



Rockford Schools

Facility Condition Assessment

Date July 20th, 2026



KRAUS-ANDERSON®

Agenda - Facility Condition Assessment (FCA)

- Executive Summary
- FCA Initial Findings
- FCI (Facility Condition Index)
- Annual Spend
- Cost Breakdowns (Per Discipline, Criticality, Condition)
- Facility Condition Assessment
- FCA Recap



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**FACILITY
CONDITION
ASSESSMENT**



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Executive Summary



- Kraus-Anderson completed a Facility Condition Assessment of Rockford public schools, which is approximately 491,220 SF
- The Facility Condition Index rated the facilities in the “Fair” & “Good” Ranges.
- Identified \$34.7M Dollars in Maintenance
 - Not all items found are critical
 - Maintenance would be over the next 10+ years
 - All cost are based off cost history and experience
 - Once projects are defined competitive bids will be reviewed and accepted
- KA will continue to work with admin staff to re-balance and prioritize projects



- Executive Report

	Project	County Facility Assessment																	
2	Owner/Customer	Munroe County																	
3	RA Project #																		
4	Facility Assessed	Multiple																	
5																			
6																			
	Building	Digital Report link	Area of work	Location Sheet No.	Description of work	Reasoning	Current Condition	Criticality	Installed	Expected to Service	Residue Year	Quant	Unit of measure						
217	H5 Historic Courthouse	8248	13 HVAC	Site Plan H5 Historic Courthouse Site Plan	Lexmark Condensing Unit	Capital Replace	4-Poor	3-High	1971	15	2024	1	EA						
218	H5 Historic Courthouse	8248	05 Exterior Enclosure	H5 Historic Courthouse Site Plan H5 Historic Courthouse Site Plan	Window Screens In/I	Capital Replace	4-Poor	3-Low	1958	20	2024	20	EA						
219	Community Services Center	850	02 Sitework/Building Earthwork	Center Site Plan Community Services Center	Concrete Pad @ Exit Door	Concrete-Replace	4-Poor	2-Medium	1980	30	2024	1	Allowance						
220	Community Services Center	850	12 Plumbing	Center Floor Plan Community Services	Drinking Fountain	Capital Replace	3-Fair	3-Low	2017	20	2037	1	EA						
221	Executive Building	879	05 Exterior Enclosure	Executive Building Overview Building Site Plan	Windows [S] 4x4	Window- Replace Insul/Lock	4-Poor	2-Medium	2000	80	2080	16	SF						
222	Executive Building	851	07 Interior Construction	Executive Building Floor Plan Executive Building Third Floor	Stairwell - Adhesion Tile	Floor- Replace	3-Fair	3-Low	1966	40	2024	81	SF						
223	SW Extension	8122	05 Exterior Enclosure	SW Extension Site Plan SW Extension Site Plan	Loading dock chimney	Tuckpointing and Control joints	3-Fair	3-Low	2000	80	2080	20	SF						
224	SW Extension	8122	02 Sitework/Building Earthwork	SW Extension Site Plan SW Extension Site Plan	Sidewalk	Concrete- Repair	3-Fair	2-Medium	2018	80	2048	240	SF						
225	Administration Building	8131	05 Exterior Enclosure	Center Site Plan Community Services Center	Windows 1x2 [R]	Window- Replace Panels/Panels/GU	3-Fair	2-Medium	1960	30	2024	12	SF						
226	Community Services Center	843	07 Interior Construction	Center Floor Plan Community Services Center	Main Floor - Vinyltile	Renovation- Light	3-Fair	3-Low	1980	30	2024	51	SF						
227	SW Extension	8118	02 Sitework/Building Earthwork	SW Extension Site Plan SW Extension Site Plan	Sidewalk/steps	Concrete- Replace	4-Poor	3-Low	2018	80	2048	174	SF						
228	H5 Historic Courthouse	1803 , 4132	07 Interior Construction	H5 Historic Courthouse Site Plan H5 Historic Courthouse Site Plan	Star tread	Maintenance (Break fix items)	3-Fair	3-Low	1875	50	2024	1	Allowance						
229	Administration Building	8214	05 Exterior Enclosure	Center Site Plan Community Services Center	Window 1x3	Window- Replace Panels/Panels/GU	4-Poor	2-Medium	1960	30	2024	8	SF						
230	H5 Historic Courthouse	1803	13 Plumbing	H5 Historic Courthouse Site Plan	Plumbing related to Kitchen	Grout/Sealant	3-Fair	3-Low	2011	40	2030	1	EA						



CLT-St. Michael-Albertville School District #885

Home

Client Portal Home

Recycle bin

Edit



2310027-St Michael Albertville Facility Assessment



Executive Summary



KA Facility Dashboard



Digitized Site Report



Plans



Additional Files

Contact KA Facilities Mgmt Team

Contact KA Project Manager

View Client Portal Overview Video

Projects

See all

FCA Initial Higher Priority Findings

- Address Deferred Maintenance Items for the High School
 - Turf Replacement
 - Select Roof Replacement
 - Tuckpointing
 - Parking Lot A Mill & Overlay
- Address Deferred Maintenance Items for the Middle School
 - Electrical Switch Gear Replacement
 - Roof Replacement
 - Elevator Replacement
 - Chiller Replacement

FCA Initial Higher Priority Findings



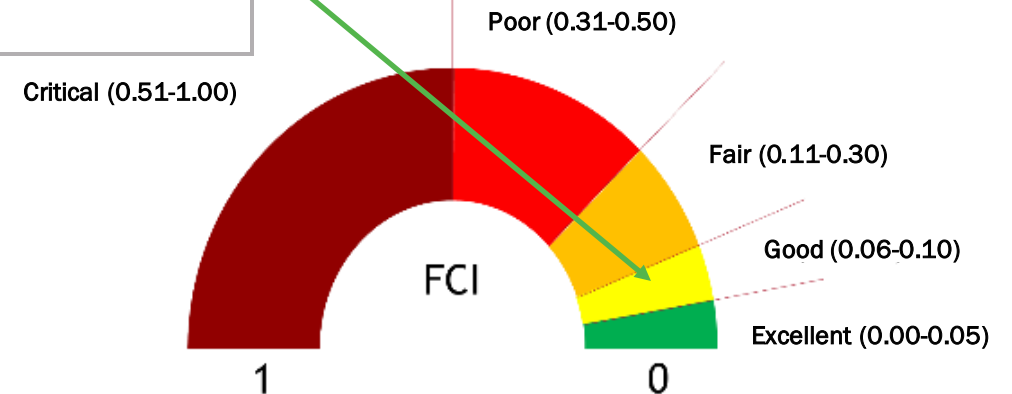
- Address Deferred Maintenance Items for the Elementary School
 - Boiler Replacement
 - RTU Replacement
 - Tuckpointing
 - Elevator Replacement
- Address Deferred Maintenance Items for the Bus Garage
 - Overhead Door Replacement
 - Roof Leak Repairs
 - AHU Replacement
 - Mini Split Replacement

Facility Condition Index (FCI) - RHS

Facility List	Facility SF	Pres. Day Repl.		Building Repl. Cost	10-Year DM Costs	FCI
		Costs				
High School	215,000	\$ 425	\$	91,375,000	\$ 19,997,338	0.1794

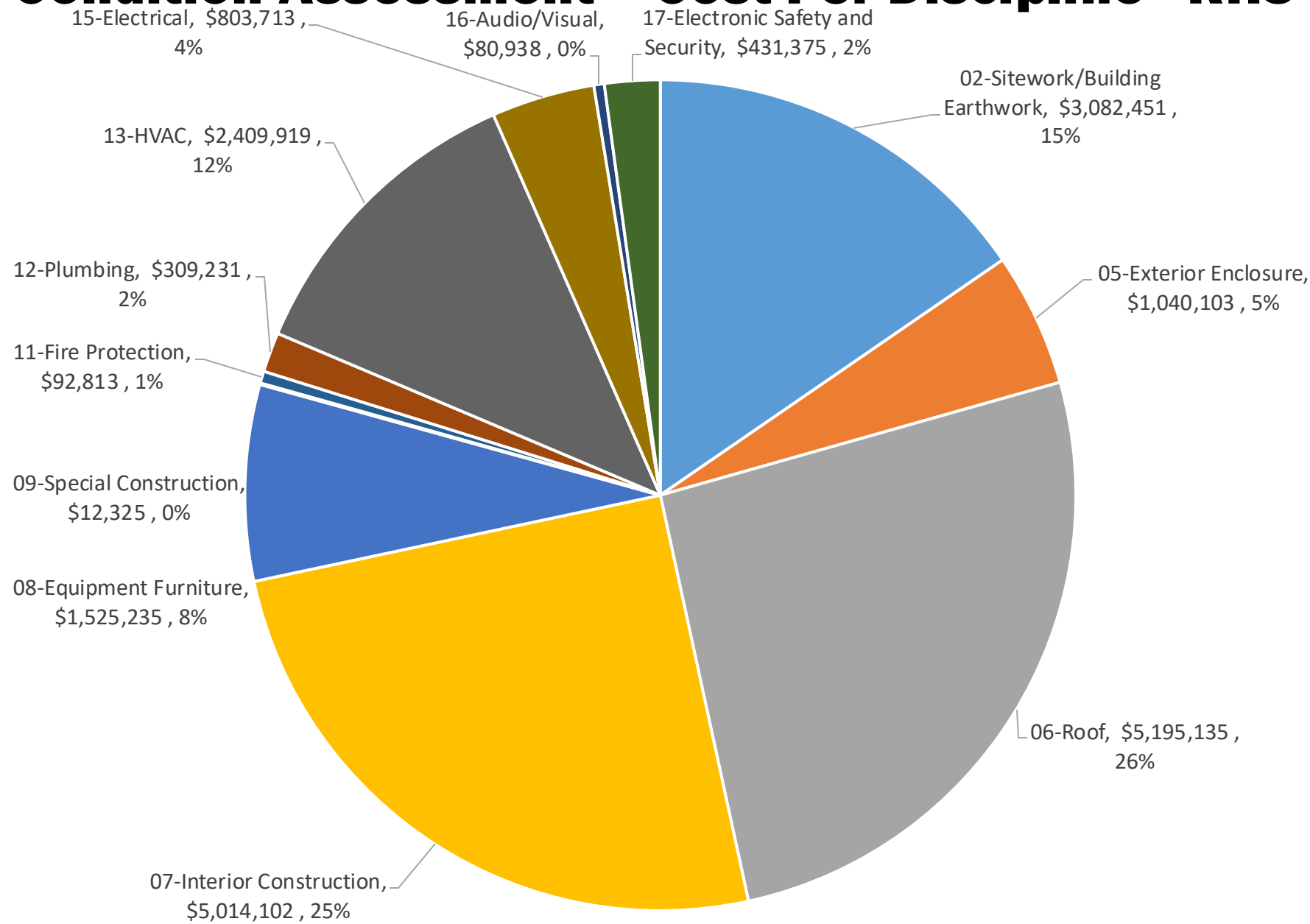


As maintenance is completed a "Fair" will change to "Good" condition



$$\text{FCI} = \frac{\text{Deferred Maintenance Totals}}{\text{Building Replacement Costs}}$$

Facility Condition Assessment – Cost Per Discipline - RHS

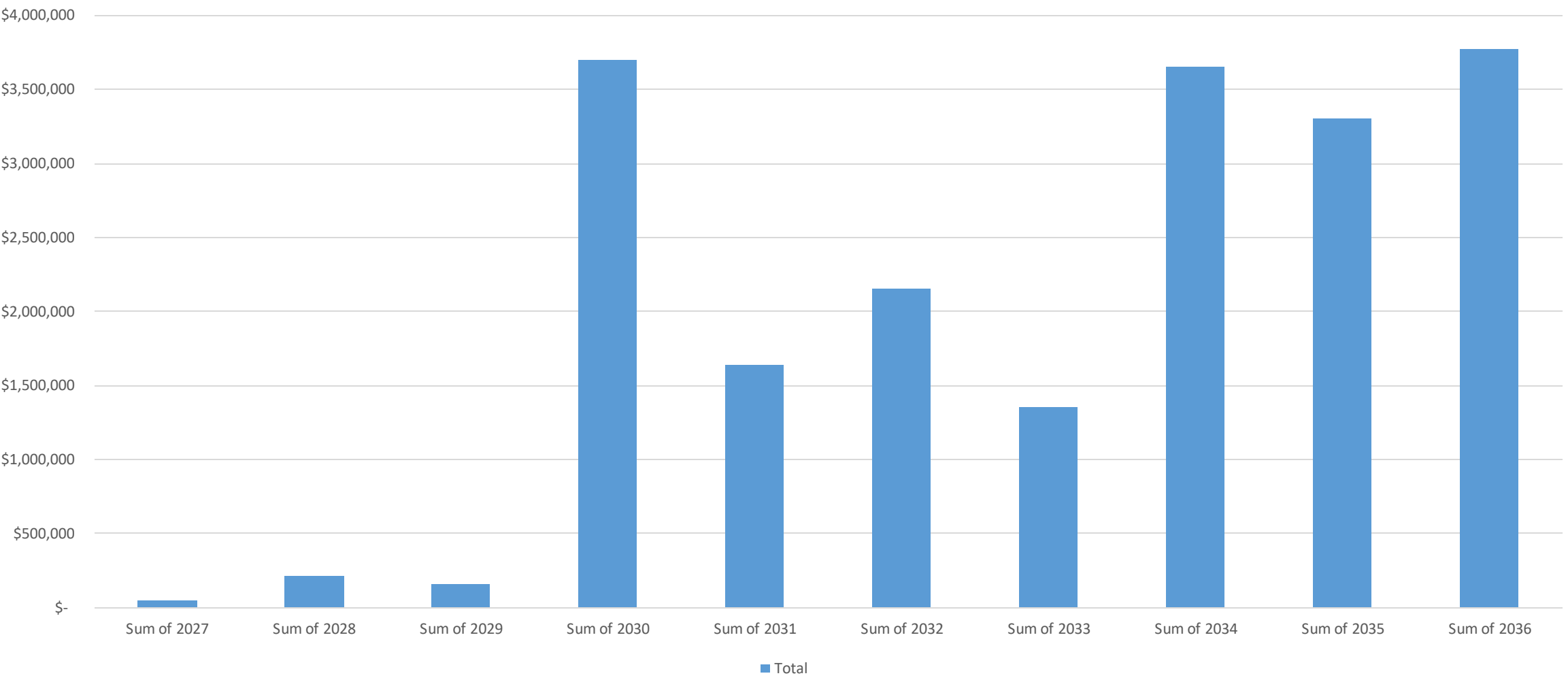


Annual Spend - RHS



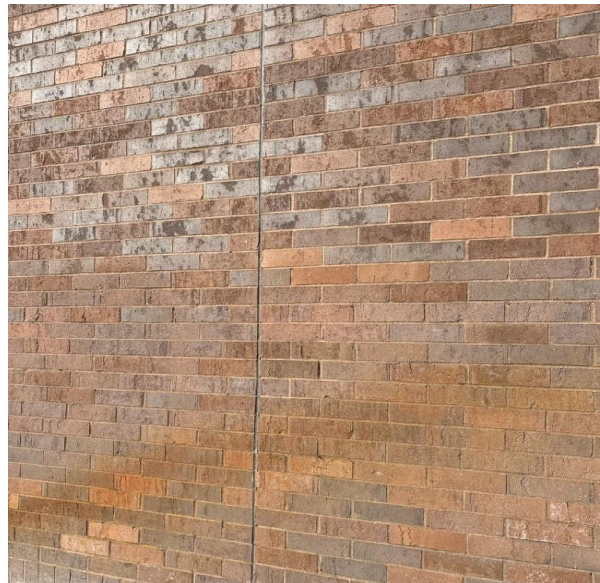
- Identified \$20M of maintenance needs over the next 10 years

Rockford Schools- Expected Annual Facility Maintenance Costs



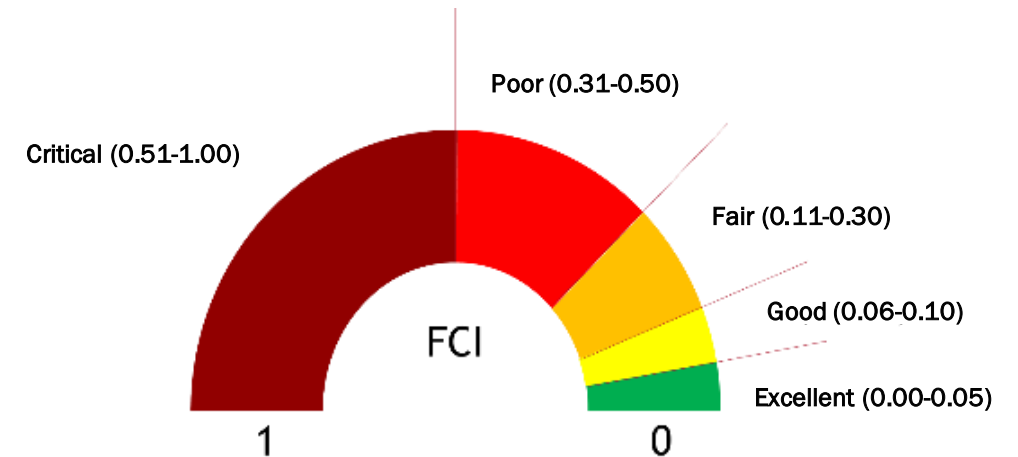
Facility Condition Assessment - RHS

- 02-Sitework
 - Turf Replacement
 - Parking Lot A
- 05-Exterior Enclosure
 - Tuckpointing
- 06-Roof
 - Replacement
 - Roof Ladder



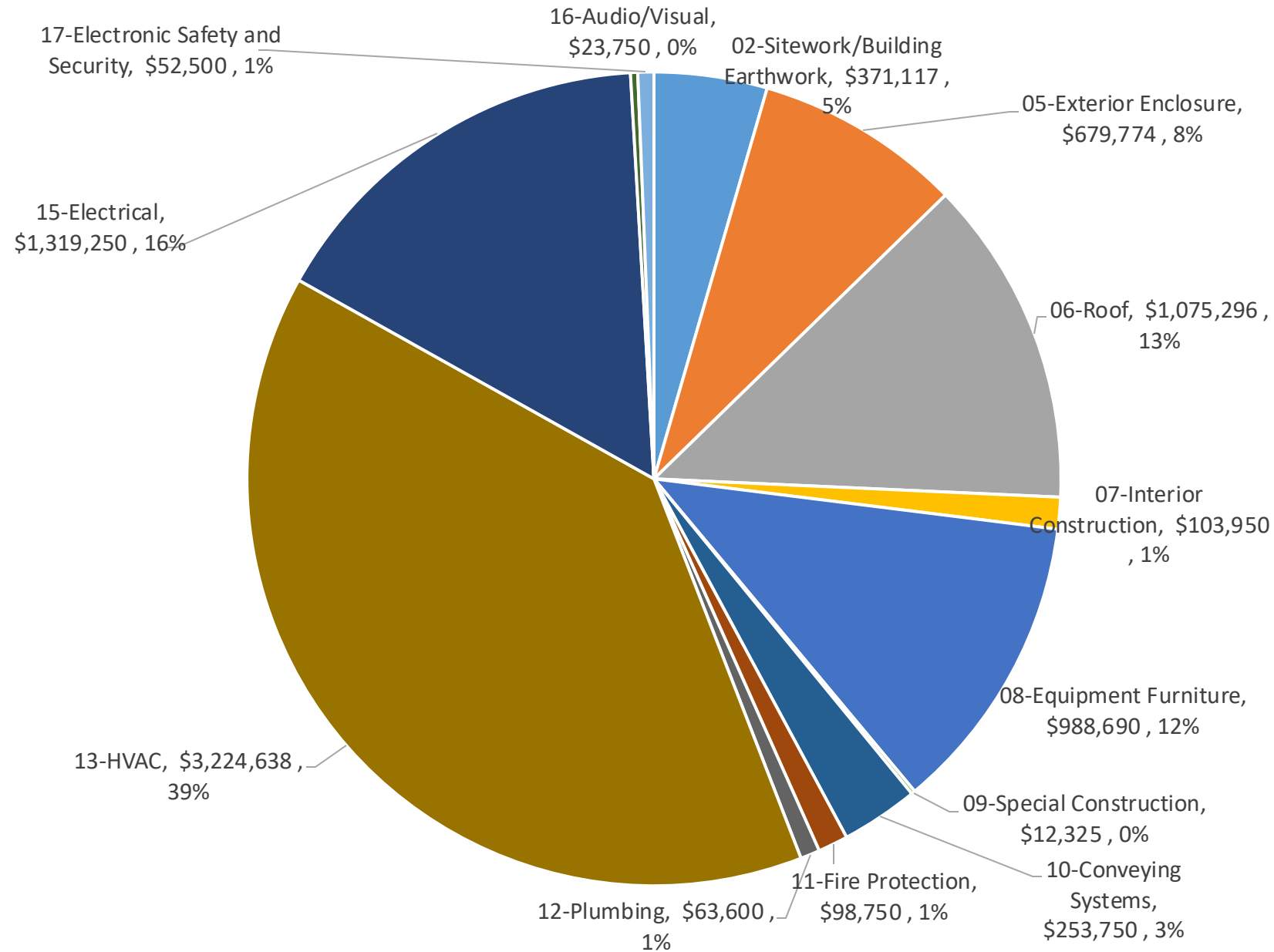
Facility Condition Index (FCI) - RMS

Facility List	Facility SF	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Middle School	110,500	\$ 425	\$ 46,962,500	\$ 8,267,390	0.1443



$$\text{FCI} = \frac{\text{Deferred Maintenance Totals}}{\text{Building Replacement Costs}}$$

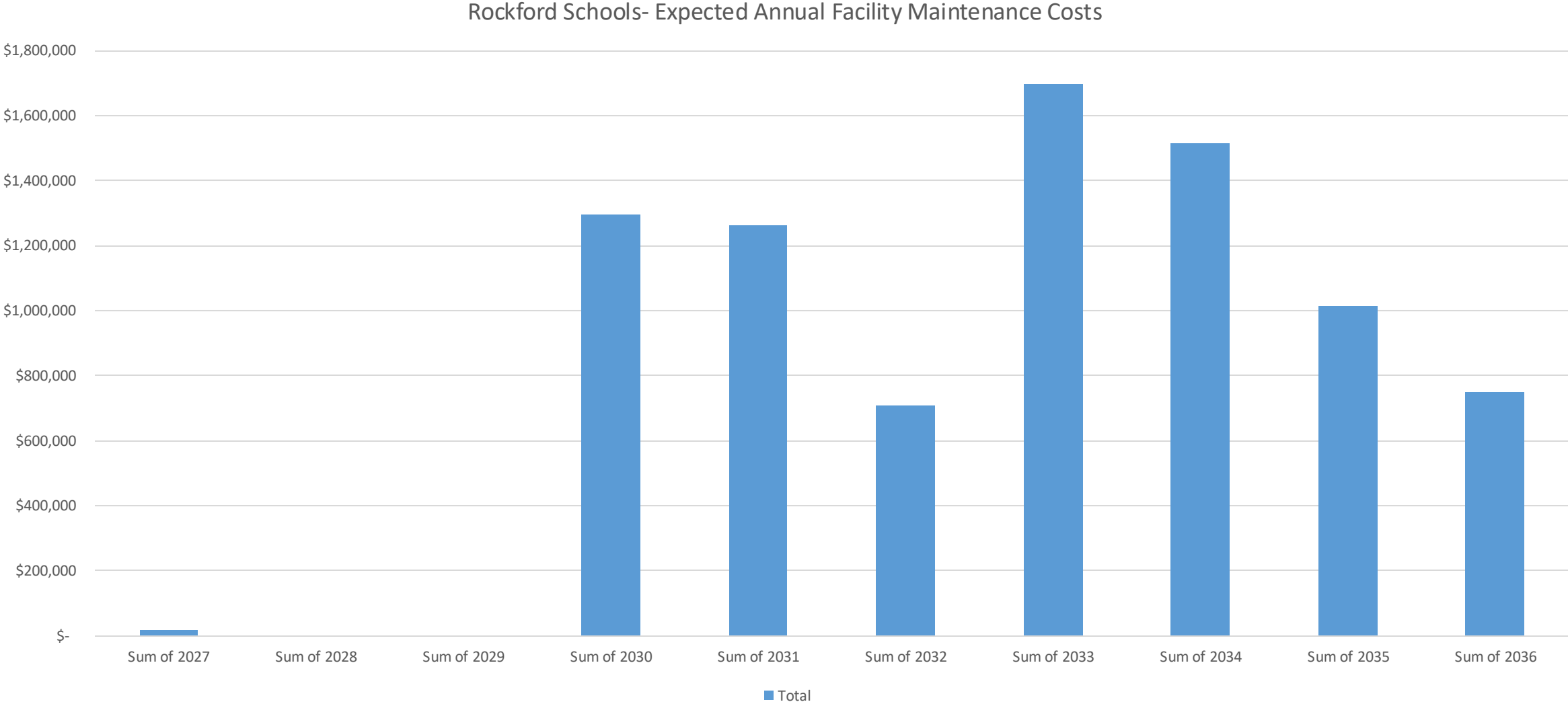
Facility Condition Assessment – Cost Per Discipline - RMS



Annual Spend - RMS



- Identified \$8.3M of maintenance needs over the next 10 years



Facility Condition Assessment - RMS

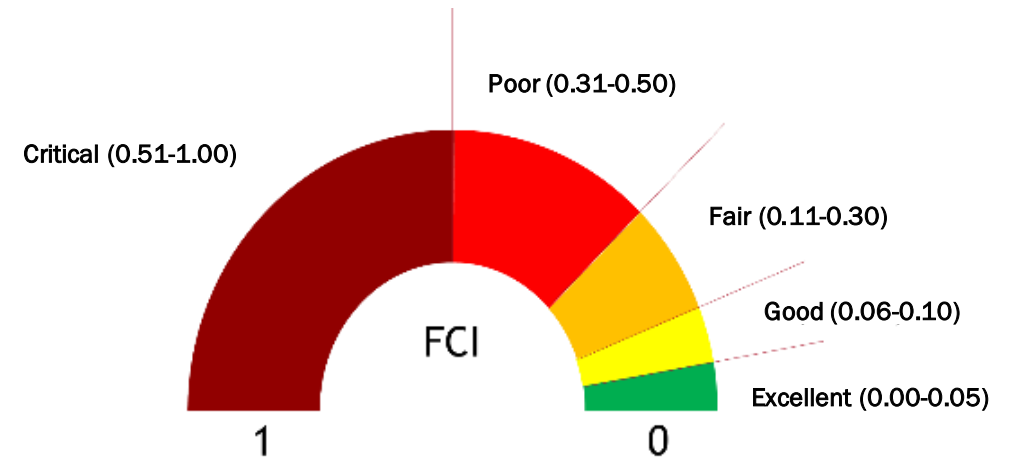


- 06-Roof
 - BUR Roof Replacement
- 10-Conveying Systems
 - Elevator
- 13-HVAC
 - Chiller
- 15-Electrical
 - Switch Gear



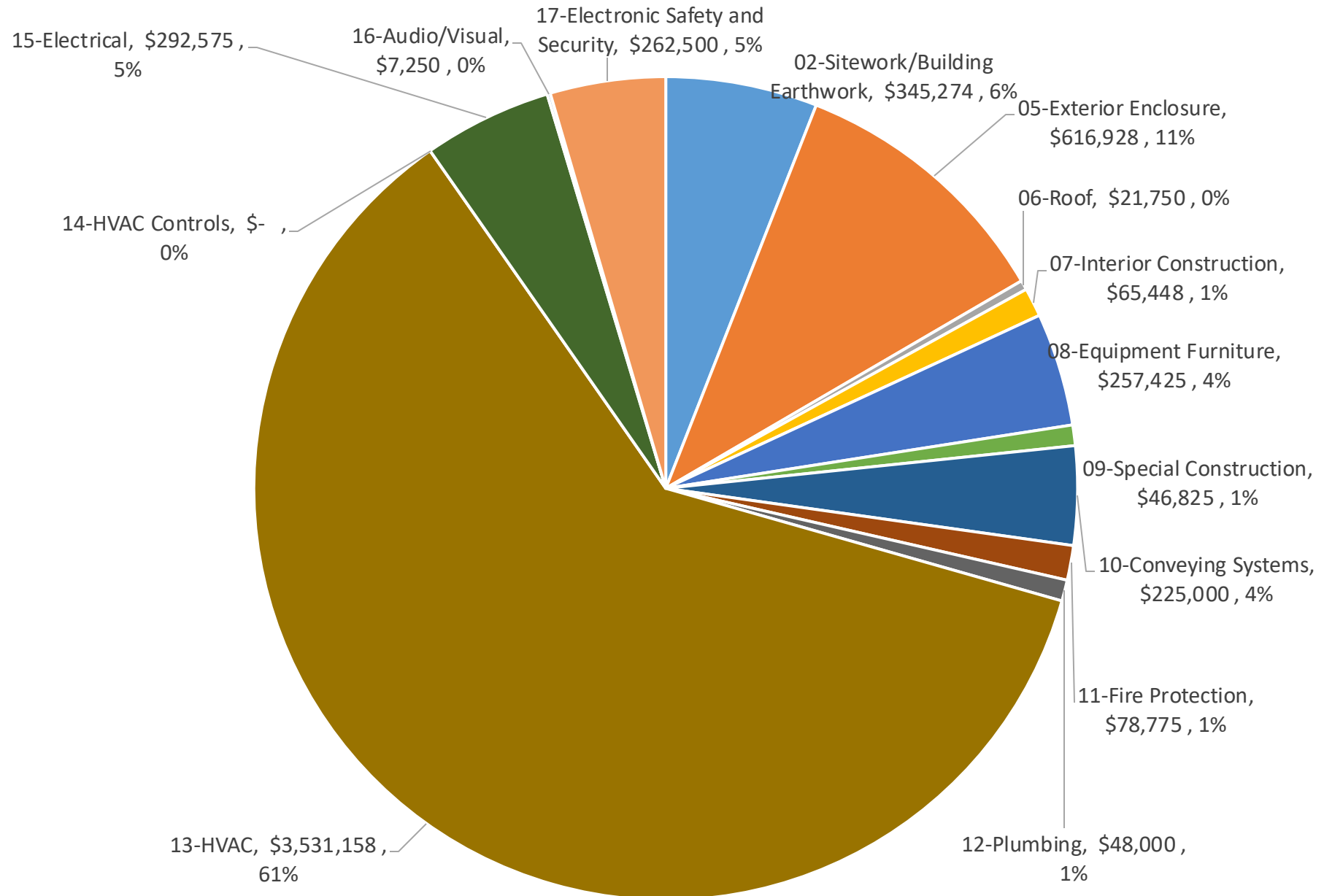
Facility Condition Index (FCI) - RES

Pres. Day Repl.							
Facility List	Facility SF	Costs	Building Repl. Cost	10-Year DM Costs	FCI		
Elementary	147,000	\$ 425	\$ 62,475,000	\$ 5,798,908	0.0761		



$$\text{FCI} = \frac{\text{Deferred Maintenance Totals}}{\text{Building Replacement Costs}}$$

Facility Condition Assessment – Cost Per Discipline - RES

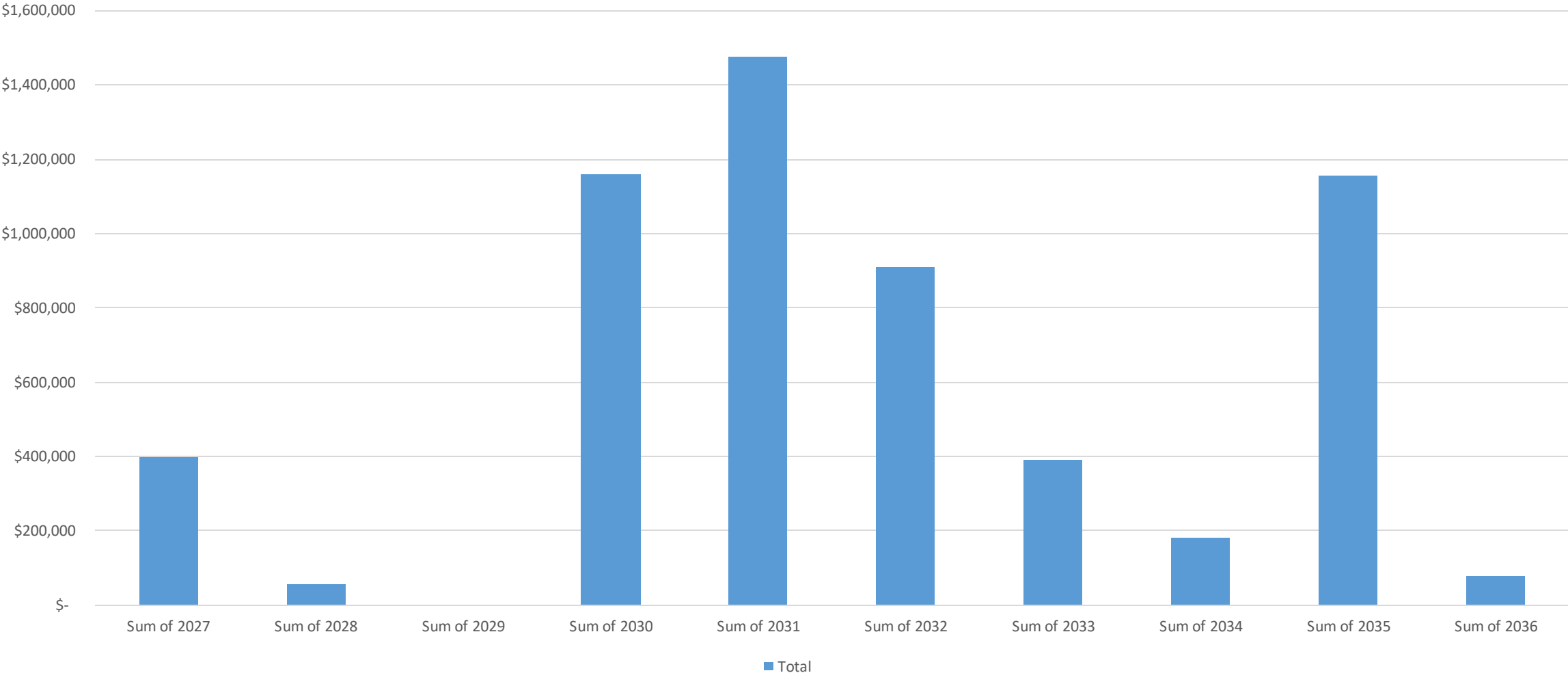


Annual Spend - RES



- Identified \$5.8M of maintenance needs over the next 10 years

Rockford Schools- Expected Annual Facility Maintenance Costs



Facility Condition Assessment - RES

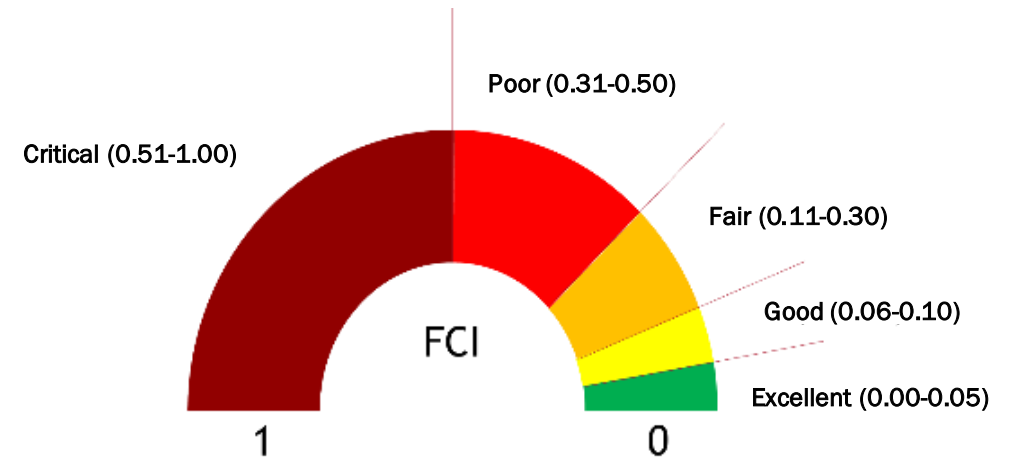


- 05-Exterior Enclosure
 - Tuckpointing
- 10-Conveying Systems
 - Elevator Modernization
- 13-HVAC
 - Boiler Replacement
 - RTU Replacement



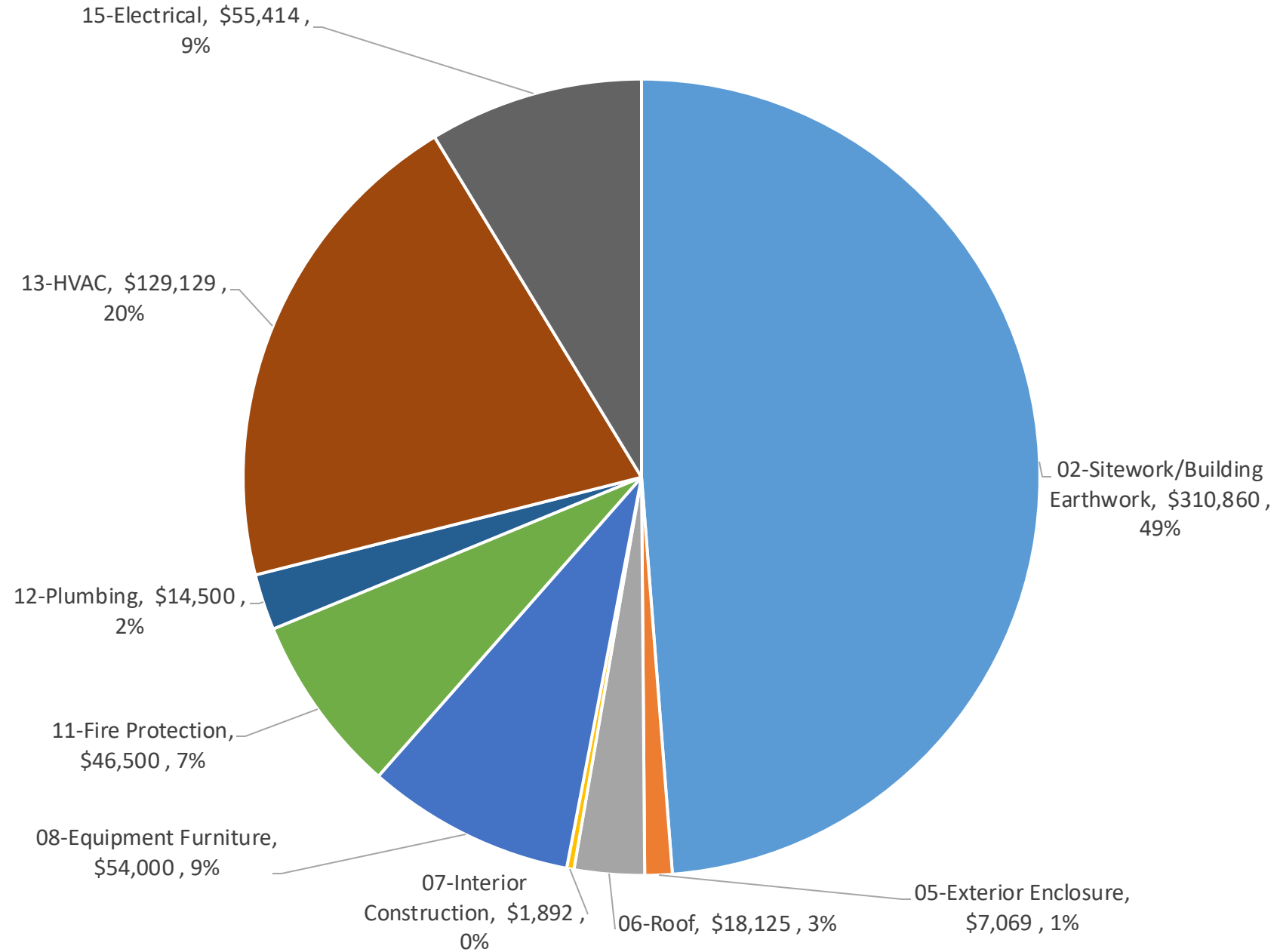
Facility Condition Index (FCI) – Garage

Facility List	Facility SF	Pres. Day Repl.		Building Repl. Cost	10-Year DM Costs	FCI
		Costs				
Bus Garage	18,720	\$ 425	\$	7,956,000	\$ 637,489	0.0657



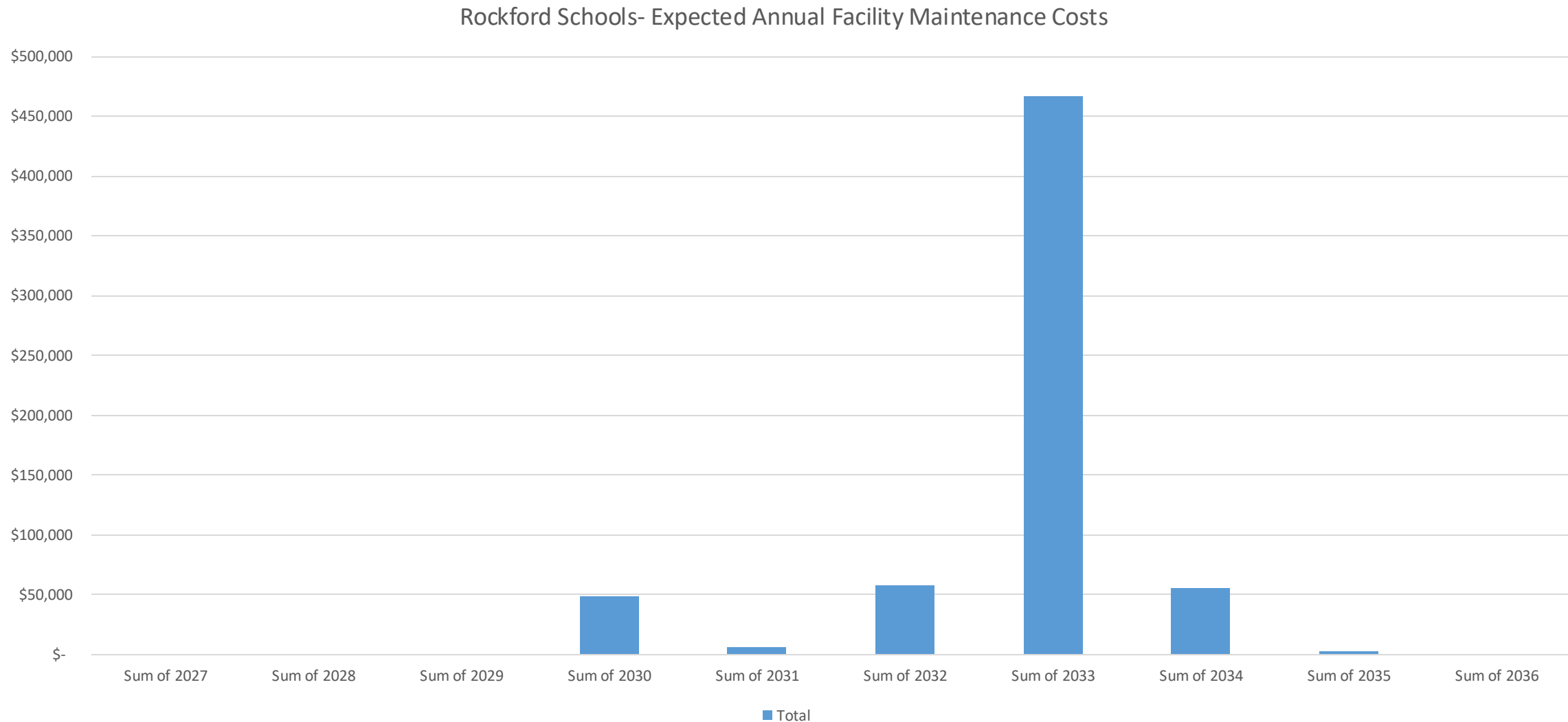
$$\text{FCI} = \frac{\text{Deferred Maintenance Totals}}{\text{Building Replacement Costs}}$$

Facility Condition Assessment – Cost Per Discipline – Garage



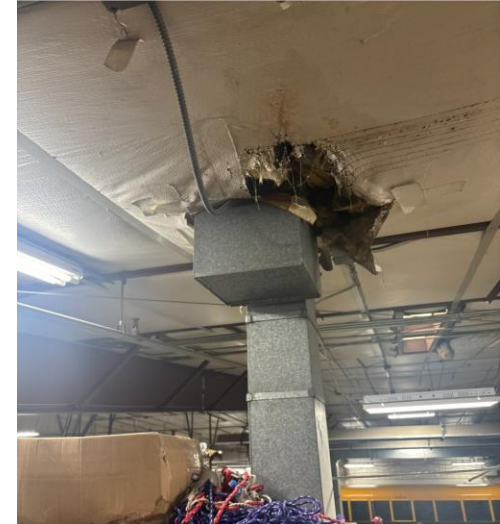
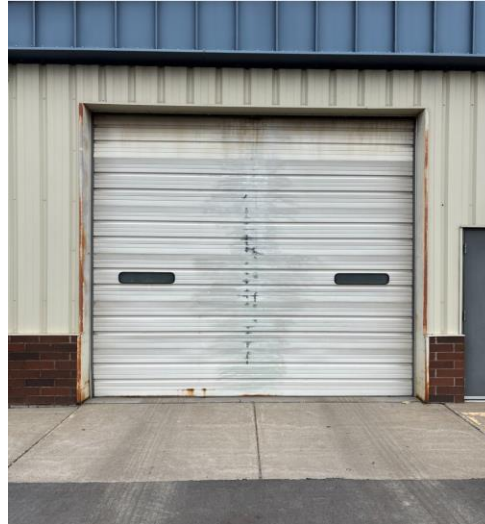
Annual Spend – Bus Garage

- Identified \$640K of maintenance needs over the next 10 years



Facility Condition Assessment - Garage

- 05-Exterior Envelope
 - Overhead Doors
- 06-Roof
 - Repair Roof Leaks
- 13-HVAC
 - AHU
 - Mini Split



Immediate Recommendations



<u>Building</u>	<u>Area of work</u>	<u>Description of work</u>	<u>Resolution</u>	<u>Current Condition</u>	<u>Criticality</u>	<u>Installed year</u>	<u>Replacement Year</u>	<u>Hard Costs Total</u>	<u>Soft Costs Total</u>	<u>Total Costs</u>
Elementary	13-HVAC	RTU 6	Capital Replace	4-Poor	3-High	2000	2027	\$ 262,500.00	\$ 65,625.00	\$ 328,125.00
Elementary	13-HVAC	Low pressure boiler	Maintenance (Break Fix Item)	5-Critical	3-High	2013	2027	\$ 37,500.00	\$ 9,375.00	\$ 46,875.00
Elementary	09-Special Construction	Air Compressor	Maintenance (Break Fix Item)	5-Critical	3-High	2001	2027	\$ 2,000.00	\$ 500.00	\$ 2,500.00
High School	02-Sitework/Building Earthwork	Rockford Monument Sign Upgrades	Capital Replace	4-Poor	1-Low	2000	2027	\$ 20,000.00	\$ 5,000.00	\$ 25,000.00
Middle School	13-HVAC	Humidifier for AHU-6	Capital Replace	5-Critical	3-High	1993	2027	\$ 10,000.00	\$ 2,500.00	\$ 12,500.00
Elementary	13-HVAC	Condenser	Capital Replace	5-Critical	3-High	2000	2027	\$ 4,000.00	\$ 1,000.00	\$ 5,000.00
Middle School	12-Plumbing	Art Sinks	Maintenance (Break Fix Item)	4-Poor	1-Low	1993	2027	\$ 3,750.00	\$ 937.50	\$ 4,687.50
High School	07-Interior Construction	Electrical room, not walled, brine tanks, dust, rusty pieces	Maintenance (Break Fix Item)	4-Poor	3-High	2014	2027	\$ 6,000.00	\$ 1,500.00	\$ 7,500.00
High School	07-Interior Construction	Water gets in here in lower boiler room	Maintenance (Break Fix Item)	4-Poor	3-High	1975	2027	\$ 3,000.00	\$ 750.00	\$ 3,750.00
High School	07-Interior Construction	Cold vestibule up above ceiling panels-frozen water lines	Maintenance (Break Fix Item)	4-Poor	3-High	2001	2027	\$ 3,000.00	\$ 750.00	\$ 3,750.00

Cost of Deferred Maintenance



Building	Area of work	Description of work	Resolution	Current Condition	Criticality	Installed year	Replacement Year	Hard Costs Total	Soft Costs Total	Total Costs	2032	2033
High School	05-Exterior Enclosure	Tuck point (HS is 215,000sq ft.)	Tuckpointing and Control Joints	3-Fair	2-Medium	1994	2033	\$ 430,000.00	\$ 107,500.00	\$ 537,500.00	\$ -	\$ 688,000
High School	06-Roof	Roof 33	Roof- EPDM Replace	3-Fair	3-High	2012	2032	\$ 299,754.00	\$ 74,938.50	\$ 374,692.50	\$ 464,619	\$ -
Elementary	05-Exterior Enclosure	Brick Façade (147,000 sq ft. Building)	Tuckpointing and Control Joints	3-Fair	2-Medium	2000	2032	\$ 294,000.00	\$ 73,500.00	\$ 367,500.00	\$ 455,700	\$ -
High School	06-Roof	Roof 34	Roof- EPDM Replace	3-Fair	3-High	2012	2032	\$ 281,820.00	\$ 70,455.00	\$ 352,275.00	\$ 436,821	\$ -
High School	06-Roof	Roof 34	Roof- EPDM Replace	3-Fair	3-High	2012	2032	\$ 281,820.00	\$ 70,455.00	\$ 352,275.00	\$ 436,821	\$ -
Middle School	08-Equipment Furniture	Lockers 320small one and 160 big ones- boys and girls locker room lockers	Capital Replace	3-Fair	1-Low	1993	2033	\$ 264,000.00	\$ 66,000.00	\$ 330,000.00	\$ -	\$ 422,400

FCA Recap



- Facility condition index shows the facilities are in the “Fair” & “Good” Ranges.
- Identified \$34.7M Dollars in Maintenance
 - Not all items found are critical
 - Maintenance would be over the next 10+ years
 - All cost are based off cost history and experience
 - Once projects are defined competitive bids will be reviewed and accepted
- FCA does not address space adequacy needs



Thank you!



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