

Facilities Condition Assessment Tool (FCAT) Summary

Capital Program Management, Inc. (CPM) has developed a comprehensive tool that we like to call our FCAT Database to assist districts with facility needs assessment planning and master plan program and project budgeting. CPM's FCAT database inventories facility items including their condition, installation date, and automatically calculates remaining useful life and the costs associated with their repair or replacement.

Assessment Item Menu

A menu of assessment items typically encountered at a facility is included within the tool. Items are categorized for multi-level reporting. The menu of items and categories are fully customizable.

This menu serves as the backbone of the database which is used during an assessment to record measures encountered at facilities.

ID	Category Menu
M1	Access Compliance
M2	Athletic Upgrades
M3	Building Shell
M4	Ed Tech
M5	Health Safety Security
M6	Improved Learning
M7	Interior Finishes
M8	Low Voltage IT

Building Shell Menu
Doors/Frames/Hardware/Thresholds
Dry Rot/Termite Repair
Exterior Paint/Wall Finishes
Roof/Fascia/Gutter/Downspout
Water Intrusion
Windows/Storefronts

Roof Menu
Asphalt Shingle
Built-Up
Concrete Tile
Foam
Metal
Other
Single Ply

Database

Data is collected and added to the tool by project site and space. Items are classified and quantities are measured and recorded. The database of items can be filtered by site, space, item type and numerous other ways for easily reporting facility data. Each item has an industry standard useful life and anticipated replacement date based on the date of installation.

25,761

Site	Building Description	Item	Item Type	Qty	UOM	Condition	Product Install Date	Typical Useful Life (Years)	Anticipated Replacement Date	Category (Main)	Classification
Site A	Building A-1	Roof	Concrete Tile	14,322	SQFT	Poor	1999	50	2049	Building Shell	Roof/Fascia/Gutter/Downspout
Site B	Building B-1	Roof	Built-Up	4,172	SQFT	Fair	1999	20	2019	Building Shell	Roof/Fascia/Gutter/Downspout
Site C	Building C-1	Roof	Metal	7,267	SQFT	Poor	1999	40	2039	Building Shell	Roof/Fascia/Gutter/Downspout

Project Budget Scope Estimator

The project budget scope estimator extracts information from the database to create a conceptual project budget for the repair or replacement of items based on selected criteria. The estimator takes the unit cost for replacement and adds the appropriate contractor and soft cost mark-ups based on the year to be implemented. The year for a project to be implemented is complemented by an escalation projection calculation based on industry forecasting input.

Scope Selection & Summary

Category(Main)	Building Shell
Item	Roof
Condition	Replace
Anticipated Replacement Date	(All)

Project Name: Roof Replacement Project
Summary: Project to replace roofing that has exceeded useful life.

School / Building	Quantity (SF)	Raw Hard Costs	GC Mark-Ups	Soft Costs	Contingencies	Total Estimate
Site A	9,192	\$ 182,869	\$ 48,461	\$ 69,399	\$ 60,145	\$ 360,874
Building A-1	9,192	\$ 182,869	\$ 48,461	\$ 69,399	\$ 60,145	\$ 360,874
Built-Up	5,808	\$ 111,805	\$ 29,629	\$ 42,431	\$ 36,773	\$ 220,638
Metal	3,384	\$ 71,064	\$ 18,832	\$ 26,968	\$ 23,372	\$ 140,236
Site B	210	\$ 1,943	\$ 515	\$ 737	\$ 639	\$ 3,834
Site C	61,437	\$ 1,188,584	\$ 314,975	\$ 451,070	\$ 390,925	\$ 2,345,554
Grand Total	70,839	\$ 1,373,396	\$ 363,951	\$ 521,206	\$ 451,709	\$ 2,710,262

Project Cost Summary	
Construction Budget	\$ 1,737,347
Soft Costs w/ Contingencies	\$ 972,915
Selected Project Cost Sub Total	\$ 2,710,262
Escalation	
Construction Year	2018
Escalation Rate	14%
Total Escalation Cost	\$ 392,446
Selected Project Cost Grand Total	\$ 3,102,708