavation	\$0.73	S.F.	10,562	0	\$7,711	100	1954					\$7,711	
Basement Walls	\$6.39	S.F.	10,562	0	\$67,472	100	1954					\$67,472	
Shell	\$67.65	S.F.	27,657	100	\$1,871,110	59	1963	1984			\$214,118	\$1,871,110	11
Superstructure	\$20.94	S.F.	27,657	100	\$579,253	100	1954					\$579,253	
Roof Construction	\$20.94	S.F.	27,657	0	\$579,253	100	1954					\$579,253	
Exterior Enclosure	\$18.68	S.F.	27,657	100	\$516,575	71	1954	1984			\$214,118	\$516,575	41
Exterior Walls	\$10.94	S.F.	27,657	0	\$302,457	100	1954					\$302,457	
Exterior Windows	\$4.72	S.F.	27,657	100	\$130,406	30	1954	1984			\$130,406	\$130,406	100
Exterior Doors	\$3.03	S.F.	27,657	100	\$83,712	30	1954	1984			\$83,712	\$83,712	100
Roofing	\$28.03	S.F.	27,657	100	\$775,282	20	1998	2018				\$775,282	
Roof Coverings	\$28.03	S.F.	27,657	100	\$775,282	20	1998	2018				\$775,282	
Interiors	\$58.73	S.F.	27,657	100	\$1,624,218	33	1962	1961			\$1,326,389	\$1,624,218	82
Interior Construction	\$18.28	S.F.	27,657	100	\$505,636	56	1954	1974			\$207,807	\$505,636	41
Partitions	\$10.77	S.F.	27,657	100	\$297,829	75	1954	2029				\$297,829	
Interior Doors	\$3.06	S.F.	27,657	100	\$84,553	40	1954	1994			\$84,553	\$84,553	100
Fittings	\$4.46	S.F.	27,657	100	\$123,254	20	1954	1974			\$123,254	\$123,254	100
Interior Finishes	\$40.44	S.F.	27,657	100	\$1,118,582	23	1967	1961			\$1,118,582	\$1,118,582	100
Wall Finishes	\$21.74	S.F.	27,657	100	\$601,128	26	1980	1989			\$601,128	\$601,128	100
Paint	\$6.46	S.F.	27,657	100	\$178,782	5	2007	2012			\$178,782	\$178,782	100
Tile	\$15.27	S.F.	27,657	100	\$422,346	35	1954	1989			\$422,346	\$422,346	100
Floor Finishes	\$9.26	S.F.	27,657	100	\$256,222	14	1954	1961			\$256,222	\$256,222	100
Carpet	\$7.67	S.F.	5,000	100	\$38,329	7	1954	1961			\$38,329	\$38,329	100
Ceramic Tile	\$19.61	S.F.	1,340	100	\$26,272	50	1954	2004			\$26,272	\$26,272	100
VCT	\$8.99	S.F.	21,317	100	\$191,621	10	1954	1964			\$191,621	\$191,621	100
Ceiling Finishes	\$9.45	S.F.	27,657	100	\$261,232	25	1954	1979			\$261,232	\$261,232	100
Services	\$117.77	S.F.	27,657	100	\$3,257,195	25	1956	1964			\$3,257,195	\$3,257,195	100
Plumbing	\$15.64	S.F.	27,657	100	\$432,442	30	1954	1984			\$432,442	\$432,442	100
Plumbing Fixtures	\$12.43	S.F.	27,657	100	\$343,682	30	1954	1984			\$343,682	\$343,682	100
Domestic Water Distribution	\$0.88	S.F.	27,657	100	\$24,398	30	1954	1984			\$24,398	\$24,398	100
Sanitary Waste	\$1.37	S.F.	27,657	100	\$37,860	30	1954	1984			\$37,860	\$37,860	100
Rain Water Drainage	\$0.96	S.F.	27,657	100	\$26,502	30	1954	1984			\$26,502	\$26,502	100
HVAC	\$68.11	S.F.	27,657	100	\$1,883,730	21	1959	1964			\$1,883,730	\$1,883,730	100
Heat Generating Systems	\$8.94	S.F.	27,657	100	\$247,350	30	1981	2011			\$247,350	\$247,350	100
Distribution Systems	\$16.31	S.F.	27,657	100	\$450,951	30	1954	1984			\$450,951	\$450,951	100
Terminal & Package Units	\$40.18	S.F.	27,657	100	\$1,111,392	15	1954	1969			\$1,111,392	\$1,111,392	100
Controls & Instrumentation	\$1.49	S.F.	27,657	100	\$41,225	20	1954	1974			\$41,225	\$41,225	100
Systems Testing & Balancing	\$1.19	S.F.	27,657	100	\$32,812	10	1954	1964			\$32,812	\$32,812	100
Fire Protection	\$6.10	S.F.	27,657	100	\$168,686	30	1954	1984			\$168,686	\$168,686	100
Sprinklers	\$6.10	S.F.	27,657	100	\$168,686	30	1954	1984			\$168,686	\$168,686	100
Electrical	\$27.93	S.F.	27,657	100	\$772,337	30	1954	1969			\$772,337	\$772,337	100
Electrical Service/Distribution	\$2.71	S.F.	27,657	100	\$74,878	30	1954	1984			\$74,878	\$74,878	100
Lighting and Branch Wiring	\$21.28	S.F.	27,657	100	\$588,507	30	1954	1984			\$588,507	\$588,507	100
Communications and Security	\$3.80	S.F.	27,657	100	\$105,166	30	1954	1984			\$105,166	\$105,166	100
Other Electrical Systems	\$0.14	S.F.	27,657	100	\$3,786	15	1954	1969			\$3,786	\$3,786	100
Equipment & Furnishings	\$11.43	S.F.	27,657	100	\$316,005	15	1954	1969			\$316,005	\$316,005	100
Equipment			0	0		0	0						
Equipment	\$11.43	S.F.	27,657	100	\$316,005	15	1954	1969			\$316,005	\$316,005	100
Institutional Equipment	\$2.95	S.F.	27,657	100	\$81,609	15	1954	1969			\$81,609	\$81,609	100
Other Equipment	\$8.48	S.F.	27,657	100	\$234,396	15	1954	1969			\$234,396	\$234,396	100
Food Service Equipment, EACH	\$234,396.05	SYSTEM	1	100	\$234,396	15	1954	1969			\$234,396	\$234,396	100
Special Construction			0			0	0				\$64,471		
Special Construction			0			0	0				\$64,471		
ADA Compliance			0	0		0	0				\$64,471		
Building Sitework	\$8.41	S.F.	27,657	100	\$232,689	42	1954	1984			\$141,016	\$232,689	61
Site Improvements	\$4.99	S.F.	27,657	100	\$138,071	50	1954	2004			\$138,071	\$138,071	100
Parking Lots	\$2,431.01	Each	42	100	\$102,103	50	1954	2004			\$102,103	\$102,103	100
Pedestrian Paving	\$36.70	L.F.	980	100	\$35,968	50	1954	2004			\$35,968	\$35,968	100
Site Mechanical Utilities	\$3.42	S.F.	27,657	100	\$94,618	30	1954	1984			\$2,945	\$94,618	3
Fuel Distribution	\$91,673.42	SYSTEM	1	100	\$91,673	30	2012	2042				\$91,673	
Fuel Distribution	\$0.11	S.F.	27,657	100	\$2,945	30	1954	1984			\$2,945	\$2,945	100

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Gas Service Piping	\$0.11	S.F.	27,657	100	\$2,945	30	1954	1984			\$2,945	\$2,945	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Woodridge Elementary_**Original Building** (continued)

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13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Woodridge Elementary_Original Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$3,497,166 \$85,737	\$1,822,024 \$44,669	\$5,319,190 \$130,406	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are steel sash with operable single-pane glazing and are in poor condition.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$55,037	\$28,675	\$83,712	Necess ary- 2-5 Yrs	Deferred Maintena nce	The hollow metal steel exterior doors are worn, outdated, and in poor condition.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$55,591	\$28,963	\$84,553	Necess ary- 2-5 Yrs	Deferred Maintena nce	The solid core wood doors are in poor condition and beyond useful life.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$81,035	\$42,219	\$123,254	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$277,676	\$144,669	\$422,346	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3020410	VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$125,983	\$65,637	\$191,621	Necess ary- 2-5 Yrs	Deferred Maintena nce	VCT in common areas and assignable spaces is in poor condition.
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$25,200	\$13,129	\$38,329	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet has reached the end of its useful life.
	C3020410	Ceramic Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$17,273	\$8,999	\$26,272	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$171,750	\$89,482	\$261,232	Necess ary- 2-5 Yrs	Deferred Maintena nce	The 2x2 and 2x4 suspended acoustical panels are in fair condition, but beyond useful life.
	D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$225,958	\$117,724	\$343,682	Necess ary- 2-5 Yrs	Deferred Maintena nce	Water fountains, sinks, faucets, and some toilets and urinals are still original and need to be updated. Water fountain valves are inadequate. Faucets are hard to operate. If the third sink in the photo was intended for handicap use, then drain insulation is needed.
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$16,041	\$8,357	\$24,398	Necess ary- 2-5 Yrs	Deferred Maintena nce	Although the hot water heater was recently updated, the distribution system was not and in need of update. Some of the faucets had low pressure that could indicate line blockage.
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$17,424	\$9,078	\$26,502	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$24,891	\$12,968	\$37,860	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$730,698	\$380,694	\$1,111,392	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the roof top units are beyond useful life and are leaking water in the school. The new additions and main office have mostly new roof top units and are in good conditions, except for the balance and control problem. There are window units that at not code compliant.
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$27,104	\$14,121	\$41,225	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is not functioning properly. Some class rooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$21,572	\$11,239	\$32,812	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$49,229	\$25,649	\$74,878	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$386,921	\$201,586	\$588,507	Necess ary- 2-5 Yrs	Deferred Maintena nce	Lighting in the multipurpose room is inadequate and needs update. Lighting in other areas was replaced but not completely.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$69,143	\$36,023	\$105,166	Necess ary- 2-5 Yrs	Deferred Maintena nce	The security system is out dated and does not meet the principle and school needs. Internal and external surveillance is needed. There are no cameras or cartelized monitoring system for security.
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$2,489	\$1,297	\$3,786	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$53,655	\$27,954	\$81,609	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G2020	Parking Lots	System	Beyond Useful Life	Renew System	1	Ea.	\$67,129	\$34,974	\$102,103	Necess ary- 2-5 Yrs	Deferred Maintena nce	The asphalt parking is in poor condition with cracks.
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$23,647	\$12,320	\$35,968	Necess ary- 2-5 Yrs	Deferred Maintena nce	The concrete sidewalks are in poor condition.
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$154,107	\$80,290	\$234,396	Necess ary- 2-5 Yrs	Deferred Maintena nce	Food service equipment is reportedly in fair condition. However, due to its general age, food service equipment should be scheduled for replacement.
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$1,936	\$1,009	\$2,945	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$296,483	\$154,468	\$450,951	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	27,657	S.F.	\$42,387	\$22,084	\$64,471	Does Not Meet Current Code/St andards	ADA / Accessibil ity
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$117,542	\$61,240	\$178,782	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3020	Heat Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$162,623	\$84,727	\$247,350	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$110,905	\$57,781	\$168,686	Necess ary- 2-5 Yrs	Deferred Maintena nce

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Woodridge Elementary\1994 Addition

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1994

Gross Area: 4,030 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$287,877.57

Replacement Cost: \$1,042,016.57

FCI: 27.63%

Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772eCOMET Facility Report
Facility Executive Summary

Report Date: 09 Sep 2012

Facility: \Elementary Schools\Woodridge Elementary\1994 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$258.56	S.F.	4,030	102	\$1,060,579	38	1994	1999			\$287,878	\$1,042,015	28
Substructure	\$16.79	S.F.	4,030	100	\$67,671	100	1994					\$67,671	
Foundations	\$16.79	S.F.	4,030	100	\$67,671	100	1994					\$67,671	
Standard Foundations	\$5.64	S.F.	4,030	0	\$22,741	100	1994					\$22,741	
Slab on Grade	\$11.15	S.F.	4,030	0	\$44,930	100	1994					\$44,930	
Shell	\$73.69	S.F.	4,030	100	\$296,980	59	1994	2014				\$296,980	
Superstructure	\$22.81	S.F.	4,030	100	\$91,944	100	1994					\$91,944	
Roof Construction	\$22.82	S.F.	4,030	0	\$91,944	100	1994					\$91,944	
Exterior Enclosure	\$20.35	S.F.	4,030	100	\$82,014	71	1994	2024				\$82,014	
Exterior Walls	\$11.92	S.F.	4,030	0	\$48,056	100	1994					\$48,056	
Exterior Windows	\$5.13	S.F.	4,030	100	\$20,657	30	1994	2024				\$20,657	
Exterior Doors	\$3.30	S.F.	4,030	100	\$13,301	30	1994	2024				\$13,301	
Roofing	\$30.53	S.F.	4,030	100	\$123,022	20	1994	2014				\$123,022	
Roof Coverings	\$30.53	S.F.	4,030	100	\$123,022	20	1994	2014				\$123,022	
Interiors	\$46.98	S.F.	4,030	100	\$189,323	23	1994	1999			\$66,288	\$189,323	35
Interior Construction	\$19.96	S.F.	4,030	100	\$80,420	35	1994	2014				\$80,420	
Partitions	\$11.73	S.F.	4,030	0	\$47,259	40	1994	2034				\$47,259	
Interior Doors	\$3.36	S.F.	4,030	100	\$13,546	40	1994	2034				\$13,546	
Fittings	\$4.87	S.F.	4,030	100	\$19,615	20	1994	2014				\$19,615	
Interior Finishes	\$27.02	S.F.	4,030	100	\$108,903	15	1994	1999			\$66,288	\$108,903	61
Wall Finishes	\$7.04	S.F.	4,030	100	\$28,380	5	1994	1999			\$28,380	\$28,380	100
Paint	\$7.04	S.F.	4,030	100	\$28,380	5	1994	1999			\$28,380	\$28,380	100
Floor Finishes	\$9.74	S.F.	4,030	100	\$39,271	11	1994	2004			\$37,908	\$39,271	97
Ceramic Tile	\$8.52	S.F.	160	100	\$1,363	50	1994	2044				\$1,363	
VCT	\$9.80	S.F.	3,870	100	\$37,908	10	1994	2004			\$37,908	\$37,908	100
Ceiling Finishes	\$10.24	S.F.	4,030	100	\$41,252	25	1994	2019				\$41,252	
Services	\$117.79	S.F.	4,030	104	\$493,242	24	1995	2004			\$199,262	\$474,678	42
Plumbing	\$16.43	S.F.	4,030	100	\$66,200	30	1997	2024				\$66,200	
Low Flow Toilets	\$1.70	S.F.	4,030	100	\$6,865	30	2007	2037				\$6,865	
Plumbing Fixtures	\$11.79	S.F.	4,030	100	\$47,505	30	1994	2024				\$47,505	
Domestic Water Distribution	\$0.94	S.F.	4,030	100	\$3,800	30	1994	2024				\$3,800	
Sanitary Waste	\$0.96	S.F.	4,030	100	\$3,862	30	1994	2024				\$3,862	
Rain Water Drainage	\$1.03	S.F.	4,030	100	\$4,168	30	1994	2024				\$4,168	
HVAC	\$64.44	S.F.	4,030	107	\$277,682	19	1994	2004			\$199,262	\$259,713	77
Distribution Systems	\$17.75	S.F.	4,030	100	\$71,533	30	1994	2024				\$71,533	
Terminal & Package Units	\$43.77	S.F.	4,030	110	\$194,052	15	1994	2009			\$194,052	\$176,411	110
Controls & Instrumentation	\$1.63	S.F.	4,030	105	\$6,887	20	1994	2014				\$6,559	
Systems Testing & Balancing	\$1.29	S.F.	4,030	100	\$5,210	10	1994	2004			\$5,210	\$5,210	100
Fire Protection	\$6.65	S.F.	4,030	100	\$26,786	30	1994	2024				\$26,786	
Sprinklers	\$6.65	S.F.	4,030	100	\$26,786	30	1994	2024				\$26,786	
Electrical	\$30.27	S.F.	4,030	100	\$122,574	30	1994	2024				\$121,979	
Electrical Service/Distribution	\$2.95	S.F.	4,030	105	\$12,486	30	1994	2024				\$11,891	
Lighting and Branch Wiring	\$23.16	S.F.	4,030	100	\$93,354	30	1994	2024				\$93,354	
Communications and Security	\$4.15	S.F.	4,030	100	\$16,734	30	1994	2024				\$16,734	
Equipment & Furnishings	\$3.21	S.F.	4,030	100	\$12,934	15	1994	2009			\$12,934	\$12,934	100
Equipment	\$3.21	S.F.	4,030	100	\$12,934	15	1994	2009			\$12,934	\$12,934	100
Institutional	\$3.21	S.F.	4,030	100	\$12,934	15	1994	2009			\$12,934	\$12,934	100
Special Construction			0			0	0				\$9,394		
Special Construction			0			0	0				\$9,394		
ADA Compliance			0	0		0	0				\$9,394		
Building Sitework	\$0.11	S.F.	4,030	100	\$429	30	1994	2024				\$429	
Site Mechanical Utilities	\$0.11	S.F.	4,030	100	\$429	30	1994	2024				\$429	
Fuel Distribution	\$0.11	S.F.	4,030	100	\$429	30	1994	2024				\$429	
Gas Service Piping	\$0.11	S.F.	4,030	100	\$429	30	1994	2024				\$429	

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Facility Executive Summary

Facility: \Elementary Schools\Woodridge Elementary\1994 Addition (continued)

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Prince George County Public Schools13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 09 Sep 2012

Facility Executive Summary**Facility:** \Elementary Schools\Woodridge Elementary\ 1994 Addition (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$189,269 \$18,659	\$98,609 \$9,721	\$287,878 \$28,380	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$24,923	\$12,985	\$37,908	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System		Beyond Useful Life	Renew System	1	Ea.	\$3,426	\$1,785	\$5,210	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	4,030	S.F.	\$6,176	\$3,218	\$9,394	Does Not Meet Current Code/St andards	ADA / Accessibil ity	
D3050	Terminal & Package Units	System		Beyond Useful Life	Renew System	1	Ea.	\$127,582	\$66,470	\$194,052	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$8,503	\$4,430	\$12,934	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Facility Executive Summary**Facility:** \Elementary Schools\Yorktown Elementary**Address:** 7301 Race Track Road, Bowie, MD 20715**Attributes:**

School Area	1
Congressional	5
County Council	4
Historical Building	No
Legislative	23A
Original Building	Built in 1967, 47,855 S.F.
School Board District	5
School Grade	K-5th

General Information:

Function:	Elementary School	Year Built:
Gross Area:	47,855 S.F.	Last Renovation:

Facility Description:

Yorktown Elementary School is a one-story, 47,855 square foot facility located on a 10.2 acre site close to MD Route 197 and MD Route 564 in Bowie, MD. The original building was constructed in 1967 and no additions were constructed or major renovations performed since that time, with exception of FY03 SR Roof Replacement, which was performed in 2004. In 2012 some minor projects were performed that included security upgrades.

ACCESSIBILITY ISSUES

Access to this school is facilitated by designated handicap parking spaces and curb cuts that are close to the covered sidewalk that leads to the main entrance. All programs within this one-story facility are accessible to the handicapped; however, additional enhancements are required to gain full compliance with the current ADA legislation. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or sub-floor.

B. SHELL

The superstructure is steel frame with masonry construction. Floor construction is slab on grade. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer with metal siding. Exterior windows are aluminum sash with fixed and operable single-pane glazing. Exterior doors are hollow metal steel.

C. INTERIORS

Interior construction partition wall types typically include painted CMU. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, toilet accessories, shelving and toilet partitions. The interior wall finishes are typically painted CMU and tile. Floor finishes in common areas is typically vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile. During the 2008 Assessment it was noted in the A.H.E.R.A. Management Plan Report the school contains 17,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas and assignable areas are typically suspended acoustical panels.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

Domestic water distribution is copper and galvanized steel. Sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by a gas-fired hot water heater with separate storage and circulator.

HVAC

Heating is provided by boilers, which were installed in 2007. Cooling is supplied by individual room window units. The heating distribution system is a steam/condensate 2-pipe system using air handlers, fan coil units, radiators, and unit ventilators. Fresh air is supplied by infiltration and air handling units. Roof-mounted exhaust fans are installed in restrooms and ventilation. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution (from branch panels) wiring is typically copper. Lighting and branch wiring is typically grounded serving recessed, surface-mounted and pendent-mounted fluorescent and some incandescent. Emergency power and lighting (battery) are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

Facility Executive Summary

The fire alarm system consists of audible annunciators in common spaces, interior corridors, etc. The system is activated by pull stations and/or smoke detectors and is not centrally monitored. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems:

The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater and stage, audio-visual, medical equipment, food service equipment, a kitchen grease trap, exhaust hood, fixed casework and window treatment furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on-site where two out of 47 are handicap spaces with paths to building entrances. Drainage is generally handled by surface area drains. The school has an 8,000 gallon fuel oil tank.

Current Repair Cost: \$7,894,281.25**Replacement Cost:** \$12,967,788.21**FCI:** 60.88%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

Facility: \Elementary Schools\Yorktown Elementary_Building

Attributes:

None

General Information:

Function: Elementary School

Year Built: 1967

Gross Area: 47,855 S.F.

Last Renovation:

Facility Description:

Current Repair Cost: \$7,894,281.25

Replacement Cost: \$12,967,788.21

FCI: 60.88%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Yorktown Elementary_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$268.72	S.F.	47,855	100	\$12,859,754	41	1972	1972	2017		\$7,894,282	\$12,859,754	61
Substructure	\$14.62	S.F.	47,855	100	\$699,488	100	1967					\$699,488	
Foundations	\$14.62	S.F.	47,855	100	\$699,488	100	1967					\$699,488	
Standard Foundations	\$4.18	S.F.	47,855	0	\$200,166	100	1967					\$200,166	
Slab on Grade	\$10.43	S.F.	47,855	0	\$499,322	100	1967					\$499,322	
Shell	\$68.96	S.F.	47,855	100	\$3,300,183	59	1982	1997			\$377,767	\$3,300,183	11
Superstructure	\$21.35	S.F.	47,855	100	\$1,021,936	100	2004					\$1,021,936	
Roof Construction	\$21.35	S.F.	47,855	0	\$1,021,936	100	2004					\$1,021,936	
Exterior Enclosure	\$19.03	S.F.	47,855	100	\$910,571	71	1967	1997			\$377,767	\$910,571	41
Exterior Walls	\$11.13	S.F.	47,855	0	\$532,804	100	1967					\$532,804	
Exterior Windows	\$4.81	S.F.	47,855	100	\$230,008	30	1967	1997			\$230,008	\$230,008	100
Exterior Doors	\$3.09	S.F.	47,855	100	\$147,759	30	1967	1997			\$147,759	\$147,759	100
Roofing	\$28.58	S.F.	47,855	100	\$1,367,676	20	2004	2024				\$1,367,676	
Roof Coverings	\$28.58	S.F.	47,855	100	\$1,367,676	20	2004	2024				\$1,367,676	
Interiors	\$53.24	S.F.	47,855	100	\$2,547,750	44	1970	1972			\$1,638,519	\$2,547,750	64
Interior Construction	\$18.33	S.F.	47,855	100	\$877,088	70	1967	1987			\$367,576	\$877,088	42
Partitions	\$10.65	S.F.	47,855	100	\$509,512	100	1967					\$509,512	
Concrete Block Partitions - Regular Weight	\$10.65	S.F.	47,855	0	\$509,512	100	1967					\$509,512	
Interior Doors	\$3.12	S.F.	47,855	100	\$149,214	40	1967	2007			\$149,214	\$149,214	100
Fittings	\$4.56	S.F.	47,855	100	\$218,362	20	1967	1987			\$218,362	\$218,362	100
Interior Finishes	\$34.91	S.F.	47,855	100	\$1,670,662	30	1972	1972			\$1,270,943	\$1,670,662	76
Wall Finishes	\$11.81	S.F.	47,855	100	\$565,138	28	1982	2002			\$565,138	\$565,138	100
Paint	\$6.59	S.F.	20,000	100	\$131,719	5	2003	2008			\$131,719	\$131,719	100
Tile	\$15.56	S.F.	27,855	100	\$433,419	35	1967	2002			\$433,419	\$433,419	100
Floor Finishes	\$13.49	S.F.	47,855	100	\$645,507	35	1967	1972			\$245,788	\$645,507	38
Carpet	\$7.80	S.F.	2,855	100	\$22,277	5	1967	1972			\$22,277	\$22,277	100
Ceramic Tile	\$19.99	S.F.	20,000	100	\$399,719	50	1967	2017				\$399,719	
Concrete	\$3.76	S.F.	1,000	100	\$3,757	10	1967	1977			\$3,757	\$3,757	100
VCT	\$9.16	S.F.	24,000	100	\$219,754	12	1967	1979			\$219,754	\$219,754	100
Ceiling Finishes	\$9.61	S.F.	47,855	100	\$460,017	25	1967	1992			\$460,017	\$460,017	100
Services	\$120.20	S.F.	47,855	100	\$5,752,393	25	1970	1977			\$5,322,947	\$5,752,393	93
Plumbing	\$15.92	S.F.	47,855	100	\$762,086	30	1967	1997			\$762,086	\$762,086	100
Plumbing Fixtures	\$12.67	S.F.	47,855	100	\$606,320	30	1967	1997			\$606,320	\$606,320	100
Domestic Water Distribution	\$0.90	S.F.	47,855	100	\$42,945	30	1967	1997			\$42,945	\$42,945	100
Sanitary Waste	\$1.38	S.F.	47,855	100	\$66,237	30	1967	1997			\$66,237	\$66,237	100
Rain Water Drainage	\$0.97	S.F.	47,855	100	\$46,584	30	1967	1997			\$46,584	\$46,584	100
HVAC	\$69.31	S.F.	47,855	100	\$3,316,924	21	1975	1977			\$2,887,478	\$3,316,924	87
Heat Generating Systems	\$8.97	S.F.	47,855	100	\$429,446	30	2007	2037				\$429,446	
Distribution Systems	\$16.62	S.F.	47,855	100	\$795,567	30	1967	1997			\$795,567	\$795,567	100
Terminal & Package Units	\$40.98	S.F.	47,855	100	\$1,960,894	15	1967	1982			\$1,960,894	\$1,960,894	100
Controls & Instrumentation	\$1.52	S.F.	47,855	100	\$72,787	20	1967	1987			\$72,787	\$72,787	100
Systems Testing & Balancing	\$1.22	S.F.	47,855	100	\$58,230	10	1967	1977			\$58,230	\$58,230	100
Fire Protection	\$6.22	S.F.	47,855	100	\$297,701	30	1967	1997			\$297,701	\$297,701	100
Sprinklers	\$6.22	S.F.	47,855	100	\$297,701	30	1967	1997			\$297,701	\$297,701	100
Electrical	\$28.75	S.F.	47,855	100	\$1,375,682	30	1967	1997			\$1,375,682	\$1,375,682	100
Electrical Service/Distribution	\$2.75	S.F.	47,855	100	\$131,745	30	1967	1997			\$131,745	\$131,745	100
Lighting and Branch Wiring	\$21.67	S.F.	47,855	100	\$1,037,221	30	1967	1997			\$1,037,221	\$1,037,221	100
Communications and Security	\$4.32	S.F.	47,855	100	\$206,716	30	1967	1997			\$206,716	\$206,716	100
Equipment & Furnishings	\$7.99	S.F.	47,855	100	\$382,275	24	1967	1982			\$382,275	\$382,275	100
Equipment	\$7.99	S.F.	47,855	100	\$382,275	24	1967	1982			\$382,275	\$382,275	100
Institutional Equipment	\$3.00	S.F.	47,855	100	\$143,391	15	1967	1982			\$143,391	\$143,391	100
Other Equipment	\$4.99	S.F.	47,855	100	\$238,884	30	1967	1997			\$238,884	\$238,884	100
Food Service Equipment, EACH	\$238,883.64	SYSTEM	1	100	\$238,884	30	1967	1997			\$238,884	\$238,884	100
Special Construction			0			0	0				\$111,554		
Special Construction			0			0	0				\$111,554		
ADA Compliance			0	0		0	0				\$111,554		
Building Sitework	\$3.71	S.F.	47,855	100	\$177,665	30	1967	1997	2017		\$61,220	\$177,665	34
Site Improvements	\$3.61	S.F.	47,855	100	\$172,570	30	1967	1997	2017		\$56,125	\$172,570	33
Parking Lots	\$2,477.56	Each	47	100	\$116,445	30	1967	1997	2017	5		\$116,445	
Pedestrian Paving	\$37.42	L.F.	1,500	100	\$56,125	30	1967	1997			\$56,125	\$56,125	100
Site Mechanical Utilities	\$0.11	S.F.	47,855	100	\$5,095	30	1967	1997			\$5,095	\$5,095	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	47,855	100	\$5,095	30	1967	1997			\$5,095	\$5,095	100
Natural Gas	\$0.11	S.F.	47,855	100	\$5,095	30	1967	1997			\$5,095	\$5,095	100

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

Facility Executive Summary

Facility: \Elementary Schools\Yorktown Elementary_Building (continued)

[illegible]

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Facility Executive Summary

Report Date: 08 Sep 2012

Facility: \Elementary Schools\Yorktown Elementary_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020	Exterior Windows	System	Beyond Useful Life	Renew System		1	Ea.	\$5,190,191 \$151,222	\$2,704,090 \$78,787	\$7,894,281 \$230,008	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior window applications are original to the building's construction. Universal upgrades are recommended.
B2030	Exterior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$97,146	\$50,613	\$147,759	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are original to the building's construction and recommended for replacment
C1020	Interior Doors	System	Beyond Useful Life	Renew System		1	Ea.	\$98,103	\$51,112	\$149,214	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior door systems are original to the building's construction and universal upgrades are recommended.
C1030	Fittings	System	Beyond Useful Life	Renew System		1	Ea.	\$143,565	\$74,797	\$218,362	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fitting systems are beyond the expected life cycle and universal upgrades are recommended.
C3020410	VCT	System	Beyond Useful Life	Renew System		1	Ea.	\$144,480	\$75,274	\$219,754	Necess ary- 2-5 Yrs	Deferred Maintena nce	Floor tile applications are in fair condition considering the age of the applications. Universal upgrades are recommended.
C3020410	Carpet	System	Beyond Useful Life	Renew System		1	Ea.	\$14,646	\$7,631	\$22,277	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet applications are beyond the expected life cycle for this application. Replacement is recommended.
C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System		1	Ea.	\$302,444	\$157,573	\$460,017	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are beyond the expected life cycle and universal upgrades are recommended.
D2010	Plumbing Fixtures	System	Beyond Useful Life	Renew System		1	Ea.	\$398,632	\$207,687	\$606,320	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$28,234	\$14,710	\$42,945	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030	Sanitary Waste	System	Beyond Useful Life	Renew System		1	Ea.	\$43,548	\$22,689	\$66,237	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System		1	Ea.	\$1,289,214	\$671,680	\$1,960,894	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3040	Distribution Systems	System	Beyond Useful Life	Renew System		1	Ea.	\$523,055	\$272,512	\$795,567	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System		1	Ea.	\$47,855	\$24,932	\$72,787	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System		1	Ea.	\$38,284	\$19,946	\$58,230	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D4010	Sprinklers	System	Beyond Useful Life	Renew System		1	Ea.	\$195,727	\$101,974	\$297,701	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System		1	Ea.	\$86,618	\$45,128	\$131,745	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 08 Sep 2012

Facility Executive Summary

D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$681,934	\$355,287	\$1,037,221	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$135,908	\$70,808	\$206,716	Necessary- 2-5 Yrs	Deferred Maintenance
G3060110	Natural Gas	System	Beyond Useful Life	Renew System	1	Ea.	\$3,350	\$1,745	\$5,095	Necessary- 2-5 Yrs	Deferred Maintenance
D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$30,627	\$15,957	\$46,584	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$36,900	\$19,225	\$56,125	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$94,274	\$49,117	\$143,391	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,057	\$81,827	\$238,884	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$86,600	\$45,119	\$131,719	Necessary- 2-5 Yrs	Deferred Maintenance
C3010230	Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$284,957	\$148,462	\$433,419	Necessary- 2-5 Yrs	Deferred Maintenance
C3020410	Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$2,470	\$1,287	\$3,757	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	47,855	S.F.	\$73,343	\$38,211	\$111,554	Does Not Meet Current Code/Standards	ADA / Accessibility

Facility Executive Summary**Facility:** \Academies\Andrew Jackson Academy**Address:** 3500 Regency Parkway, Forestville, MD 20747**Attributes:**

School Area	1
Congressional	4
County Council	7
Historical Building	No
Legislative	25
Original Building	Built in 1971, 151,163 S.F.
School Board District	7
School Grade	PreK-8th

General Information:

Function:	Academy	Year Built:
Gross Area:	151,163 S.F.	Last Renovation:

Facility Description:

Andrew Jackson Academy is a two-story, 153,163 square foot facility located on a 15.4-acre site close to I-495 (Capital Beltway) in Forestville, MD. The original building was constructed in 1971, with no additions constructed or major renovations performed since that time, with exception of TIMS in 1999, Steam Boiler Replacement in 2001, and Roof Replacement in 2004.

ACCESSIBILITY ISSUES

The main entrance has curb cuts and doors wide enough for wheel chair access, but lacks push button wall switches and automatic door openers. The school does not have an elevator or ramp to the second floor. Handicap stalls are available in the gang restrooms on the first floor. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on a slab-on-grade. The building does not have a basement and crawl space. The facility has a penthouse that contains mechanical equipment.

B. SHELL

The superstructure is load bearing masonry walls with slab-on-grade floor and open web steel joist roof framing. The exterior enclosure is comprised of brick veneer over concrete masonry unit (CMU), single pane metal windows with operable frames, and hollow metal steel doors. The metal windows throughout the building are original. The exterior doors throughout the building are original and they were repaired in 2007. The original building has low-slope built up roof with gravel ballast, which was replaced in 2004.

C. INTERIORS

Interior partition walls typically include painted concrete masonry units with glazed wainscot in the corridors, gypsum drywall in technical education room, and folding metal partitions in gymnasium. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, toilet accessories, handrails, and toilet partitions. The classrooms have original chalkboards. Metal toilet partitions are original rusted and stained. There are concrete stairs which provide access to the second floor. There are steel stairs in the boiler room to access the penthouse. There is a metal ladder to access the roof through the roof hatch.

Interior wall finishes are typically painted CMU, gypsum drywalls, and folding metal partitions. Floor finishes throughout the building are typically terrazzo, vinyl composition tiles (VCT), carpet, and ceramic tiles. There is terrazzo floor finish in the corridors. There is VCT floor finish in the classrooms. There is carpet in the library and main office. There are ceramic tiles in the restrooms and kitchen. Ceiling finishes are typically suspended acoustical tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The plumbing fixtures are mostly original but some sinks, faucets, and other plumbing fixtures were updated in 2007. Domestic water distribution is primarily copper piping and the sanitary waste system is cast iron. Rain water system is internal and external with roof drains and scuppers. Domestic hot water is provided by gas hot water heater.

HVAC

Heating is provided by two oil/gas-fired boilers, which were installed in 2001. Cooling is supplied by a water-cooled chiller. The heating/cooling distribution system is typically ductwork and unit ventilators. Fresh air is supplied by air handlers. Ceiling-mounted exhaust fans are installed in restrooms and kitchen. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

Fire Protection

The building has a fire sprinkler system. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Facility Executive Summary

Electrical

The electrical service is fed from a pole mounted with four transformers that delivers power to a main panel. Power distribution wiring is typically copper. Several switch gears are original and need to be update. Lighting and branch wiring is serving recessed, surface mounted, and pendent-mounted fluorescent. Illumination is generally adequate. Emergency power and lighting is provided. Exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of a main panel in the boiler room and audible annunciators in common spaces and interior corridors, which does not comply with ADA requirements because it is not in all areas. The system is activated by pull stations and aural bell/horn alarm detection devices and no visual alarms. Smoke detectors are inadequate. The telephone and data systems are combined and are included in dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by contact devices and is centrally monitored.

Other Electrical Systems: The building has dedicated grounding for lighting protection and an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where three out of 130 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system.

Current Repair Cost: \$14,429,921.62**Replacement Cost:** \$35,407,394.91**FCI:** 40.75%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Academies\Andrew Jackson Academy_Building

Attributes:

None

General Information:

Function: Academy
Gross Area: 151,163 S.F.

Year Built: 1971
Last Renovation:

Facility Description:

Current Repair Cost: \$14,429,921.62

Replacement Cost: \$35,407,394.91

FCI: 40.75%

Prince George County Public Schools

13300 Old Marlboro Pike
Upper Marlboro, MD 20772

eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Academies\Andrew Jackson Academy_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$234.23	S.F.	151,163	100	\$35,407,395	45	1977	1984	2015		\$14,429,922	\$35,407,395	41
Substructure	\$14.91	S.F.	151,163	100	\$2,253,205	100	1971					\$2,253,205	
Foundations	\$14.91	S.F.	151,163	100	\$2,253,205	100	1971					\$2,253,205	
Standard Foundations	\$5.00	S.F.	151,163	0	\$756,433	100	1971					\$756,433	
Slab on Grade	\$9.90	S.F.	151,163	0	\$1,496,772	100	1971					\$1,496,772	
Shell	\$55.11	S.F.	151,163	100	\$8,331,155	81	1977	2001			\$1,131,201	\$8,331,155	14
Superstructure	\$30.25	S.F.	151,163	100	\$4,571,948	100	1971					\$4,571,948	
Floor Construction	\$19.97	S.F.	75,582	0	\$1,509,428	100	1971					\$1,509,428	
Roof Construction	\$20.26	S.F.	151,163	0	\$3,062,520	100	1971					\$3,062,520	
Exterior Enclosure	\$18.05	S.F.	151,163	100	\$2,729,138	71	1971	2001			\$1,131,201	\$2,729,138	41
Exterior Walls	\$10.57	S.F.	151,163	0	\$1,597,937	100	1971					\$1,597,937	
Exterior Windows	\$4.56	S.F.	151,163	100	\$689,757	30	1971	2001			\$689,757	\$689,757	100
Exterior Doors	\$2.92	S.F.	151,163	100	\$441,444	30	1971	2001			\$441,444	\$441,444	100
Roofing	\$6.81	S.F.	151,163	100	\$1,030,069	20	2004	2024				\$1,030,069	
Roof Coverings	\$13.57	S.F.	75,582	100	\$1,025,445	20	2004	2024				\$1,025,445	
Roof Openings	\$0.06	S.F.	76,000	100	\$4,624	20	2004	2024				\$4,624	
Interiors	\$35.02	S.F.	151,163	100	\$5,293,187	40	1980	1984			\$2,902,228	\$5,293,187	55
Interior Construction	\$17.28	S.F.	151,163	100	\$2,611,681	68	1983	2011			\$448,342	\$2,611,681	17
Partitions	\$10.01	S.F.	151,163	100	\$1,512,668	97	1971	2021				\$1,512,668	
Concrete Block Partitions - Regular Weight	\$10.10	S.F.	141,163	0	\$1,425,667	100	1971					\$1,425,667	
Drywall Partitions/Metal Stud Framing	\$8.70	S.F.	10,000	100	\$87,001	50	1971	2021				\$87,001	
Interior Doors	\$2.97	S.F.	151,163	100	\$448,342	40	1971	2011			\$448,342	\$448,342	100
Fittings	\$4.30	S.F.	151,163	100	\$650,671	20	2007	2027				\$650,671	
Stairs	\$1.51	S.F.	151,163	100	\$227,620	50	1971	2021				\$227,620	
Stair Construction	\$1.51	S.F.	151,163	100	\$227,620	50	1971	2021				\$227,620	
Interior Finishes	\$16.23	S.F.	151,163	100	\$2,453,886	10	1981	1984			\$2,453,886	\$2,453,886	100
Wall Finishes	\$6.25	S.F.	151,163	100	\$944,967	5	1990	1995			\$944,967	\$944,967	100
Paint	\$6.25	S.F.	151,163	100	\$944,967	5	1990	1995			\$944,967	\$944,967	100
Floor Finishes	\$0.49	S.F.	151,163	100	\$74,225	5	1990	1995			\$74,225	\$74,225	100
Carpet	\$7.42	S.F.	10,000	100	\$74,225	5	1990	1995			\$74,225	\$74,225	100
Ceiling Finishes	\$9.49	S.F.	151,163	100	\$1,434,694	13	1971	1984			\$1,434,694	\$1,434,694	100
Acoustical Ceilings	\$9.49	S.F.	151,163	100	\$1,434,694	13	1971	1984			\$1,434,694	\$1,434,694	100
Services	\$121.12	S.F.	151,163	100	\$18,308,445	25	1977	1986			\$9,325,512	\$18,308,445	51
Plumbing	\$15.13	S.F.	151,163	100	\$2,287,694	30	1980	2001			\$469,035	\$2,287,694	21
Plumbing Fixtures	\$12.03	S.F.	151,163	100	\$1,818,659	30	2007	2037				\$1,818,659	
Domestic Water Distribution	\$0.85	S.F.	151,163	100	\$128,755	30	1971	2001			\$128,755	\$128,755	100
Sanitary Waste	\$1.32	S.F.	151,163	100	\$200,029	30	1971	2001			\$200,029	\$200,029	100
Rain Water Drainage	\$0.93	S.F.	151,163	100	\$140,251	30	1971	2001			\$140,251	\$140,251	100
HVAC	\$72.67	S.F.	151,163	100	\$10,985,526	22	1981	1991			\$3,821,252	\$10,985,526	35
Heat Generating Systems	\$8.50	S.F.	151,163	100	\$1,285,247	30	2001	2031				\$1,285,247	
Cooling Generating Systems	\$6.92	S.F.	151,163	100	\$1,046,131	30	1971	2001			\$1,046,131	\$1,046,131	100
Distribution Systems	\$15.77	S.F.	151,163	100	\$2,384,259	30	1971	2001			\$2,384,259	\$2,384,259	100
Terminal & Package Units	\$38.89	S.F.	151,163	100	\$5,879,027	15	2001	2016				\$5,879,027	
Controls & Instrumentation	\$1.43	S.F.	151,163	100	\$216,124	20	1971	1991			\$216,124	\$216,124	100
Systems Testing & Balancing	\$1.16	S.F.	151,163	100	\$174,738	30	1971	2001			\$174,738	\$174,738	100
Fire Protection	\$5.90	S.F.	151,163	100	\$892,085	30	1971	2001			\$892,085	\$892,085	100
Sprinklers	\$5.90	S.F.	151,163	100	\$892,085	30	1971	2001			\$892,085	\$892,085	100
Electrical	\$27.41	S.F.	151,163	100	\$4,143,140	30	1971	1986			\$4,143,140	\$4,143,140	100
Electrical Service/Distribution	\$2.62	S.F.	151,163	100	\$395,461	30	1971	2001			\$395,461	\$395,461	100
Lighting and Branch Wiring	\$20.58	S.F.	151,163	100	\$3,110,803	30	1971	2001			\$3,110,803	\$3,110,803	100
Communications and Security	\$4.09	S.F.	151,163	100	\$618,482	30	1971	2001			\$618,482	\$618,482	100
Other Electrical Systems	\$0.12	S.F.	151,163	100	\$18,394	15	1971	1986			\$18,394	\$18,394	100
Equipment & Furnishings	\$4.61	S.F.	151,163	100	\$696,252	21	1971	1986			\$696,252	\$696,252	100
Equipment	\$4.61	S.F.	151,163	100	\$696,252	21	1971	1986			\$696,252	\$696,252	100
Institutional Equipment	\$2.84	S.F.	151,163	100	\$429,948	15	1971	1986			\$429,948	\$429,948	100
Other Equipment	\$1.76	S.F.	151,163	100	\$266,304	30	1971	2001			\$266,304	\$266,304	100
Food Service Equipment	\$266,303.81	SYSTE M	1	100	\$266,304	30	1971	2001			\$266,304	\$266,304	100
Special Construction			0			0	0				\$352,374		
Special Construction			0			0	0				\$352,374		
ADA Compliance			0	0		0	0				\$352,374		
Building Sitework	\$3.47	S.F.	151,163	100	\$525,151	30	1971	2001	2015		\$22,355	\$525,151	4
Site Improvements	\$2.73	S.F.	151,163	100	\$412,202	30	1971	2001	2015			\$412,202	
Parking Lots	\$2,351.56	Ea.	130	100	\$305,702	30	1971	2001	2015	3		\$305,702	
Pedestrian Paving	\$35.50	L.F.	3,000	100	\$106,500	30	1971	2001	2015	3		\$106,500	
Site Mechanical Utilities	\$0.75	S.F.	151,163	100	\$112,949	30	1971	2001			\$22,355	\$112,949	20

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Fuel Distribution	\$0.75	S.F.	151,163	100	\$112,949	30	1971	2001			\$22,355	\$112,949	20
NG Supply	\$0.11	S.F.	151,163	100	\$16,094	30	1971	2001			\$16,094	\$16,094	100
Propane Tank	\$6,261.18	SYSTEM	1	100	\$6,261	30	1971	2001			\$6,261	\$6,261	100
Underground Tank	\$90,594.36	SYSTEM	1	100	\$90,594	30	1996	2026				\$90,594	

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Facility: \Academies\Andrew Jackson Academy_Building (continued)**Renewal Schedule:**

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$14,429,922			\$450,425	\$6,616,897	\$1,181,522				\$410,509	\$1,369,708
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$1,131,201										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,131,201										
Exterior Walls											
Exterior Windows	\$689,757										
Exterior Doors	\$441,444										
Roofing											
Roof Coverings											
Roof Openings											
Interiors	\$2,902,228					\$1,181,522				\$410,509	\$1,369,708
Interior Construction	\$448,342									\$113,517	
Partitions										\$113,517	
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing										\$113,517	
Interior Doors	\$448,342										
Fittings											
Stairs										\$296,992	
Stair Construction										\$296,992	
Interior Finishes	\$2,453,886					\$1,181,522					\$1,369,708
Wall Finishes	\$944,967					\$1,095,475					\$1,269,956
Paint	\$944,967					\$1,095,475					\$1,269,956
Floor Finishes	\$74,225					\$86,047					\$99,752
Carpet	\$74,225					\$86,047					\$99,752
Ceiling Finishes	\$1,434,694										
Acoustical Ceilings	\$1,434,694										
Services	\$9,325,512				\$6,616,897						
Plumbing	\$469,035										
Plumbing Fixtures											
Domestic Water Distribution	\$128,755										
Sanitary Waste	\$200,029										
Rain Water Drainage	\$140,251										
HVAC	\$3,821,253				\$6,616,897						
Heat Generating Systems											
Cooling Generating Systems	\$1,046,131										
Distribution Systems	\$2,384,259										
Terminal & Package Units					\$6,616,897						
Controls & Instrumentation	\$216,124										
Systems Testing & Balancing	\$174,738										
Fire Protection	\$892,085										
Sprinklers	\$892,085										
Electrical	\$4,143,139										
Electrical Service/Distribution	\$395,461										
Lighting and Branch Wiring	\$3,110,803										
Communications and Security	\$618,482										
Other Electrical Systems	\$18,394										
Equipment & Furnishings	\$696,252										
Equipment	\$696,252										
Institutional Equipment	\$429,948										
Other Equipment	\$266,304										
Food Service Equipment	\$266,304										
Special Construction	\$352,374										
Special Construction	\$352,374										
ADA Compliance	\$352,374										
Building Sitework	\$22,356			\$450,425							
Site Improvements				\$450,425							
Parking Lots				\$334,049							

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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Academies\Andrew Jackson Academy_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$9,487,128 \$453,489	\$4,942,794 \$236,268	\$14,429,922 \$689,757	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows throughout the building are original and beyond useful life. No major water leaks were reported through windows throughout the building. The flashing and caulking around the windows are in fair condition, but are beyond useful life. The single pane windows are not energy efficient.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$290,233	\$151,211	\$441,444	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors throughout the building are original, beyond useful life, and in fair condition. The exterior doors were repaired in 2007. The door hardware is in fair condition.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$621,280	\$323,687	\$944,967	Necess ary- 2-5 Yrs	Deferred Maintena nce	The facility has not been painted for more than five years and the paint on the interior walls is in poor condition (stained and peeling off the walls).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$48,800	\$25,425	\$74,225	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the library and main office is old, beyond useful life, and in poor condition (worn and stained).
	C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$943,257	\$491,437	\$1,434,694	Necess ary- 2-5 Yrs	Deferred Maintena nce	Acoustical ceiling tiles throughout the building are old, beyond useful life, and in fair to poor condition (stained and warped).
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$84,651	\$44,103	\$128,755	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water distribution is primarily copper and is in poor condition due to aging.
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$92,209	\$48,041	\$140,251	Necess ary- 2-5 Yrs	Deferred Maintena nce	Rain water system is internal and external with roof drains in fair condition.
	D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$131,512	\$68,518	\$200,029	Necess ary- 2-5 Yrs	Deferred Maintena nce	Sanitary waste system is cast iron and is in poor condition due to aging.
	D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$687,792	\$358,339	\$1,046,131	Necess ary- 2-5 Yrs	Deferred Maintena nce	Cooling is supplied by water-cooled chiller.
	D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,567,560	\$816,699	\$2,384,259	Necess ary- 2-5 Yrs	Deferred Maintena nce	The heating/cooling distribution system is typically ductwork and unit ventilators which are old and lacking control due to aging.
	D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$142,093	\$74,031	\$216,124	Necess ary- 2-5 Yrs	Deferred Maintena nce	Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system.

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D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$114,884	\$59,855	\$174,738	Necessary- 2-5 Yrs	Deferred Maintenance	The control system (balancing) is in poor condition due to aging, causing some areas to be cool while hot or warm in others.
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$586,512	\$305,573	\$892,085	Necessary- 2-5 Yrs	Deferred Maintenance	The building has 95% fire sprinkler system.
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$260,000	\$135,460	\$395,461	Necessary- 2-5 Yrs	Deferred Maintenance	The electrical service is fed from a pole mounted with four transformers that delivers 177/480v 3-phase, 4-wire power to a main panel.
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$2,045,235	\$1,065,568	\$3,110,803	Necessary- 2-5 Yrs	Deferred Maintenance	Lighting and branch wiring is 3-wire grounded serving recessed, surface mounted and pendant-mounted fluorescent.
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$406,628	\$211,853	\$618,482	Necessary- 2-5 Yrs	Deferred Maintenance	
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$12,093	\$6,300	\$18,394	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$10,581	\$5,513	\$16,094	Necessary- 2-5 Yrs	Deferred Maintenance	
G3060110	Propane Tank	System	Beyond Useful Life	Renew System	1	Ea.	\$4,116	\$2,145	\$6,261	Necessary- 2-5 Yrs	Deferred Maintenance	
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$282,675	\$147,274	\$429,948	Necessary- 2-5 Yrs	Deferred Maintenance	
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$175,085	\$91,219	\$266,304	Necessary- 2-5 Yrs	Deferred Maintenance	
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	151,163	S.F.	\$231,672	\$120,701	\$352,374	Does Not Meet Current Code/Standards	ADA / Accessibility	
C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$294,768	\$153,574	\$448,342	Necessary- 2-5 Yrs	Deferred Maintenance	

Facility Executive Summary

Facility: \Academies\Beltsville Academy**Address:** 4300 Wicomico Avenue, Beltsville, MD 20705**Attributes:**

School Area	1
Congressional	5
County Council	1
Historical Building	No
Legislative	21
Original Building	Built in 1961, 95,285 S.F.
School Addition 1	Built in 1964, 15,312 S.F.
School Board District	1
School Grade	PreK-8th

General Information:

Function:	Academy
Gross Area:	110,597 S.F.

Year Built:
Last Renovation:

Facility Description:

Beltsville Academy is a two-story, 110,597 square foot facility located on a 19.9-acre site close to I-95 in Beltsville, MD. The original building was constructed in 1961 and an addition was constructed in 1964, with no major renovation, with exception of FY91 Roof Replacement, FY02 TIMS Wiring, and FY02 Boiler/Tank Replacement. The school has two temporary buildings on the site.

ACCESSIBILITY ISSUES

The main entrance to the facility has curb cuts, ramp in the main lobby, and wide enough doors for wheel chair access, but lacks push button wall switches and automatic door openers. The exterior doors have panic hardware. Handicap toilet stalls are available in two single restrooms, but are missing in the gang restrooms. The facility is two stories, but has no elevator, chair lift, or any other means of conveyance to the second floor.

A. SUBSTRUCTURE

The building typically rests on the slab-on-grade and concrete footing and foundation walls. The building does not have a basement, but does have a crawl space.

B. SHELL

The superstructure is load bearing masonry walls. Roof construction is metal pan with lightweight fill and is resting on open web steel joist roof framing. The exterior enclosure is brick veneer over CMU. The exterior windows are typically aluminum sash with operable single-pane glazing. Fire exit windows are available in many classrooms. The exterior doors are hollow metal steel doors. The facility has low-slope, built up roof with gravel ballast. The built-up roof was replaced in 1991 and was patched in 2001 immediately after tornado damage.

C. INTERIORS

Interior partition walls typically include painted CMU with glazed block wainscot in the corridors and drywall in four classrooms. Interior doors, including fire doors with no fire ratings, are generally solid core wood doors supported by metal frames. Interior fittings in the building include old chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards. There are steel framed stairs, with concrete treads and metal risers with ceramic tile finish. There is a metal ladder to access the roof through the roof hatch.

Interior wall finishes are typically painted CMU and drywall. The floor finishes throughout the building are typically vinyl asbestos tiles (VAT), vinyl tiles, terrazzo, carpet, and ceramic tiles. There are VAT floor finishes in the classrooms on both the first and second floors. There are vinyl floor tiles in the classrooms and corridor. There is terrazzo floor finish in the first floor corridor. There is carpet in the classrooms, teachers lounge, and offices. There are ceramic tiles in the restrooms and kitchen. During the 2008 assessment it was noted in the A.H.E.R.A. Management Plan that the school contains 42,100 square feet of vinyl asbestos tiles. The overall ceiling finishes are typically suspended ceiling tiles.

D. SERVICES**Conveying**

The building does not include conveying equipment; no elevators, chair lifts, or any other conveyance equipment to access the second floor.

Plumbing

The plumbing fixtures are original; however, the toilets and flush valves were replaced in 2007. There are two handicap accessible unisex facilities. Domestic water distribution is copper piping and the sanitary waste system is cast iron. Rain water system is internal and external with roof drain, scuppers, and downspouts. Domestic hot water is provided by a gas water heater, which was installed 2003.

HVAC

Facility Executive Summary

Heating is provided by two oil-fired steam boilers, which were replaced 2002. Cooling is supplied by window units. The heating distribution system is a 2-pipe system using air handlers, fin tube radiators, and unit ventilators. There are two DX cooling units in the cafeteria installed in 2007. Fresh air is supplied by infiltration and air handling units. Roof-mounted exhaust fans are installed in restrooms. Controls and instrumentation are pneumatic and not centrally controlled by an energy management system.

Fire Protection

The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. Lighting and branch wiring is typically serving recessed, surface-mounted and pendent-mounted fluorescent and some incandescent fixtures. Illumination is generally adequate. Battery powered emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system consists of audible annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current code requirements. The telephone and data systems are separate and do not include dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by combination devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site; additional parking was added in 2012 to provide a total of 111 spaces including 6 handicap spaces with strip paths to the building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The facility has a fuel storage tank that was installed in 1991.

Current Repair Cost: \$18,149,379.21**Replacement Cost:** \$27,095,404.65**FCI:** 66.98%

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Facility: \Academies\Beltsville Academy_Building

Attributes:

None

General Information:

Function: Academy
Gross Area: 110,597 S.F.

Year Built: 1961

Last Renovation:

Facility Description:

Current Repair Cost: \$18,149,379.21

Replacement Cost: \$27,095,404.65

FCI: 66.98%

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Facility: \Academies\Beltsville Academy_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$244.02	S.F.	110,597	101	\$27,265,725	41	1965	1966	2010		\$18,149,379	\$26,987,369	67
Substructure	\$12.85	S.F.	110,597	100	\$1,421,103	100	1961					\$1,421,103	
Foundations	\$11.81	S.F.	110,597	100	\$1,306,214	100	1961					\$1,306,214	
Standard Foundations	\$4.94	S.F.	110,597	0	\$546,709	100	1961					\$546,709	
Slab on Grade	\$9.81	S.F.	77,418	0	\$759,505	100	1961					\$759,505	
Basement Construction	\$1.04	S.F.	110,597	100	\$114,889	100	1961					\$114,889	
Basement Excavation	\$0.20	S.F.	34,179	0	\$6,758	100	1961					\$6,758	
Basement Walls	\$3.16	S.F.	34,179	0	\$108,131	100	1961					\$108,131	
Shell	\$48.65	S.F.	110,597	100	\$5,380,944	67	1967	1991			\$2,304,587	\$5,380,944	43
Superstructure	\$17.35	S.F.	110,597	100	\$1,919,017	100	1961					\$1,919,017	
Floor Construction	\$18.28	S.F.	44,238	100	\$808,778	100	1961					\$808,778	
Roof Construction	\$10.04	S.F.	110,597	100	\$1,110,239	100	1961					\$1,110,239	
Exterior Enclosure	\$17.86	S.F.	110,597	100	\$1,974,880	71	1961	1991			\$817,540	\$1,974,880	41
Exterior Walls	\$10.46	S.F.	110,597	100	\$1,157,340	100	1961					\$1,157,340	
Exterior Windows	\$4.52	S.F.	110,597	100	\$499,608	30	1961	1991			\$499,608	\$499,608	100
Exterior Doors	\$2.87	S.F.	110,597	100	\$317,932	30	1961	1991			\$317,932	\$317,932	100
Roofing	\$13.45	S.F.	110,597	100	\$1,487,047	20	1991	2011			\$1,487,047	\$1,487,047	100
Roof Coverings	\$13.45	S.F.	110,597	100	\$1,487,047	20	1991	2011			\$1,487,047	\$1,487,047	100
Interiors	\$53.51	S.F.	110,597	105	\$6,196,024	42	1961	1966	2015		\$3,900,958	\$5,917,668	66
Interior Construction	\$17.20	S.F.	110,597	100	\$1,902,547	70	1961	1981			\$795,672	\$1,902,547	42
Partitions	\$10.01	S.F.	110,597	100	\$1,106,875	100	1961					\$1,106,875	
Concrete Block Partitions - Regular Weight	\$10.01	S.F.	110,597	100	\$1,106,875	100	1961					\$1,106,875	
Interior Doors	\$2.94	S.F.	110,597	100	\$324,661	40	1961	2001			\$324,661	\$324,661	100
Fittings	\$4.26	S.F.	110,597	100	\$471,011	20	1961	1981			\$471,011	\$471,011	100
Stairs	\$1.03	S.F.	110,597	100	\$114,388	50	1961	2011			\$114,388	\$114,388	100
Stair Construction	\$1.03	S.F.	110,597	100	\$114,388	50	1961	2011			\$114,388	\$114,388	100
Stairs	\$1.03	S.F.	110,597	100	\$114,388	50	1961	2011			\$114,388	\$114,388	100
Interior Finishes	\$35.27	S.F.	110,597	107	\$4,179,089	28	1961	1966	2015		\$2,990,898	\$3,900,733	77
Wall Finishes	\$6.19	S.F.	110,597	100	\$684,647	5	1961	1966			\$684,647	\$684,647	100
Paint	\$6.19	S.F.	110,597	100	\$684,647	5	1961	1966			\$684,647	\$684,647	100
Floor Finishes	\$19.66	S.F.	110,597	113	\$2,453,172	36	1961	1966	2015		\$1,264,981	\$2,174,816	58
Carpet	\$7.35	S.F.	8,000	100	\$58,771	5	1961	1966			\$58,771	\$58,771	100
Ceramic Tile	\$18.80	S.F.	11,000	100	\$206,795	50	1961	2011	2015	3		\$206,795	
Terrazzo	\$27.42	S.F.	29,497	100	\$808,915	75	1961	2036				\$808,915	
VAT (Resilient Flooring)	\$22.04	S.F.	42,100	130	\$1,206,210	13	1961	1974			\$1,206,210	\$927,854	130
VCT	\$8.62	S.F.	20,000	100	\$172,481	12	1961	1973	2015	3		\$172,481	
Ceiling Finishes	\$9.41	S.F.	110,597	100	\$1,041,270	25	1961	1986			\$1,041,270	\$1,041,270	100
Services	\$120.20	S.F.	110,597	100	\$13,294,272	25	1967	1971			\$11,043,515	\$13,294,272	83
Plumbing	\$14.98	S.F.	110,597	100	\$1,656,948	30	1972	1991			\$338,119	\$1,656,948	20
Plumbing Fixtures	\$11.92	S.F.	110,597	100	\$1,318,829	30	2007	2037				\$1,318,829	
Domestic Water Distribution	\$0.84	S.F.	110,597	100	\$92,520	30	1961	1991			\$92,520	\$92,520	100
Sanitary Waste	\$1.31	S.F.	110,597	100	\$144,668	30	1961	1991			\$144,668	\$144,668	100
Rain Water Drainage	\$0.91	S.F.	110,597	100	\$100,931	30	1961	1991			\$100,931	\$100,931	100
HVAC	\$74.27	S.F.	110,597	100	\$8,214,087	21	1968	1971			\$7,282,159	\$8,214,087	89
Heat Generating Systems	\$8.43	S.F.	110,597	100	\$931,928	30	2002	2032				\$931,928	
Cooling Generating Systems	\$6.84	S.F.	110,597	100	\$756,981	30	1961	1991			\$756,981	\$756,981	100
Distribution Systems	\$15.64	S.F.	110,597	100	\$1,729,281	30	1961	1991			\$1,729,281	\$1,729,281	100
Terminal & Package Units	\$38.54	S.F.	110,597	100	\$4,262,645	15	1961	1976			\$4,262,645	\$4,262,645	100
Controls & Instrumentation	\$3.68	S.F.	110,597	100	\$407,088	20	1961	1981			\$407,088	\$407,088	100
Systems Testing & Balancing	\$1.14	S.F.	110,597	100	\$126,164	10	1961	1971			\$126,164	\$126,164	100
Fire Protection	\$3.76	S.F.	110,597	100	\$415,499	30	1961	1991			\$415,499	\$415,499	100
Sprinklers	\$3.76	S.F.	110,597	100	\$415,499	30	1961	1991			\$415,499	\$415,499	100
Electrical	\$27.20	S.F.	110,597	100	\$3,007,738	30	1961	1976			\$3,007,738	\$3,007,738	100
Electrical Service/Distribution	\$2.62	S.F.	110,597	100	\$289,335	30	1961	1991			\$289,335	\$289,335	100
Lighting and Branch Wiring	\$20.40	S.F.	110,597	100	\$2,255,804	30	1961	1991			\$2,255,804	\$2,255,804	100
Communications and Security	\$4.06	S.F.	110,597	100	\$449,142	30	1961	1991			\$449,142	\$449,142	100
Other Electrical Systems	\$0.12	S.F.	110,597	100	\$13,457	15	1961	1976			\$13,457	\$13,457	100
Equipment & Furnishings	\$4.85	S.F.	110,597	100	\$535,870	21	1961	1976			\$535,870	\$535,870	100
Equipment	\$4.85	S.F.	110,597	100	\$535,870	21	1961	1976			\$535,870	\$535,870	100
Institutional Equipment	\$2.81	S.F.	110,597	100	\$311,203	15	1961	1976			\$311,203	\$311,203	100
Other Equipment	\$2.03	S.F.	110,597	100	\$224,667	30	1961	1991			\$224,667	\$224,667	100
Food Service Equipment, EACH	\$224,666.71	SYS	1	100	\$224,667	30	1961	1991			\$224,667	\$224,667	100
Special Construction			0			0	0				\$257,811		
Special Construction			0			0	0				\$257,811		
ADA Compliance			0	0		0	0				\$257,811		
Building Sitework	\$3.96	S.F.	110,597	100	\$437,512	30	1961	1991	2010		\$106,638	\$437,512	24

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Site Improvements	\$3.79	S.F.	110,597	100	\$418,826	30	1964	1991	2010		\$87,952	\$418,826	21
Parking Lots	\$2,330.10	Ea.	142	100	\$330,874	30	2012	2042				\$330,874	
Pedestrian Paving	\$35.18	L.F.	2,500	100	\$87,952	30	1961	1991	2010		\$87,952	\$87,952	100
Site Mechanical Utilities	\$0.17	S.F.	110,597	100	\$18,686	30	1961	1991			\$18,686	\$18,686	100
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	110,597	100	\$11,775	30	1961	1991			\$11,775	\$11,775	100
Gas Service Piping	\$0.11	SYSTE M	110,597	100	\$11,775	30	1961	1991			\$11,775	\$11,775	100
Propane	\$6,911.42	SYSTE M	1	100	\$6,911	30	1961	1991			\$6,911	\$6,911	100

13300 Old Marlboro Pike
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Facility Executive Summary

Facility: \Academies\Beltsville Academy_Building (continued)

[illegible]

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[illegible]

Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Academies\Beltsville Academy_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems	B2020	Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$11,932,531 \$328,473	\$6,216,848 \$171,134	\$18,149,379 \$499,608	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior windows are in poor condition due to rust and water infiltration, which causes peeling on plaster walls.
	B2030	Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$209,028	\$108,904	\$317,932	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are difficult to operate, rusted, and damaged overall, and are beyond useful life.
	C1020	Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$213,452	\$111,209	\$324,661	Necess ary- 2-5 Yrs	Deferred Maintena nce	The interior doors, including fire doors with no fire ratings, are in fair condition, with chipped corners and worn surface finishes.
	C1030	Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$309,672	\$161,339	\$471,011	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior fittings in the building include old chalk/tack boards, lockers, toilet accessories, handrails, and toilet partitions. The classrooms have original black-boards which are old, beyond useful life, and in fair condition. Metal toilet partitions are original, rusted, stained, and in fair to poor condition. All of the old toilet accessories are beyond useful life and need to be replaced.
	C3010230	Paint	System	Beyond Useful Life	Renew System	1	Ea.	\$450,130	\$234,518	\$684,647	Necess ary- 2-5 Yrs	Deferred Maintena nce	Most of the school has not been painted in last 10 years and paint on the walls and doors is in poor condition (stained and peeling due to moisture infiltration near the exterior windows).
	C3020410	Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$38,640	\$20,131	\$58,771	Necess ary- 2-5 Yrs	Deferred Maintena nce	The carpet in the classrooms, teacher's lounge, and offices is more than five year old, beyond useful life, patched and in poor condition (worn and stained).
	C3030	Ceiling Finishes	System	Beyond Useful Life	Renew System	1	Ea.	\$684,595	\$356,674	\$1,041,270	Necess ary- 2-5 Yrs	Deferred Maintena nce	Ceiling finishes are in poor condition, beyond useful life, and stained and warped due to past roof leaks, and should be replaced.
	C3020410	VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$793,038	\$413,173	\$1,206,210	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT floor finishes in the classrooms on both first and second floors are in fair to poor condition (beyond useful life).
	D2020	Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$60,828	\$31,692	\$92,520	Necess ary- 2-5 Yrs	Deferred Maintena nce	
	D2040	Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$66,358	\$34,573	\$100,931	Necess ary- 2-5 Yrs	Deferred Maintena nce	

Prince George County Public Schools

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D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$95,113	\$49,554	\$144,668	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,802,528	\$1,460,117	\$4,262,645	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3030	Cooling Generating Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$497,687	\$259,295	\$756,981	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,136,937	\$592,344	\$1,729,281	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$267,645	\$139,443	\$407,088	Necess ary- 2-5 Yrs	Deferred Maintena nce
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$82,948	\$43,216	\$126,164	Necess ary- 2-5 Yrs	Deferred Maintena nce
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$273,175	\$142,324	\$415,499	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5010	Electrical Service/Distribut ion	System	Beyond Useful Life	Renew System	1	Ea.	\$190,227	\$99,108	\$289,335	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5020	Lighting and Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$1,483,106	\$772,698	\$2,255,804	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$295,294	\$153,848	\$449,142	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3060110	Gas Service Piping	System	Beyond Useful Life	Renew System	1	Ea.	\$7,742	\$4,033	\$11,775	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$204,604	\$106,599	\$311,203	Necess ary- 2-5 Yrs	Deferred Maintena nce
E1090350	Food Service Equipment, EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$147,710	\$76,957	\$224,667	Necess ary- 2-5 Yrs	Deferred Maintena nce
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	110,597	S.F.	\$169,501	\$88,310	\$257,811	Does Not Meet Current Code/St andards	ADA / Accessibil ity
B3010	Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$977,677	\$509,370	\$1,487,047	Necess ary- 2-5 Yrs	Deferred Maintena nce
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$75,206	\$39,182	\$114,388	Necess ary- 2-5 Yrs	Deferred Maintena nce
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$57,825	\$30,127	\$87,952	Necess ary- 2-5 Yrs	Deferred Maintena nce
G3090	Propane	System	Beyond Useful Life	Renew System	1	Ea.	\$4,544	\$2,367	\$6,911	Necess ary- 2-5 Yrs	Deferred Maintena nce
D5090	Other Electrical Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$8,848	\$4,610	\$13,457	Necess ary- 2-5 Yrs	Deferred Maintena nce

Facility Executive Summary**Facility:** \Academies\Benjamin Foulois Creative & Performing Arts**Address:** 4601 Beauford Road, Morningside, MD 20746**Attributes:**

School Area	1
Congressional	4
County Council	9
Historical Building	No
Legislative	25
Original Building	Built in 1968, 114,715 S.F.
School Board District	7
School Grade	K-6th

General Information:

Function: Academy
Gross Area: 114,715 S.F.

Year Built:
Last Renovation:

Facility Description:

Benjamin Foulois Creative and Performing Arts School is a two-story, 114,715 square foot facility located on a 16.2-acre site close to the Interstate 495 (Capital Beltway) in Morningside, MD. The original building was constructed in 1968 and has had no additions constructed or major renovations performed since that time, with the exception of FY05 POD Code Fire Alarm work.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. There are no elevators or stair lifts to access the second floor and none of the restrooms are configured for accessibility. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement or crawl space.

B. SHELL

The superstructure is steel frame and load bearing masonry walls and open web steel joist roof framing. Floor construction is metal pan with lightweight fill. Roof construction is gypsum form board. The exterior enclosure is comprised of walls of brick veneer over CMU, with some pre-cast tilt-up concrete panels. Exterior windows are aluminum sash with operable single-pane glazing; they do lock or operate properly. Exterior doors are hollow metal steel. Roofing is typically low-slope with built-up roof. Entrances do not comply with ADA requirements.

C. INTERIORS

Interior partition wall types typically include painted CMU, glazed block wainscot in the corridors, and drywall. Interior doors are generally solid core wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, and shelving. Toilet partitions are rusted and broken. Stair construction includes steel risers and treads with tile finishes. Interior wall finishes are typically painted CMU and drywall and ceramic tile. Floor finishes in common areas is typically terrazzo on the first floor and vinyl asbestos tiles on the second floor. Floor finishes in assignable spaces are typically vinyl asbestos tiles and carpet. The floor finish in the boiler room and electrical room is painted concrete. The floor finish in the gymnasium is wood. During the 2008 assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 72,000 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically suspended acoustical panels and plaster.

D. SERVICES**Conveying**

The building does not include conveying equipment.

Plumbing

The plumbing fixtures are mostly original; however, urinals and toilets were updated in 2007. Domestic water distribution is a mixture of copper and galvanized piping and the sanitary waste system is cast iron. Rain water system is internal with roof drains. Domestic hot water is provided by an original gas water heater.

HVAC

Heating is provided by two gas/oil fired which were installed in 2001. Cooling is supplied by a water cold chiller, four window units, and roof top units. The chiller is located outside of the building and was installed in 2001. The heating/cooling distribution system is ductwork and a 2-pipe system using air handlers, radiators, and unit ventilators. Fresh air is supplied by infiltration and air handling units. Ceiling exhaust fans are installed in the restrooms. Controls and instrumentation are pneumatic not centrally controlled by an energy management system.

Fire Protection

The building is partially sprinkled. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

Electrical

Facility Executive Summary

The electrical service is fed from a pad mounted transformer that delivers power to a main panel. Power distribution wiring is typically copper. The switch gear is original and need update. Lighting and branch wiring is serving recessed, surface-mounted, pendent-mounted fluorescent and incandescent fixtures. Illumination was updated in 2007. Emergency power and lighting are present and exit signs are present at exit doors and near stairways and are typically illuminated.

Communications and Security

The fire alarm system was replaced in 2008. The telephone and data systems are combined and not included in dedicated closets or cabinets that are adequately secured and cooled. The building includes an internal security system that is actuated by optical and contact devices and is centrally monitored.

Other Electrical Systems: The building does not have an emergency generator.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site where two out of 90 are handicap spaces with strip paths to building entrance. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has a fuel oil storage tank that was installed in 1993.

Current Repair Cost: \$17,758,048.63**Replacement Cost:** \$32,596,481.52**FCI:** 54.48%

Prince George County Public Schools

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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Academies\Benjamin Foulois Creative & Performing Arts_Building

Attributes:

None

General Information:

Function:	Academy	Year Built:	1968
Gross Area:	114,715 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$17,758,048.63	Replacement Cost: \$32,596,481.52	FCI: 54.48%
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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Academies\Benjamin Foulois Creative & Performing Arts_Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$283.33	S.F.	114,715	102	\$33,013,032	43	1975	1973	2009		\$17,663,790	\$32,502,221	54
Substructure	\$15.80	S.F.	114,715	100	\$1,812,862	100	1968					\$1,812,862	
Foundations	\$15.80	S.F.	114,715	100	\$1,812,862	100	1968					\$1,812,862	
Standard Foundations	\$5.31	S.F.	114,715	0	\$608,940	100	1968					\$608,940	
Slab on Grade	\$10.49	S.F.	114,715	0	\$1,203,922	100	1968					\$1,203,922	
Shell	\$79.18	S.F.	114,715	100	\$9,082,646	64	1968	1988			\$4,205,005	\$9,082,646	46
Superstructure	\$31.31	S.F.	114,715	100	\$3,591,712	100	1968					\$3,591,712	
Floor Construction	\$19.54	S.F.	57,358	0	\$1,121,054	100	1968					\$1,121,054	
Roof Construction	\$21.54	S.F.	114,715	0	\$2,470,658	100	1968					\$2,470,658	
Exterior Enclosure	\$19.12	S.F.	114,715	100	\$2,193,233	71	1968	1998			\$907,304	\$2,193,233	41
Exterior Walls	\$11.21	S.F.	114,715	0	\$1,285,929	100	1968					\$1,285,929	
Exterior Windows	\$4.84	S.F.	114,715	100	\$554,851	30	1968	1998			\$554,851	\$554,851	100
Exterior Doors	\$3.07	S.F.	114,715	100	\$352,453	30	1968	1998			\$352,453	\$352,453	100
Roofing	\$28.75	S.F.	114,715	100	\$3,297,701	20	1968	1988			\$3,297,701	\$3,297,701	100
Roof Coverings	\$28.75	S.F.	114,715	100	\$3,297,701	20	1968	1988			\$3,297,701	\$3,297,701	100
Interiors	\$61.51	S.F.	114,715	107	\$7,566,924	37	1968	1973	2009		\$5,139,177	\$7,056,113	73
Interior Construction	\$18.27	S.F.	114,715	100	\$2,096,056	67	1968	1988			\$884,621	\$2,096,056	42
Partitions	\$10.56	S.F.	114,715	100	\$1,211,435	96	1968	2018				\$1,211,435	
Concrete Block Partitions - Regular Weight	\$10.71	S.F.	103,244	0	\$1,105,520	100	1968					\$1,105,520	
Drywall Partitions/Metal Stud Framing	\$9.23	S.F.	11,472	100	\$105,915	50	1968	2018				\$105,915	
Interior Doors	\$3.13	S.F.	114,715	100	\$359,432	40	1968	2008			\$359,432	\$359,432	100
Fittings	\$4.58	S.F.	114,715	100	\$525,189	20	1968	1988			\$525,189	\$525,189	100
Stairs	\$1.81	S.F.	114,715	100	\$207,633	50	1968	2018	2009		\$207,633	\$207,633	100
Stair Construction	\$1.81	S.F.	114,715	100	\$207,633	50	1968	2018	2009		\$207,633	\$207,633	100
Stairs	\$1.81	S.F.	114,715	100	\$207,633	50	1968	2018	2009		\$207,633	\$207,633	100
Interior Finishes	\$41.43	S.F.	114,715	111	\$5,263,235	25	1968	1973			\$4,046,923	\$4,752,424	85
Wall Finishes	\$5.49	S.F.	114,715	100	\$629,283	7	1968	1973			\$629,283	\$629,283	100
Paint	\$6.63	S.F.	89,478	100	\$593,379	5	1968	1973			\$593,379	\$593,379	100
Tile	\$15.65	S.F.	2,294	100	\$35,904	35	1968	2003			\$35,904	\$35,904	100
Floor Finishes	\$25.27	S.F.	114,715	118	\$3,410,018	30	1968	1973			\$2,428,991	\$2,899,207	84
Carpet	\$7.86	S.F.	3,441	100	\$27,059	5	1968	1973			\$27,059	\$27,059	100
Terrazzo	\$37.74	S.F.	22,943	100	\$865,777	75	1968	2043				\$865,777	
Tile	\$20.09	S.F.	5,736	100	\$115,250	50	1968	2018				\$115,250	
VAT	\$23.56	S.F.	72,270	130	\$2,213,513	13	1968	1981			\$2,213,513	\$1,702,702	130
VCT	\$9.22	S.F.	5,736	100	\$52,870	12	1968	1980			\$52,870	\$52,870	100
Wood	\$29.54	S.F.	4,589	100	\$135,549	13	1968	1981			\$135,549	\$135,549	100
Ceiling Finishes	\$10.67	S.F.	114,715	100	\$1,223,934	20	1968	1981			\$988,649	\$1,223,934	81
Plaster Ceilings	\$13.67	S.F.	17,207	100	\$235,285	50	1968	2018				\$235,285	
Drywall Ceilings	\$10.86	S.F.	10,324	100	\$112,118	13	1968	1981			\$112,118	\$112,118	100
Acoustical Ceilings	\$10.05	S.F.	87,184	100	\$876,531	13	1968	1981			\$876,531	\$876,531	100
Services	\$118.31	S.F.	114,715	100	\$13,571,553	25	1983	1978			\$7,452,487	\$13,571,553	55
Plumbing	\$15.77	S.F.	114,715	100	\$1,809,373	30	1978	1998			\$348,963	\$1,809,373	19
Plumbing Fixtures	\$12.73	S.F.	114,715	100	\$1,460,410	30	2007	2037				\$1,460,410	
Domestic Water Distribution	\$0.78	S.F.	114,715	100	\$88,986	30	1968	1998			\$88,986	\$88,986	100
Sanitary Waste	\$1.40	S.F.	114,715	100	\$160,523	30	1968	1998			\$160,523	\$160,523	100
Rain Water Drainage	\$0.87	S.F.	114,715	100	\$99,454	30	1968	1998			\$99,454	\$99,454	100
HVAC	\$70.50	S.F.	114,715	100	\$8,087,217	23	1984	1978			\$6,070,211	\$8,087,217	75
Heat Generating Systems	\$6.24	S.F.	114,715	100	\$715,374	30	2001	2031				\$715,374	
Cooling Generating Systems	\$11.35	S.F.	114,715	100	\$1,301,632	30	2000	2030				\$1,301,632	
Distribution Systems	\$16.75	S.F.	114,715	100	\$1,921,041	30	1968	1998			\$1,921,041	\$1,921,041	100
Terminal & Package Units	\$30.88	S.F.	114,715	100	\$3,541,975	15	1997	2012			\$3,541,975	\$3,541,975	100
Controls & Instrumentation	\$4.08	S.F.	114,715	100	\$467,610	20	1968	1988			\$467,610	\$467,610	100
Systems Testing & Balancing	\$1.22	S.F.	114,715	100	\$139,585	10	1968	1978			\$139,585	\$139,585	100
Fire Protection	\$3.11	S.F.	114,715	100	\$356,325	30	1968	1998			\$356,325	\$356,325	100
Sprinklers	\$6.25	S.F.	57,000	100	\$356,325	30	1968	1998			\$356,325	\$356,325	100
Electrical	\$28.93	S.F.	114,715	100	\$3,318,638	29	1988	1998			\$676,988	\$3,318,638	20
Electrical Service/Distribution	\$2.77	S.F.	114,715	100	\$317,556	30	1968	1998			\$317,556	\$317,556	100
Lighting and Branch Wiring	\$21.81	S.F.	114,715	100	\$2,502,065	30	2007	2037				\$2,502,065	
Communications and Security	\$4.35	S.F.	114,715	100	\$499,017	26	1988	1998			\$359,432	\$499,017	72
Telephone Systems	\$3.13	S.F.	114,715	100	\$359,432	30	1968	1998			\$359,432	\$359,432	100
Communication & Alarm Systems	\$1.22	S.F.	114,715	100	\$139,585	15	2008	2023				\$139,585	
Equipment & Furnishings	\$5.12	S.F.	114,715	100	\$587,497	21	1968	1983			\$587,497	\$587,497	100
Equipment			0	0		0	0						
Equipment	\$5.12	S.F.	114,715	100	\$587,497	21	1968	1983			\$587,497	\$587,497	100
Institutional	\$3.03	S.F.	114,715	100	\$347,218	15	1968	1983			\$347,218	\$347,218	100

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Other Equipment	\$2.09	S.F.	114,715	100	\$240,279	30	1968	1998			\$240,279	\$240,279	100
Food Service Equipment EACH	\$240,279.32	SYSTEM	1	100	\$240,279	30	1968	1998			\$240,279	\$240,279	100
Special Construction			0			0	0				\$267,410		
Special Construction			0			0	0				\$267,410		
ADA Compliance			0	0		0	0				\$267,410		
Building Sitework	\$3.41	S.F.	114,715	100	\$391,550	30	1968	1998	2018		\$12,214	\$391,550	3
Site Improvements	\$2.37	S.F.	114,715	100	\$271,301	30	1968	1998	2018			\$271,301	
Parking Lots	\$2,492.04	Each	90	100	\$224,283	30	1968	1998	2018	6		\$224,283	
Pedestrian Paving	\$37.61	L.F.	1,250	100	\$47,018	30	1968	1998	2018	6		\$47,018	
Site Mechanical Utilities	\$1.05	S.F.	114,715	100	\$120,249	30	1968	1998			\$12,214	\$120,249	10
Fuel Distribution			0	0		0	0						
Fuel Tank	\$0.11	S.F.	114,715	100	\$12,214	30	1968	1998			\$12,214	\$12,214	100
Gas Service Piping	\$0.11	S.F.	114,715	100	\$12,214	30	1968	1998			\$12,214	\$12,214	100
Propane	\$108,035.11	SYSTEM	1	100	\$108,035	30	1993	2023				\$108,035	

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Facility Executive Summary

Facility: \Academies\Benjamin Foulois Creative & Performing Arts_Building (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$17,758,049					\$719,257	\$868,973				\$1,021,407
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell	\$4,205,005										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$907,304										
Exterior Walls											
Exterior Windows	\$554,851										
Exterior Doors	\$352,453										
Roofing	\$3,297,701										
Roof Coverings	\$3,297,701										
Interiors	\$5,139,177					\$719,257	\$545,025				\$833,816
Interior Construction	\$884,621						\$126,468				
Partitions							\$126,468				
Concrete Block Partitions - Regular Weight											
Drywall Partitions/Metal Stud Framing							\$126,468				
Interior Doors	\$359,432										
Fittings	\$525,189										
Stairs	\$207,633										
Stair Construction	\$207,633										
Stairs	\$207,633										
Interior Finishes	\$4,046,922					\$719,257	\$418,557				\$833,816
Wall Finishes	\$629,282					\$687,889					\$797,451
Paint	\$593,379					\$687,889					\$797,451
Tile	\$35,904										
Floor Finishes	\$2,428,991					\$31,368	\$137,615				\$36,364
Carpet	\$27,059					\$31,368					\$36,364
Terrazzo											
Tile							\$137,615				
VAT	\$2,213,513										
VCT	\$52,870										
Wood	\$135,549										
Ceiling Finishes	\$988,649						\$280,942				
Plaster Ceilings							\$280,942				
Drywall Ceilings	\$112,118										
Acoustical Ceilings	\$876,531										
Services	\$7,452,488										\$187,591
Plumbing	\$348,963										
Plumbing Fixtures											
Domestic Water Distribution	\$88,986										
Sanitary Waste	\$160,523										
Rain Water Drainage	\$99,454										
HVAC	\$6,070,212										\$187,591
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems	\$1,921,041										
Terminal & Package Units	\$3,541,975										
Controls & Instrumentation	\$467,610										
Systems Testing & Balancing	\$139,585										\$187,591
Fire Protection	\$356,325										
Sprinklers	\$356,325										
Electrical	\$676,988										
Electrical Service/Distribution	\$317,556										
Lighting and Branch Wiring											
Communications and Security	\$359,432										
Telephone Systems	\$359,432										
Communication & Alarm Systems											

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Upper Marlboro, MD 20772

Facility Executive Summary

Report Date: 10 Sep 2012

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Prince George County Public Schools

13300 Old Marlboro Pike
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eCOMET Facility Report

Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Academies\Benjamin Foulois Creative & Performing Arts_Building (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
D4010	Sprinklers	System		Beyond Useful Life	Renew System	1	Ea.	\$11,675,246 \$234,270	\$6,082,803 \$122,055	\$17,758,049 \$356,325	Necess ary- 2-5 Yrs	Deferred Maintena nce	Approximately 50% of the building is not sprinkled.
E1020	Institutional	System		Beyond Useful Life	Renew System	1	Ea.	\$228,283	\$118,935	\$347,218	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060	Fuel Tank	System		Beyond Useful Life	Renew System	1	Ea.	\$61,971	\$32,287	\$94,258	Necess ary- 2-5 Yrs	Deferred Maintena nce	
G3060110	Gas Service Piping	System		Beyond Useful Life	Renew System	1	Ea.	\$8,030	\$4,184	\$12,214	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$364,794	\$190,058	\$554,851	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030	Exterior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$231,724	\$120,728	\$352,453	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3010	Roof Coverings	System		Beyond Useful Life	Renew System	1	Ea.	\$2,168,114	\$1,129,587	\$3,297,701	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020	Interior Doors	System		Beyond Useful Life	Renew System	1	Ea.	\$236,313	\$123,119	\$359,432	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1030	Fittings	System		Beyond Useful Life	Renew System	1	Ea.	\$345,292	\$179,897	\$525,189	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Paint	System		Beyond Useful Life	Renew System	1	Ea.	\$390,124	\$203,255	\$593,379	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3010230	Tile	System		Beyond Useful Life	Renew System	1	Ea.	\$23,605	\$12,298	\$35,904	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VCT	System		Beyond Useful Life	Renew System	1	Ea.	\$34,760	\$18,110	\$52,870	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	Carpet	System		Beyond Useful Life	Renew System	1	Ea.	\$17,790	\$9,269	\$27,059	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410	VAT	System		Beyond Useful Life	Renew System	1	Ea.	\$1,455,301	\$758,212	\$2,213,513	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020	Domestic Water Distribution	System		Beyond Useful Life	Renew System	1	Ea.	\$58,505	\$30,481	\$88,986	Necess ary- 2-5 Yrs	Deferred Maintena nce	Domestic water lines and equipment are mostly original and have had few line leaks and limited capacity. The gas water heater is mostly new.
D2040	Rain Water Drainage	System		Beyond Useful Life	Renew System	1	Ea.	\$65,388	\$34,067	\$99,454	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D2030	Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$105,538	\$54,985	\$160,523	Necess ary- 2-5 Yrs	Deferred Maintena nce	Although most of the plumbing fixtures were updated in 2007, some sinks, toilets, and sanitary waste piping are original and need update.
D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,263,012	\$658,029	\$1,921,041	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$307,436	\$160,174	\$467,610	Necess ary- 2-5 Yrs	Deferred Maintena nce	HVAC control system is original and has functional problems. The cafeterias gets too humid and windows fog. Some classrooms get too hot in winter and some get no heat. In the summer, some rooms are too cold or too hot. Since most of the HVAC system is original, some system balance and testing is needed. Ventilation balance is poor in restrooms, some classrooms, and in some hallways.
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$91,772	\$47,813	\$139,585	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$208,781	\$108,775	\$317,556	Necess ary- 2-5 Yrs	Deferred Maintena nce	The main power switchgear and most of the electrical panels in hallways and classrooms are original and need update. Some panels have no capacity to expand at the time of need.
C3020410	Wood	System	Beyond Useful Life	Renew System	1	Ea.	\$89,118	\$46,431	\$135,549	Necess ary- 2-5 Yrs	Deferred Maintena nce	
E1090350	Food Service Equipment EACH	System	Beyond Useful Life	Renew System	1	Ea.	\$157,975	\$82,305	\$240,279	Necess ary- 2-5 Yrs	Deferred Maintena nce	ADA / Accessibility
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	114,715	S.F.	\$175,812	\$91,598	\$267,410	Does Not Meet Current Code/St andards	ADA / Accessibility	
D5030310	Telephone Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$236,313	\$123,119	\$359,432	Necess ary- 2-5 Yrs	Deferred Maintena nce	Deferred Maintena nce
C2010110	Stairs	System	Beyond Useful Life	Renew System	1	Ea.	\$136,511	\$71,122	\$207,633	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050	Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,328,715	\$1,213,260	\$3,541,975	Necess ary- 2-5 Yrs	Deferred Maintena nce	Deferred Maintena nce
C3030110	Drywall Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$73,713	\$38,405	\$112,118	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030210	Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$576,286	\$300,245	\$876,531	Necess ary- 2-5 Yrs	Deferred Maintena nce	Deferred Maintena nce

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Academies\Thomas G. Pullen School

Address: 700 Brightseat Road, Landover, MD 20786

Attributes:

School Area	1
Congressional	4
County Council	5
Historical Building	No
Legislative	24
Original Building	Built in 1967, 102,646 S.F.
School Addition 1	Built in 1991, 7,776 S.F.
School Board District	6
School Grade	PreK-8th

General Information:

Function:	Academy
Gross Area:	110,422 S.F.

Year Built:
Last Renovation:

Facility Description:

Thomas G. Pullen School is a two-story, 110,422 square foot facility located on a 20-acre site close to the Central Avenue Freeway in Landover, MD. The original building was constructed in 1967 and one addition was constructed in 1991 (eight modulars) with no major renovations, with the exception of FY03 ASP Boiler Replacement in 2004.

ACCESSIBILITY ISSUES

The facility is not generally in compliance with ADA requirements. Further study by an ADA Specialist is required to ensure compliance with Federal and State requirements.

A. SUBSTRUCTURE

The building typically rests on slab-on-grade. The building does not have a basement, cellar or a sub-floor but does have a crawl space.

B. SHELL

The superstructure is steel frame. Floor construction is slab on grade on the first floor and metal pan with lightweight fill on the second floor. Roof construction is metal pan with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU and pre-cast architectural panels over CMU. The 1991 modular class room addition has standing seam metal panels over drywall. Exterior windows are steel sash with operable single-pane glazing. Exterior doors are hollow metal steel in poor condition. Roofing is typically low-slope with built-up roof.

C. INTERIORS

Interior construction partition wall types typically include painted CMU. Interior doors are generally solid core and hollow wood doors with hollow metal frames. Interior fittings include chalk and tack boards, graphics, lockers, toilet accessories, shelving and toilet partitions. Stair construction includes concrete risers and treads with steel and tile finishes. The interior wall finishes are typically tiles. Floor finishes in common areas is typically terrazzo, ceramic tile, VAT resilient tile, vinyl composition tile and carpet. Floor finishes in assignable spaces is typically vinyl tile, wood and VAT resilient tile. During the 2008 assessment, it was noted in the A.H.E.R.A. Management Plan that the school contains 19,500 square feet of vinyl asbestos tiles. Ceiling finishes in common areas are typically suspended acoustical panels. Ceiling finishes in assignable areas are typically plaster suspended acoustical panels and exposed deck.

D. SERVICES

Conveying

The building does not have an elevator.

Plumbing

Domestic water distribution consists of copper and galvanized piping. Domestic hot water is provided by a gas fired water heater. Sanitary waste system is cast iron. Rain water drain system is primarily external with gutters, scuppers and downspouts. The building does not have a sprinkler system except for single heads in janitor closets.

HVAC

Heating is provided by two dual fired steam boilers that supply fin tube radiators and terminal units throughout the building. The boilers were installed in 2003. Cooling is provided by individual window units for each classroom and a roof mounted split system for the multipurpose room air handler. Fresh air is supplied by fan coil units during heating season and mostly infiltration during cooling season. Controls are low voltage electrical thermostats, individual controls on window units and pneumatic. The system is not centrally monitored or controlled.

Electrical

A pad mounted transformer provides power to a main disconnect. Minor circuit additions have been installed to address the window air conditioner power. Lighting has been upgraded to electronic ballasts and T-8 luminaries but fixtures and lens are but old and discolored. There are battery pack emergency lights in the corridors and exit signs are properly placed and illuminated. The building does not have an emergency generator.

Facility Executive Summary

Communication and Security

The system consists of audible annunciators, manual pull stations and heat/smoke detectors. The system is inadequate, obsolete, does not comply with ADA or life safety requirements and should be replaced. Kitchen range hood lacks a fire suppression system. Telephone and data systems are separate, not located in dedicated closets and do not have independent cooling systems. The security system consists of motion sensors, CCTV cameras and is adequate.

E. EQUIPMENT & FURNISHINGS

The building includes fixed library, theater, stage and medical equipment. The building also includes fixed casework, window treatment, food service equipment and multiple seating furnishings.

F. SPECIAL CONSTRUCTION

The building does not include special construction.

G. SITE

Surface parking is available on site. Additional parking was added in 2012 (67 spaces including 6 handicap) for a total of 201 parking spaces. Drainage is handled by surface discharge and area drains. The site includes concrete sidewalks, lighting for vehicular and pedestrian night traffic. The water supply is provided from the municipal distribution system. The school has a fuel oil storage tank that was installed in 1994.

Current Repair Cost: \$18,184,502.51**Replacement Cost:** \$29,127,687.24**FCI:** 62.43%

Prince George County Public Schools

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Upper Marlboro, MD 20772

eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary

Facility: \Academies\Thomas G. Pullen School_ **Building**

Attributes:

None

General Information:

Function:	Academy	Year Built:	1967
Gross Area:	102,646 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$17,899,994.53	Replacement Cost: \$27,711,123.72	FCI: 64.59%
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Prince George County Public Schools

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eCOMET Facility Report Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Academies\Thomas G. Pullen School_ Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$269.97	S.F.	102,646	101	\$27,998,323	44	1970	1972	2008		\$17,899,993	\$27,711,120	65
Substructure	\$16.26	S.F.	102,646	100	\$1,669,299	100	1967					\$1,669,299	
Foundations	\$15.64	S.F.	102,646	100	\$1,604,961	100	1967					\$1,604,961	
Standard Foundations	\$5.25	S.F.	102,646	0	\$538,630	100	1967					\$538,630	
Slab on Grade	\$10.39	S.F.	102,646	0	\$1,066,331	100	1967					\$1,066,331	
Basement Construction	\$0.63	S.F.	102,646	100	\$64,338	100	1967					\$64,338	
Basement Excavation	\$0.04	S.F.	102,646	100	\$3,833	100	1967					\$3,833	
Building Excavation & Backfill	\$0.21	S.F.	18,000	0	\$3,833	100	1967					\$3,833	
Basement Walls	\$3.36	S.F.	18,000	0	\$60,505	100	1967					\$60,505	
Shell	\$63.18	S.F.	102,646	100	\$6,485,414	73	1967	1987			\$2,271,613	\$6,485,414	35
Superstructure	\$29.96	S.F.	102,646	100	\$3,075,653	100	1967					\$3,075,653	
Floor Construction	\$19.35	S.F.	102,646	0	\$1,985,904	100	1967					\$1,985,904	
Roof Construction	\$10.62	S.F.	102,646	0	\$1,089,749	100	1967					\$1,089,749	
Exterior Enclosure	\$18.94	S.F.	102,646	100	\$1,943,751	71	1967	1997			\$805,603	\$1,943,751	41
Exterior Walls	\$11.09	S.F.	102,646	0	\$1,138,148	100	1967					\$1,138,148	
Exterior Windows	\$4.78	S.F.	102,646	100	\$490,231	30	1967	1997			\$490,231	\$490,231	100
Exterior Doors	\$3.07	S.F.	102,646	100	\$315,372	30	1967	1997			\$315,372	\$315,372	100
Roofing	\$14.28	S.F.	102,646	100	\$1,466,010	20	1967	1987			\$1,466,010	\$1,466,010	100
Roof Coverings	\$14.24	S.F.	102,646	100	\$1,461,326	20	1967	1987			\$1,461,326	\$1,461,326	100
Roof Openings	\$0.05	S.F.	102,646	100	\$4,684	20	1967	1987			\$4,684	\$4,684	100
Interiors	\$60.09	S.F.	102,646	105	\$6,455,538	41	1972	1972			\$3,335,451	\$6,168,335	54
Interior Construction	\$18.59	S.F.	102,646	100	\$1,907,842	70	1967	1987			\$786,868	\$1,907,842	41
Partitions	\$10.92	S.F.	102,646	100	\$1,120,974	100	1967					\$1,120,974	
Concrete Block Partitions - Regular Weight	\$10.92	S.F.	102,646	0	\$1,120,974	100	1967					\$1,120,974	
Interior Doors	\$3.13	S.F.	102,646	100	\$321,617	40	1967	2007			\$321,617	\$321,617	100
Fittings	\$4.53	S.F.	102,646	100	\$465,251	20	1967	1987			\$465,251	\$465,251	100
Stairs	\$0.97	S.F.	102,646	100	\$99,920	50	1967	2017				\$99,920	
Stair Construction	\$0.97	S.F.	102,646	100	\$99,920	50	1967	2017				\$99,920	
Interior Finishes	\$40.53	S.F.	102,646	107	\$4,447,776	28	1979	1972			\$2,548,583	\$4,160,573	61
Wall Finishes	\$7.89	S.F.	102,646	100	\$810,372	14	2003	2002			\$238,404	\$810,372	29
Paint	\$6.56	S.F.	87,250	100	\$571,968	5	2009	2014				\$571,968	
Tile	\$15.48	S.F.	15,397	100	\$238,404	35	1967	2002			\$238,404	\$238,404	100
Floor Finishes	\$22.29	S.F.	102,646	113	\$2,574,817	36	1967	1972			\$1,426,362	\$2,287,614	62
Carpet	\$7.77	S.F.	5,132	100	\$39,887	5	1967	1972			\$39,887	\$39,887	100
Ceramic Tile	\$19.89	S.F.	15,397	100	\$306,318	50	1967	2017				\$306,318	
Concrete	\$3.73	S.F.	379	100	\$1,412	10	1967	1977			\$1,412	\$1,412	100
Terrazo	\$37.34	S.F.	20,151	100	\$752,449	75	1967	2042				\$752,449	
VAT (Resilient Flooring)	\$23.32	S.F.	41,058	130	\$1,244,550	13	1967	1980			\$1,244,550	\$957,347	130
VCT	\$9.13	S.F.	15,397	100	\$140,513	12	1967	1979			\$140,513	\$140,513	100
Wood Gym Floor	\$17.48	S.F.	5,132	100	\$89,688	30	1967	1997				\$89,688	
Ceiling Finishes	\$10.35	S.F.	102,646	100	\$1,062,587	19	1967	1980			\$883,817	\$1,062,587	83
Plaster Ceilings	\$17.42	S.F.	10,265	100	\$178,770	50	1967	2017				\$178,770	
Acoustical Ceilings	\$9.57	S.F.	92,381	100	\$883,817	13	1967	1980			\$883,817	\$883,817	100
Services	\$119.84	S.F.	102,646	100	\$12,301,053	24	1972	1982	2008		\$11,370,551	\$12,301,053	92
Plumbing	\$15.86	S.F.	102,646	100	\$1,628,379	30	1967	1997			\$1,628,379	\$1,628,379	100
Plumbing Fixtures	\$12.61	S.F.	102,646	100	\$1,294,273	30	1967	1997			\$1,294,273	\$1,294,273	100
Domestic Water Distribution	\$0.90	S.F.	102,646	100	\$92,113	30	1967	1997			\$92,113	\$92,113	100
Sanitary Waste	\$1.38	S.F.	102,646	100	\$142,073	30	1967	1997			\$142,073	\$142,073	100
Rain Water Drainage	\$0.97	S.F.	102,646	100	\$99,920	30	1967	1997			\$99,920	\$99,920	100
HVAC	\$69.19	S.F.	102,646	100	\$7,102,105	21	1974	1982			\$6,171,603	\$7,102,105	87
Heat Generating Systems	\$9.07	S.F.	102,646	100	\$930,502	30	2003	2033				\$930,502	
Distribution Systems	\$16.53	S.F.	102,646	100	\$1,697,074	30	1967	1997			\$1,697,074	\$1,697,074	100
Terminal & Package Units	\$40.76	S.F.	102,646	100	\$4,184,138	15	1967	1982			\$4,184,138	\$4,184,138	100
Controls & Instrumentation	\$1.51	S.F.	102,646	100	\$154,563	20	1967	1987			\$154,563	\$154,563	100
Systems Testing & Balancing	\$1.32	S.F.	102,646	100	\$135,828	30	1967	1997			\$135,828	\$135,828	100
Fire Protection	\$6.19	S.F.	102,646	100	\$635,427	30	1967	1997			\$635,427	\$635,427	100
Sprinklers	\$6.19	S.F.	102,646	100	\$635,427	30	1967	1997			\$635,427	\$635,427	100
Electrical	\$28.59	S.F.	102,646	100	\$2,935,142	27	1975	1997	2008		\$2,935,142	\$2,935,142	100
Electrical Service/Distribution	\$2.74	S.F.	102,646	100	\$281,024	30	1967	1997			\$281,024	\$281,024	100
Branch Wiring	\$13.96	S.F.	102,646	100	\$1,433,224	30	1967	1997			\$1,433,224	\$1,433,224	100
Lighting	\$7.60	S.F.	102,646	100	\$780,623	20	2000	2020	2008		\$780,623	\$780,623	100
Communications and Security	\$4.29	S.F.	102,646	100	\$440,271	30	1967	1997			\$440,271	\$440,271	100
Equipment & Furnishings	\$5.72	S.F.	102,646	100	\$586,794	17	1967	1982			\$586,794	\$586,794	100
Equipment	\$5.72	S.F.	102,646	100	\$586,794	17	1967	1982			\$586,794	\$586,794	100
Institutional Equipment	\$3.00	S.F.	102,646	100	\$307,565	15	1967	1982			\$307,565	\$307,565	100
Other Equipment	\$2.72	S.F.	102,646	100	\$279,229	20	1967	1987			\$279,229	\$279,229	100
Food Service Equipment	\$279,229.36	SYSTEM	1	100	\$279,229	20	1967	1987			\$279,229	\$279,229	100

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eCOMET Facility Report

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Facility Executive Summary

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Special Construction			0			0	0				\$239,277		
Special Construction			0			0	0				\$239,277		
ADA Compliance			0	0		0	0				\$239,277		
Building Sitework	\$4.87	S.F.	102,646	100	\$500,225	30	1967	1997			\$96,307	\$500,225	19
Site Improvements	\$3.71	S.F.	102,646	100	\$381,261	30	1969	1997			\$85,378	\$381,261	22
Parking Lots	\$2,465.69	Each	120	100	\$295,883	30	2012	2042				\$295,883	
Pedestrian Paving	\$37.23	L.F.	2,293	100	\$85,378	30	1967	1997			\$85,378	\$85,378	100
Site Mechanical Utilities	\$1.16	S.F.	102,646	100	\$118,964	30	1967	1997			\$10,929	\$118,964	9
Fuel Distribution	\$1.16	S.F.	102,646	100	\$118,964	30	1967	1997			\$10,929	\$118,964	9
NG Supply	\$0.11	S.F.	102,646	100	\$10,929	30	1967	1997			\$10,929	\$10,929	100
Underground Tank	\$108,035.11	SYSTEM	1	100	\$108,035	30	1994	2024				\$108,035	

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Facility Executive Summary

Facility: \Academies\Thomas G. Pullen School_ **Building** (continued)

Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$17,899,995		\$606,801			\$724,425		\$703,449			\$55,504
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Building Excavation & Backfill											
Basement Walls											
Shell	\$2,271,612										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$805,603										
Exterior Walls											
Exterior Windows	\$490,231										
Exterior Doors	\$315,372										
Roofing	\$1,466,010										
Roof Coverings	\$1,461,326										
Roof Openings	\$4,684										
Interiors	\$3,335,452		\$606,801			\$724,425		\$703,449			\$55,504
Interior Construction	\$786,868										
Partitions											
Concrete Block Partitions - Regular Weight											
Interior Doors	\$321,617										
Fittings	\$465,251										
Stairs						\$115,834					
Stair Construction						\$115,834					
Interior Finishes	\$2,548,584		\$606,801			\$608,590		\$703,449			\$55,504
Wall Finishes	\$238,404		\$606,801					\$703,449			
Paint			\$606,801					\$703,449			
Tile	\$238,404										
Floor Finishes	\$1,426,363					\$401,348					\$55,504
Carpet	\$39,887					\$46,241					\$53,605
Ceramic Tile						\$355,107					
Concrete	\$1,412										\$1,898
Terrazo											
VAT (Resilient Flooring)	\$1,244,550										
VCT	\$140,513										
Wood Gym Floor											
Ceiling Finishes	\$883,817					\$207,243					
Plaster Ceilings						\$207,243					
Acoustical Ceilings	\$883,817										
Services	\$11,370,552										
Plumbing	\$1,628,379										
Plumbing Fixtures	\$1,294,273										
Domestic Water Distribution	\$92,113										
Sanitary Waste	\$142,073										
Rain Water Drainage	\$99,920										
HVAC	\$6,171,604										
Heat Generating Systems											
Distribution Systems	\$1,697,074										
Terminal & Package Units	\$4,184,138										
Controls & Instrumentation	\$154,563										
Systems Testing & Balancing	\$135,828										
Fire Protection	\$635,427										
Sprinklers	\$635,427										
Electrical	\$2,935,142										
Electrical Service/Distribution	\$281,024										
Branch Wiring	\$1,433,224										
Lighting	\$780,623										
Communications and Security	\$440,271										

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Prince George County Public Schools

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eCOMET Facility Report

Facility Executive Summary

Report Date: 10 Sep 2012

Facility: \Academies\Thomas G. Pullen School_ **Building** (continued)

Deficiency Detail:

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
B2020		Exterior Windows	System	Beyond Useful Life	Renew System	1	Ea.	\$11,768,570 \$322,308	\$6,131,425 \$167,923	\$17,899,995 \$490,231	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2030		Exterior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$207,345	\$108,027	\$315,372	Necess ary- 2-5 Yrs	Deferred Maintena nce	Exterior doors are worn out, rusted, do not seal properly, and need hardware upgrade.
B3010		Roof Coverings	System	Beyond Useful Life	Renew System	1	Ea.	\$960,767	\$500,559	\$1,461,326	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B3020		Roof Openings	System	Beyond Useful Life	Renew System	1	Ea.	\$3,079	\$1,604	\$4,684	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C1020		Interior Doors	System	Beyond Useful Life	Renew System	1	Ea.	\$211,451	\$110,166	\$321,617	Necess ary- 2-5 Yrs	Deferred Maintena nce	Interior doors need hardware upgrade.
C1030		Fittings	System	Beyond Useful Life	Renew System	1	Ea.	\$305,885	\$159,366	\$465,251	Necess ary- 2-5 Yrs	Deferred Maintena nce	Fittings, such as toilet partitions, cabinetry and locks are old, rusted, and damaged.
C3010230		Tile	System	Beyond Useful Life	Renew System	1	Ea.	\$156,741	\$81,662	\$238,404	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VCT	System	Beyond Useful Life	Renew System	1	Ea.	\$92,382	\$48,131	\$140,513	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		Carpet	System	Beyond Useful Life	Renew System	1	Ea.	\$26,225	\$13,663	\$39,887	Necess ary- 2-5 Yrs	Deferred Maintena nce	Carpet is worn out, stained and damaged in some places.
C3020410		Concrete	System	Beyond Useful Life	Renew System	1	Ea.	\$929	\$484	\$1,412	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020410		VAT (Resilient Flooring)	System	Beyond Useful Life	Renew System	1	Ea.	\$818,245	\$426,306	\$1,244,550	Necess ary- 2-5 Yrs	Deferred Maintena nce	VAT flooring is old and damaged.
C3030210		Acoustical Ceilings	System	Beyond Useful Life	Renew System	1	Ea.	\$581,076	\$302,741	\$883,817	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2010		Plumbing Fixtures	System	Beyond Useful Life	Renew System	1	Ea.	\$850,935	\$443,337	\$1,294,273	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2020		Domestic Water Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$60,561	\$31,552	\$92,113	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2040		Rain Water Drainage	System	Beyond Useful Life	Renew System	1	Ea.	\$65,693	\$34,226	\$99,920	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D2030		Sanitary Waste	System	Beyond Useful Life	Renew System	1	Ea.	\$93,408	\$48,665	\$142,073	Necess ary- 2-5 Yrs	Deferred Maintena nce	
D3050		Terminal & Package Units	System	Beyond Useful Life	Renew System	1	Ea.	\$2,750,913	\$1,433,226	\$4,184,138	Necess ary- 2-5 Yrs	Deferred Maintena nce	

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D3040	Distribution Systems	System	Beyond Useful Life	Renew System	1	Ea.	\$1,115,762	\$581,312	\$1,697,074	Necessary- 2-5 Yrs	Deferred Maintenance
D3060	Controls & Instrumentation	System	Beyond Useful Life	Renew System	1	Ea.	\$101,620	\$52,944	\$154,563	Necessary- 2-5 Yrs	Deferred Maintenance
D3070	Systems Testing & Balancing	System	Beyond Useful Life	Renew System	1	Ea.	\$89,302	\$46,526	\$135,828	Necessary- 2-5 Yrs	Deferred Maintenance
D4010	Sprinklers	System	Beyond Useful Life	Renew System	1	Ea.	\$417,769	\$217,658	\$635,427	Necessary- 2-5 Yrs	Deferred Maintenance
D5010	Electrical Service/Distribution	System	Beyond Useful Life	Renew System	1	Ea.	\$184,763	\$96,261	\$281,024	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Branch Wiring	System	Beyond Useful Life	Renew System	1	Ea.	\$942,290	\$490,933	\$1,433,224	Necessary- 2-5 Yrs	Deferred Maintenance
D5030	Communications and Security	System	Beyond Useful Life	Renew System	1	Ea.	\$289,462	\$150,810	\$440,271	Necessary- 2-5 Yrs	Deferred Maintenance
E1020	Institutional Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$202,213	\$105,353	\$307,565	Necessary- 2-5 Yrs	Deferred Maintenance
E1090350	Food Service Equipment	System	Beyond Useful Life	Renew System	1	Ea.	\$183,583	\$95,647	\$279,229	Necessary- 2-5 Yrs	Deferred Maintenance
D5020	Lighting	System	Beyond Useful Life	Renew System	1	Ea.	\$513,230	\$267,393	\$780,623	Necessary- 2-5 Yrs	Deferred Maintenance
G2030	Pedestrian Paving	System	Beyond Useful Life	Renew System	1	Ea.	\$56,133	\$29,245	\$85,378	Necessary- 2-5 Yrs	Deferred Maintenance
F1040	ADA Compliance	ADA Compliance	Inadequate	ADA Compliance	102,646	S.F.	\$157,315	\$81,961	\$239,277	Does Not Meet Current Code/Standards	ADA / Accessibility
G3060110	NG Supply	System	Beyond Useful Life	Renew System	1	Ea.	\$7,185	\$3,743	\$10,929	Necessary- 2-5 Yrs	Deferred Maintenance

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Facility Executive Summary

Facility: \Academies\Thomas G. Pullen School\Modular

Attributes:

None

General Information:

Function:	Academy	Year Built:	1991
Gross Area:	7,776 S.F.	Last Renovation:	

Facility Description:

Current Repair Cost: \$284,507.97	Replacement Cost: \$1,416,563.52	FCI: 20.08%
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Report Date: 10 Sep 2012

Facility Executive Summary**Facility:** \Academies\Thomas G. Pullen School\Modular (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$182.17	S.F.	7,776	100	\$1,416,564	33	1993	1996	2006		\$284,510	\$1,416,564	20
Shell	\$74.17	S.F.	7,776	100	\$576,752	57	1996	2021	2006		\$42,374	\$576,752	7
Superstructure	\$19.79	S.F.	7,776	100	\$153,890	100	1991					\$153,890	
Floor Construction	\$12.45	S.F.	7,776	100	\$96,787	100	1991					\$96,787	
Roof Construction	\$7.34	S.F.	7,776	100	\$57,103	100	1991					\$57,103	
Exterior Enclosure	\$21.93	S.F.	7,776	100	\$170,559	71	1996	2021	2006		\$42,374	\$170,559	25
Exterior Walls	\$12.98	S.F.	7,776	100	\$100,912	100	2007					\$100,912	
Exterior Windows	\$5.45	S.F.	7,776	100	\$42,374	30	1991	2021	2006		\$42,374	\$42,374	100
Exterior Doors	\$3.51	S.F.	7,776	100	\$27,273	30	1991	2021				\$27,273	
Roofing	\$32.45	S.F.	7,776	100	\$252,303	20	2007	2027				\$252,303	
Roof Coverings	\$32.45	S.F.	7,776	100	\$252,303	20	2007	2027				\$252,303	
Interiors	\$28.81	S.F.	7,776	100	\$224,009	10	1991	1996			\$224,009	\$224,009	100
Interior Finishes	\$28.81	S.F.	7,776	100	\$224,009	10	1991	1996			\$224,009	\$224,009	100
Wall Finishes	\$7.48	S.F.	7,776	100	\$58,199	5	1991	1996			\$58,199	\$58,199	100
Floor Finishes	\$10.40	S.F.	7,776	100	\$80,899	10	1991	2001			\$80,899	\$80,899	100
Ceiling Finishes	\$10.92	S.F.	7,776	100	\$84,911	13	1991	2004			\$84,911	\$84,911	100
Services	\$79.19	S.F.	7,776	100	\$615,803	20	1991	2011				\$615,803	
HVAC	\$46.54	S.F.	7,776	100	\$361,864	20	1991	2011				\$361,864	
Terminal & Package Units	\$46.54	S.F.	7,776	100	\$361,864	20	1991	2011				\$361,864	
Electrical	\$32.66	S.F.	7,776	100	\$253,939	20	1991	2011				\$253,939	
Electrical Service/Distribution	\$3.13	S.F.	7,776	100	\$24,361	20	1991	2011				\$24,361	
Lighting and Branch Wiring	\$24.63	S.F.	7,776	100	\$191,498	20	1991	2011				\$191,498	
Communications and Security	\$4.90	S.F.	7,776	100	\$38,080	20	1991	2011				\$38,080	
Special Construction			0			0	0				\$18,127		
Special Construction			0			0	0				\$18,127		
ADA Compliance			0	0		0	0				\$18,127		

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Facility: \Academies\Thomas G. Pullen School\Modular (continued)

Renewal Schedule:[illegible]

Prince George County Public Schools13300 Old Marlboro Pike
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eCOMET Facility Report

Report Date: 10 Sep 2012

Facility Executive Summary**Facility:** \Academies\Thomas G. Pullen School\Modular (continued)**Deficiency Detail:**

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Note
Building Systems													
C3010	Wall Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$187,053 \$38,263	\$97,455 \$19,935	\$284,508 \$58,199	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3020	Floor Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$53,188	\$27,711	\$80,899	Necess ary- 2-5 Yrs	Deferred Maintena nce	
C3030	Ceiling Finishes	System		Beyond Useful Life	Renew System	1	Ea.	\$55,825	\$29,085	\$84,911	Necess ary- 2-5 Yrs	Deferred Maintena nce	
B2020	Exterior Windows	System		Beyond Useful Life	Renew System	1	Ea.	\$27,859	\$14,515	\$42,374	Necess ary- 2-5 Yrs	Deferred Maintena nce	
F1040	ADA Compliance	ADA Compliance		Inadequate	ADA Compliance	7,776	S.F.	\$11,917	\$6,209	\$18,127	Does Not Meet Current Code/St andards	ADA / Accessibil ity	