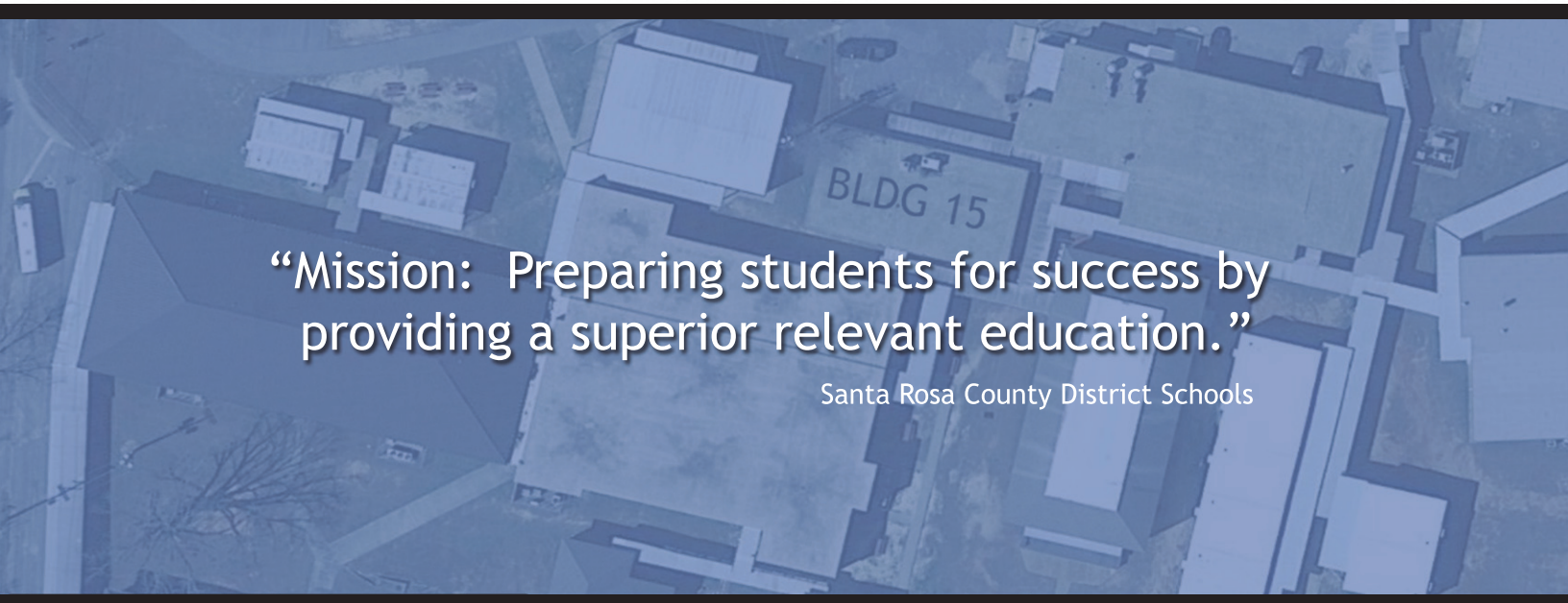
SANTA ROSA COUNTY DISTRICT SCHOOLS

Jay Elementary School

BUILDINGS 2, 10 AND 15
EXISTING CONDITIONS AND CASTALDI STUDIES

FEBRUARY 26, 2021



"Mission: Preparing students for success by providing a superior relevant education."

Santa Rosa County District Schools

SAM MARSHALL ARCHITECTS

Over 50 years of Architectural Service | SAM MARSHALL ARCHITECTS

Jay Elementary School

BUILDINGS 2, 10 AND 15
EXISTING CONDITIONS AND CASTALDI STUDIES

FEBRUARY 26, 2021

Table of Contents

Jay Elementary - Campus Plan

SAM MARSHALL ARCHITECTS

Jay Elementary School

CAMPUS PLAN

SANTA ROSA COUNTY DISTRICT SCHOOLS

INTRODUCTION:

At the request of the Santa Rosa School District and with the help of the Maintenance Plant Department, Sam Marshall Architects, with assistance by Anton Lee Engineering, HG Engineers and Berube Leonard Structural Engineers. has prepared the following study of conditions and offered recommendations for the subject facility.

HISTORY:

Master Plan
The site for Building 2 is on the north side of Jay Elementary School campus along the parent drop off. It was added to the School in 1955. The building originally served as the school library. It has since been broken up into classroom sized spaces.

Original Construction
The building is a rectangular, flat roofed structure with a brick on CMU wall. The roof blew off in a storm and has been replaced with a temporary roof. Exterior walls are brick over CMU. The floor is a concrete slab on grade.

Modifications
Temporary Roof

Activities
The building includes a vestibule and restrooms, conference rooms, work rooms and offices.

PHYSICAL DESCRIPTION:

Site:
The site has good access from the parking lot on the north side and is central to other campus buildings. This parking area also serves as a drop off for students. Behind building 2 to the south is a covered walkway that is currently sagging and is unsafe. Buildings 10, 9 and 6 are located along this covered walk. Behind these buildings is a shallow swale and grade slopes up to the old 1948 auditorium.

Structures:
The building structure is a flat roof with bar joists that span across its width. The exterior walls are brick over CMU. Based on the age of construction it is likely that these walls are un-insulated. The floor is a concrete slab on grade. The square footage of the building is approximately **3,367 square feet**.

REPORT OF CONDITIONS:

Architectural:
The covered walk on the south and east sides is in poor shape. Richard Laing the Supervisor of Building Maintenance stated that the existing roof has been replaced with a temporary one. There is evidence of some leakage from this roof.

Exteriors:
The windows appear to be the original single-paned ones from when the building was constructed. They need to be replaced. Exterior doors are worn and in need of replacement. There are pairs of doors to mechanical rooms on each end of the building. These doors need replacement. Flashing at some roof edges needs replacement.

Several hose bibs and water piping are exposed and subject to freezing. Exposed conduits run down the outside of the walls.

The roof is a temporary one installed after the previous roof was damaged by storm winds.

Interiors:
Interior wall surfaces on exterior walls are painted CMU. The CMU appears to be in good condition. Other dividing interior walls appear to be wall board over metal studs.

The building is not accessible per current codes. There is no ADA access to restrooms.

Lighting was operable when the building was visited. While there is a fire alarm system in the building it appears old and outdated.

The functional layout of the building is not good for its current use; the original design was for a media center. The current layout of work rooms and offices accessible through a vestibule is inefficient.

RECOMMENDATIONS:

Facilities Summary - The building is old and worn. In addition to the existing conditions outlined in this study, the building does not lend itself to elementary level work rooms and offices. As a result, the building has exceeded its useful life expectancy, is inefficient and near functional obsolescence. Maintenance and energy costs are high for similar facilities.

The renovation and repair for Architectural and Structural elements for Building 2 will include the following:

1. Remove the roof system including the metal deck, insulation, and roof finish.

2. Modify the existing building frame as needed to meet current Florida Building Code wind load requirements.

3. Install a new low sloped roof. The typical standard for Santa Rosa County School District buildings is either a built up or single ply roof over tapered insulation on a metal roof deck. This new roof system will be applied to the existing steel frame.

4. Replace existing windows with impact rated insulated window units.

5. Provide a new interior layout to fit the new spaces. This may include classrooms, offices, storage, and a mechanical and electrical room. The School District wants to replace rooftop units with a typical DX system so this will require condensing units on the ground around the building and an indoor unit in a mechanical room inside.

6. Install new ceilings and lighting.

7. Replace the existing metal canopy on all sides.

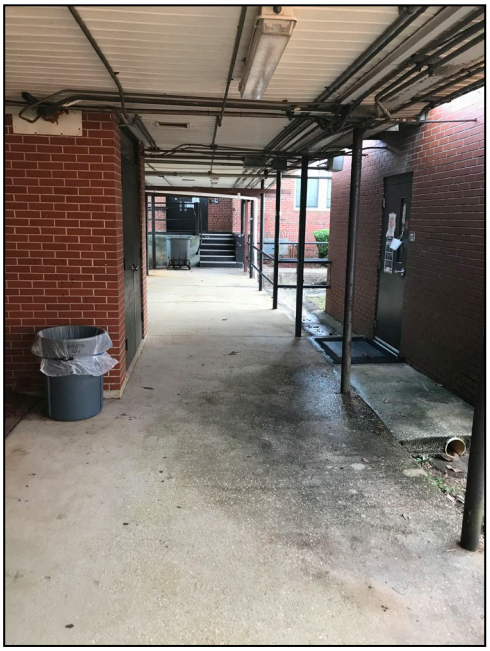
8. Estimated Architectural and Structural repair and renovation cost: **$250,000**

PHOTOS


Building 2 South side Canopy


Building 2 Interior

Building 2 North Elevation



South side canopy

Building 2 : OVERVIEW - HVAC, PLUMBING, AND FIRE PROTECTION:

HVAC General:

Building 2 is served entirely by four wall mounted packaged direct expansion system with top sidewall supply grille and bottom sidewall return. Each wall mounted unit serves one medium size office, classroom, or combination of both. Each unit has an individual programmable thermostat. The building was also designed to have return air plenum system. Wall mount packaged units appear to be beyond their useful service lifetimes. There are also abandoned mechanical equipment with its ductwork and grilles that are not being used anymore.

HVAC Recommendation:

The existing systems are well beyond their useful service life. Typical median life of DX packaged equipment is about 15 years. These units are not up to current codes for ventilation, service, and safety standards. There is no control of indoor humidity or active dehumidification. The equipment condition and serviceable and should be replaced with new (for commercial refrigeration) or chilled water (for occupant cooling) as part of any substantial facility renovation

In order to bring the HVAC system up to current codes and standards, the following needs to be performed:

1. Replace HVAC system serving this building complete with high efficiency unit. Provide building DDC (Direct Digital Controls) system with new code compliant system(s). System would need to be provided with modern BACNet architecture as part of any upgrade. Web based energy management software permits oversight of component status but provides limited to no ability to change set point or schedule operation.
2. The new system(s) will supply all spaces with the proper dehumidified outside air based on ASHRAE 62.1 standard.
3. All exhaust systems would be replaced and comply with current standard practices. A comprehensive review of the new systems would be performed in order to verify compliance with the 2020 FBC Energy Conservation Code.
4. Estimated repair cost = **$150,000**

Plumbing General:
Building 2 has NO existing plumbing system

Fire Protection:
Building 2 has NO existing fire protection system

Building 2 - Current wall mount packaged units with no outside air ventilation to satisfy Florida Building Code.

Building 2 - Abandoned supply grilles and ductwork system

Building 2 - Inside view of the wall mount package unit

Building 2: OVERVIEW - ELECTRICAL:

Building 2 at Jay elementary school is served via a main switchboard in building 6. This main switchboard is served via a 240V delta transformer mounted in a high voltage switchgear outside the west wall of building 6. This electrical service, switchboard, and distribution is at the end of its life and should be replaced in any future renovation.

Building 2 is served from a single panelboard. Per the National Electric Code this panel is considered a service entrance to the building. While it could not be verified on site due to the concealed nature of the work, grounding at this service panelboard is a concern. We recommend this be investigated and corrected if necessary, in any future renovation.

The electrical receptacles and other power related branch circuits appear to be in good functioning condition. Many surface raceways are utilized to serve receptacles. We recommend this be changed to concealed for any renovation of the walls if applicable.

The lighting should be considered at the end of its usable life. Light fixtures are energy inefficient fluorescent. Light fixtures show signs of age with rust, moisture damage, flickering, and color variance. We recommend light fixtures be replaced. Lighting controls are not up to code. We recommend lighting controls be updated on any future renovation.

The fire alarm devices are fed from a main panel not located in this building. This increases the risk of surge damage to the system. The buildings are not sprinkled and the required heat detection for each space is not achieved. We recommend that the facility be brought up to code with proper quantity of heat detectors. It will also be required that for any campus wide renovation of the fire alarm, the system be upgraded to a voice evacuation type.

The life safety requirements for this facility are not met. Many required exit signs are not present. A comprehensive test of the egress lighting was not possible during our site investigation. It is required that life safety requirements be brought up to code. We recommend that egress lighting be replaced on any future renovation.

Estimated Electrical Repair Costs: **$37,800**

Total Construction cost to renovate and repair Building 2

Architectural and Structural	$250,000
Mechanical	$150,000
Electrical	$37,800
Total	**$437,800**

JAY ELEMENTARY SCHOOL , BUILDING 2 - CASTALDI ANALYSIS

Year Built 1955	Abbrev.	Cost/SF	Total
Age of Building - 57yrs			
Replacement Cost	(R)	$250	$841,700
Educational Improvements	(Ce)	$5.94	$20,000
Healthfulness Improvements	(Ch)	$44.55	$150,000
Safety Improvements	(Cs)	$79.53	$267,800
Life of New Building	(Lr)	65-57 =8	
Life of Modernized Building	(Lm)	15	
Index of Educational Adequacy	(Ia)	0.75	

Gross SF - 3,367

Castaldi Analysis

If… $\frac{(Ce + Ch + Cs)}{(Lm)(Ia)} < \frac{(R)}{(Lr)}$

Then modernization is not justified

However…

$\frac{\$437,800}{(8)(0.75)} > \frac{\$841,700}{65}$

Which equals

$72,967 > $12.949

Therefore a new building is justified

Educational Improvements	May include improvements such as remodeling, updating and accommodating new teaching practices.
Healthfulness Improvements	May involve improved HVAC systems, improved lighting, re-fenestration, re-surfacing floors or ceilings.
Safety Improvements	May include structural repairs, fireproofing, fire alarm, fire rating corridors, meeting ADA compliance.

Office of Educational Facilities
Florida Department of Education

Room Condition Change
Building Replacement/Raze

District/Community College_____ Contact Person _____

_____ Phone _____

Facility/Campus Name _____ Facility Number (school districts only)_____

Building Number(s) _____ Parcel/Site Number(s) _____

This Proposed Project will:

- ☐ Change the condition of permanent rooms from satisfactory to unsatisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
- ☐ Change the condition of permanent rooms from unsatisfactory to satisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
- ☐ Raze permanent building(s) (if yes, go to Section II and complete certification in Section III).
- ☐ Replace permanent building(s) (if yes, go to Section II and complete certification in Section III).
  Major Capital Outlay Funding Source(s) – Original Building _____
  Major Capital Outlay Funding Source(s) – Replacement Building _____

This form is not required for razing a single, freestanding structure that is less than 750 NSF and is debt free, or multiple small structures on a single campus whose total area is less than 750 NSF and are debt free. This form must be completed for any structure 750 NSF or greater and any structure, regardless of size, that is not debt free.

A. DISTRICT/COMMUNITY COLLEGE CERTIFICATION

The district/community college must submit this certification document, completed and signed by the appropriate school officials, along with all required or necessary supporting documentation pertaining to the proposed project.

The _____ County District School Board/Community College Board hereby certifies that:

I. CONDITION CHANGE: (Not applicable to community colleges)

1. All room condition changes are consistent with State Requirements for Educational Facilities (SREF) standards and the Florida Fire Prevention Code (FFPC) requirements for the condition of space.

II. RAZE/REPLACE PERMANENT BUILDING(S):

1. All fund sources have been researched and no current indebtedness or outstanding debt exists for the building(s) that will be razed and/or replaced.
2. Funding Source(s):
   a. Original Building: _____

b. If Replaced: _____

3. Voters of the district have approved local bonding for the project: Yes/No
   a. Date of voter approval: _____
4. Imminent danger exists for the building(s) that will be razed and/or replaced.

III. CERTIFICATION SIGNATURES:

_____ _____
Director of Facilities Planning Date

_____ _____
Superintendent/President Date

_____ _____
Board Chair Date

NOTE: Certification is required by the Superintendent and Director of Facilities Planning for room condition changes. Certification is required by the Superintendent/President and Board Chair to raze or replace permanent buildings.

Submit signed form and supporting documents to:
Office of Educational Facilities, Room 1054
Florida Department of Education
325 West Gaines Street
Tallahassee, Florida 32399-0400

Procedures and Processes Instructions:

B. CONDITION CHANGE (Not applicable to community colleges)

1. RATIONALE (provide the following information, as appropriate, to justify changing the condition of spaces):
   i. In order to change the space condition from satisfactory to unsatisfactory the district must certify that the space is no longer physically safe or suitable for occupancy:
      1. Unsatisfactory space is typically designated as such due to compromising effects on the structural integrity, safety, or excessive physical deterioration of a building.
      2. Typically, space condition should be the same, either satisfactory or unsatisfactory, for all rooms in a permanent building.
      3. Space that has been determined to be unsatisfactory should not be occupied.
      4. Application of a facility replacement formula, such as the Castaldi generalized formula for modernization or other similar facilities study, does not necessarily mean that the condition of the identified spaces is unsatisfactory. The condition code cannot be changed simply due to the results of a planned replacement unless the integrity of the space meets the criteria identified to classify the space as unsatisfactory.
   ii. In order to change the space condition from unsatisfactory to satisfactory the district must certify that the space has been successfully reconditioned to meet all applicable regulations regarding occupancy requirements.

2. OEF Review:
   i. Site visit by OEF staff, when necessary.
   ii. Concur with district rationale, data, and analyses:
      1. Building(s) approved as unsatisfactory; OEF will make the room condition code changes in FISH.
      2. Building(s) approved as satisfactory; OEF will make the room condition code changes in FISH.
   iii. Disagree with district rationale, data, and analyses:
      1. Building(s) not approved as unsatisfactory.
      2. Building(s) not approved as satisfactory.

3. OEF Notify District of Findings and Decision:
   i. OEF staff will analyze the district's data along with all supporting documentation, coordinate any further reviews with the district, make a final decision regarding the proposed room condition changes, and provide a timely response either approving or disapproving the proposed room condition changes.

C. RAZE/REPLACE PERMANENT BUILDING(S)

1. RATIONALE (provide the following information, as appropriate, to justify razing/replacing permanent buildings):
   i. Detailed explanation of need for the proposed project and the expected benefit to the district/community college.
   ii. General scope of the proposed project.
   iii. Building age and year of construction.
   iv. Existing capacity of building(s), include the number of student stations, classrooms, and other instructional spaces.
   v. Current number of students housed and the projected number of students to be housed in the affected building(s).
   vi. Current educational plant survey recommendations and capacity.
   vii. What alternatives have been considered besides razing/replacement and why are the alternatives not feasible?
   viii. School board/community college board approval of the concept of razing/replacing permanent buildings.
   ix. Building condition/engineer study (optional).
   x. Impact if the proposed project is not approved.

xi. Other relevant data; identify any major systems (include date, if applicable) that have been replaced or upgraded, e.g., electrical, HVAC, fire alarm, roof, plumbing, drainage, etc. Provide a general scope of work for any previous remodeling, renovation, and addition, and year completed.

2. COST ANALYSIS (Building by Building):
   i. Castaldi Analysis (or other cost analysis formula to support the proposed project).
   ii. The following five questions must be addressed:
      1. How many years will modernization extend the useful life of the modernized building(s)?
      2. Does the existing building(s) lend itself to improvement, alteration, remodeling, and expansion? If no, explain why not.
      3. Explain how a modernized and a replacement building(s) fits into a well-conceived long-range plan of the district/community college?
      4. What is the percentage derived by dividing the cost for modernization by the cost for a replacement building?
      5. A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building(s) is financially justified and no other alternative is feasible? (Not applicable to community colleges)
   iii. Detailed scope of work for modernization of the existing building(s).
   iv. FISH building plan and/or schematic drawings of the existing building with FISH room numbers.

3. OEF Review:
   i. Site visit by OEF staff, when necessary.
   ii. Educational adequacy review.
   iii. Concur with district/community college rationale, data, and analyses:
      2. Recommend replacement of building(s).
      3. Recommend razing building(s).
   iv. Disagree with district/community college rationale, data, and analyses:
      4. Building(s) not approved to be replaced.
      5. Building(s) not approved to be razed.

4. OEF Notify District/Community College of Findings and Decision:
   i. OEF staff will analyze the district's/community college's data along with all supporting documentation, coordinate any further reviews with the district, make a final decision regarding the disposition of the proposed project, and provide a timely response either approving or disapproving the proposed request.

OEF Form RCC-BCR B. Condition Change

1. **Rationale (Provide the following information, as appropriate, to justify razing/replacing the existing permanent building)**
   The primary issue with Building 2 is general degradation and deterioration. As a result of water intrusion not only are interior finishes damaged but the existing structure is compromised as well. The building is in such a poor state that it is no longer suitable for occupancy. Attached is a report by Berube Leonard Structural Engineers describing the extent of the damage to the existing structure. Findings on the condition of existing building systems (architectural, HVAC/plumbing, and electrical) are included in the physical condition section of this report.

   i. General scope of the proposed project
   Raze Building 2 and construct a new Cafetorium and Elementary School Music Suite in its place.

   ii Building age and year of construction.
   It is 57 years old. The building was constructed in 1955.

   iii Existing capacity of existing building including the number of student stations, classrooms, and other instructional spaces.
   The capacity of the existing building is 25. It has no student stations. See the attached Room Inventory Report.

   iv Current number of students housed and the projected number of students to be housed in the affected building.
   There are no students currently housed in the building. The projected number of students to be housed will be 22 per SREF.

   v Current educational plant survey recommendations
   See the attached Jay Elementary School plant survey.

   vi What alternatives have been considered besides razing/replacing and why are these alternatives not feasible?
   If the building remains, the Cafetorium and Music Suite will have to be located elsewhere.

   vii School Board approval of the concept of razing and replacing the building.
   The School District is awaiting approval of the Castaldi Analysis to undertake this effort.

   viii Building condition/engineer study (optional)
   See the existing conditions description above.

ix **Impact if the proposed project is not approved.**
The School District will have to either relocate the School Cafetorium and Music Suite elsewhere or not undertake this project.

x **Other relevant data including any major systems that have been replaced.**
No significant work has been done to this building in the recent past.

D. Cost Analysis

i Castaldi Analysis
See attached Castaldi Analysis

ii the following five questions must be addressed:

1. **How many years will modernization extend the useful life of the building?**
   We estimate that modernization will add 8 years to the life of the building.

2. **Does the existing building lend itself to improvement, alternation, remodeling, and expansion? If no, explain why not.**
   The anticipated cost do not justify alteration, remodeling, or expansion.

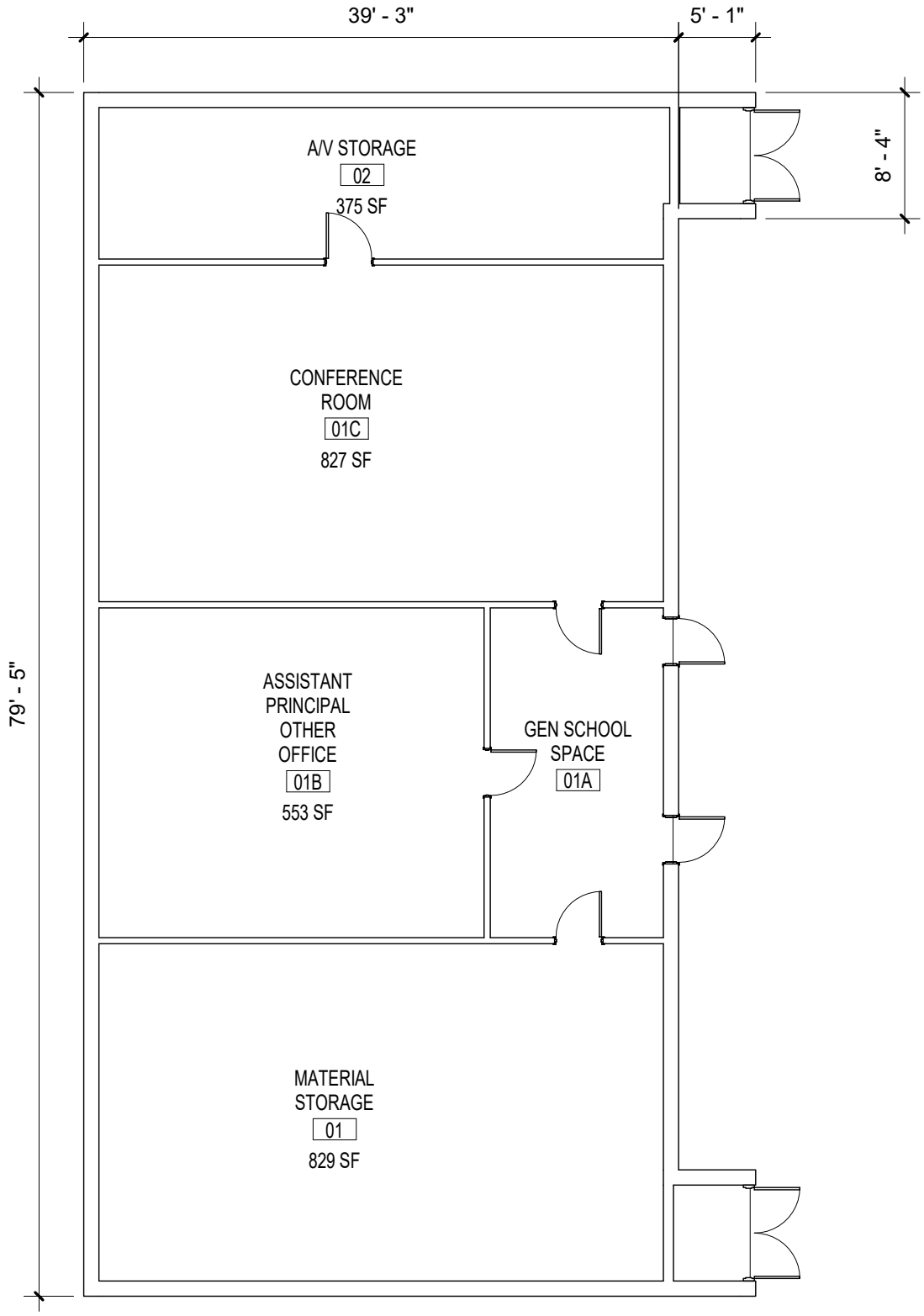
3. **Explain how a modernized and a replacement building fits into a well-conceived long-range plan for the campus?**
   The School District would like to replace its aging Cafetorium. While this is a separate project, the most logical spot for the new Cafetorium/Music Suite is in the spot that Building 2 currently occupies. The PTO currently occupies Building 2. These functions can be handled elsewhere on campus.

4. **What is the percentage derived by replacing the cost of modernization with the cost of a preplacement building?**
   See the attached Castaldi Analysis.

5. **A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building is financially justified, and no other alternative is feasible?**
   The School District is awaiting approval of the Castaldi Analysis to undertake this effort.

iii Detailed scope of work for modernization of the existing facility
This is not applicable as we have determined that the building cannot reasonable and cost effectively be modernized.

iv Fish Building Plan or schematic drawing with the FISH room numbers
See the attached Floor Plan.



BUILDING 2 - 3,367 sq.ft.

SCALE: 3/32" = 1'-0"

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 57 SANTA ROSA COUNTY SCHOOL DISTRICT

FACILITY: 12-A JAY ELEMENTARY

BUILDING: 2 - Building Number 00002

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: LOCAL ZONE
Use: ELEMENTARY	Mech Vent: NONE	Heat Source: GAS
Year Constructed: 1955	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT WATER
Year Modified:	Educational TV: NONE	Heat Capacity: INADEQUATE
Average Age NSF: 1972	Intercom: TWO WAY PARTIAL	Walls: BRICK
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
001	276	810	MATERIAL STORAGE (LARGE)	0	01	CARPET	1955	SATISFACTORY	2	14	12
001A	828	317	GENERAL SCHOOL SPACE	0	01	CARPET	2015	SATISFACTORY	2	14	12
001B	552	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1955	SATISFACTORY	2	14	12
001C	828	306	CONFERENCE ROOM	0	01	CARPET	1955	SATISFACTORY	2	14	12
002	400	383	AUDIO VISUAL STORAGE	0	01	CARPET	1955	SATISFACTORY	2	14	12

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	2,884	0	0	0				
TOTAL	2,884	0	0	0	0	0	0	0

INTRODUCTION:

At the request of the Santa Rosa School District and with the help of the Maintenance Plant Department, Sam Marshall Architects, with assistance by Anton Lee Engineering, and HG Engineers has prepared the following study of conditions and offered recommendations for the subject facility.

HISTORY:

Master Plan
The site for Building 10 is on the north side of Jay Elementary School behind Building 2. It was added to the School in 1992. The building serves as office space.

Original Construction
The building is a rectangular, flat roofed structure with a brick on CMU wall. Exterior walls are brick over CMU. The floor is a concrete slab on grade.

Modifications
None

Activities
The building includes a vestibule and restrooms, conference rooms, work rooms and offices.

PHYSICAL DESCRIPTION:

Site:
The site has good access from the parking lot on the north side and is central to other campus buildings. This parking area also serves as a drop off for students. Behind building 10 to the south is a shallow swale and grade slopes up to the old 1948 auditorium. Between building 10 and building 2 to the north is a covered walkway that is in poor shape. This covered walkway is unsafe and needs to be replaced.

Structures:
The building structure is a flat roof with bar joists that span across its width. The exterior walls are brick over CMU. Based on the age of construction it is likely that these walls are insulated. The floor is a concrete slab on grade. The square footage of the building is approximately **1,280 square feet.**

REPORT OF CONDITIONS:

Architectural:
The covered walk on the North side is in poor shape.

Exteriors:
The windows appear to be the original double paned ones from when the building was constructed. Exterior doors need paint. There is a single door to the mechanical room on the south side of the building. This door like the others needs painting. Flashing at some roof edges needs replacement.

Richard Laing stated they have had moisture intrusion issues in this building. There is no overhang, and it is likely that the exterior walls are not sealed to the deck above.

Interiors:
Interior wall surfaces on exterior walls and all interior walls are painted CMU. The CMU appears to be in good condition.

The building is accessible per current codes. There is ADA access to restrooms.

RECOMMENDATIONS:

Facilities Summary - The building is in fair condition. Some mitigation needs to be done to make it more air and watertight. Work on this building should include the following:

1. Seal all exterior walls to the roof deck. This can be accomplished from inside the building

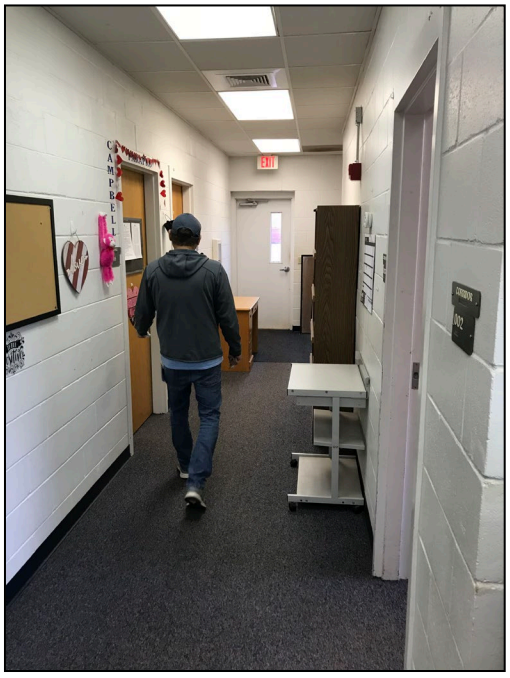
2. Replace the existing roof. The typical standard for Santa Rosa County School District buildings is either a built up or single ply roof over tapered insulation. This new roof system will be applied over the existing metal roof deck.

3. Estimated repair cost: **$35,000**

Building 10 Entry

Building 10 Office

Work room



Interior Corridor

Building 10 (Admin Offices): OVERVIEW - HVAC, PLUMBING, AND FIRE PROTECTION:

HVAC General:
Building 10 is served entirely a split system direct expansion heat pump system with top fully ducted supply and return system. The unit has an individual programmable thermostat.

HVAC Recommendation:
The existing system appears to have several more years of its useful service life. Typical median life of DX packaged equipment is about 15 years. Without a proper Test and Balance report, the unit's outside air rate could not be verified if it is not up to current codes or not. It appears that there is no control of indoor humidity due to the placement of a dehumidifier with the office area. The equipment condition is serviceable and could be reused as part of the substantial facility renovation. In order to bring the HVAC system up to current codes and standards, the following needs to be performed:

1. Replace HVAC system serving this building with high efficiency unit. Provide building DDC (Direct Digital Controls) system with new code compliant system(s). System would need to be provided with modern BACNet architecture as part of any upgrade. Web based energy management software permits oversight of component status but provides limited to no ability to change set point or schedule operation.
2. Replace ductwork system with exterior insulated metal ductwork.
3. The new system(s) will supply all spaces with the proper dehumidified outside air based on ASHRAE 62.1 standard.
4. All exhaust systems would be replaced and comply with current standard practices. A comprehensive review of the new systems would be performed in order to verify compliance with the 2020 FBC Energy Conservation Code.
5. Estimated repair cost = **$63,000**

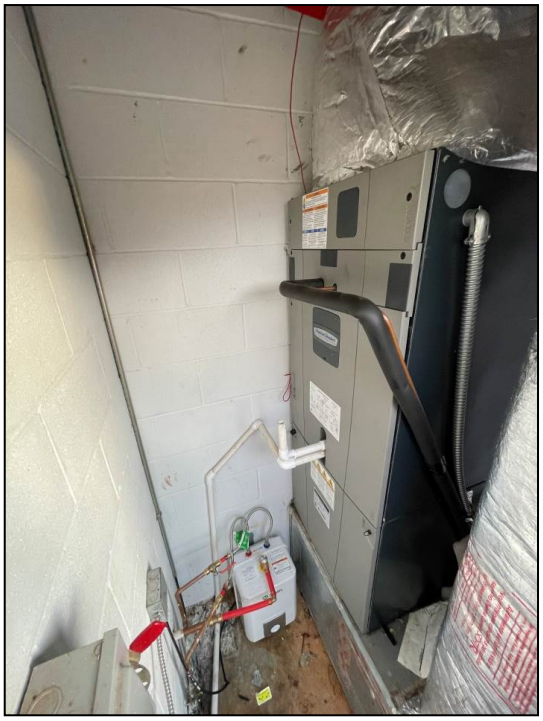
Plumbing General:
Plumbing fixtures are old and need to be replaced. Most of the remaining fixtures should be replaced based on their useful life. There is plumbing infrastructure within the building that appears original to the construction of the building. The building is served by an electric water heater located inside the mechanical room. The Median Service Life of an electric water heater is approximately 13 years. As water heaters age, their efficiency decreases. The majority of the visible hot water piping was not insulated, which is a loss of energy and does not meet the current Florida Energy requirements. The water heater is not piped properly since there is no mixing valve.

Plumbing Recommendation:
In order to bring the plumbing system up to current codes and standards, the following needs to be performed:

1. Replace all the plumbing fixtures and infrastructure piping. Provide new accessories, faucets, and flush valves for the new fixtures.
2. Coordinate and review the Florida Building Code for the addition of more fixtures to meet the occupant count.
3. Estimated repair cost = **$25,000**

Fire Protection:

Building 10 has NO existing fire protection system.



Building 10 - Existing split system DX and water heater inside mechanical room

Building 10 - Exterior condensing unit, outside air louver and single pane windows

Building 10 - Electrical room mixed with storage room (not code compliant).
Room also equipped with heat detector

Building 10 - Dehumidifier in one of the offices

Building 10 (Admin Offices): OVERVIEW - ELECTRICAL:

Building 10 at Jay elementary school is served via a main switchboard in building 6. This main switchboard is served via a 240V delta transformer mounted in a high voltage switchgear outside the west wall of building 6. This electrical service, switchboard, and distribution is at the end of its life and should be replaced in any future renovation.
Building 10 is served from a single panelboard. Per the National Electric Code this panel is considered a service entrance to the building. While it could not be verified on site due to the concealed nature of the work, grounding at this service panelboard is a concern. We recommend this be investigated and corrected if necessary, in any future renovation.
The electrical receptacles and other power related branch circuits appear to be in good functioning condition. Many surface raceways are utilized to serve receptacles. We recommend this be changed to concealed for any renovation of the walls if applicable.
The lighting should be considered at the end of its usable life. Light fixtures are energy inefficient fluorescent. Light fixtures show signs of age with rust, moisture damage, flickering, and color variance. We recommend light fixtures be replaced. Lighting controls are not up to code. We recommend lighting controls be updated on any future renovation.
The fire alarm devices are fed from a main panel not located in this building. This increases the risk of surge damage to the system. The buildings are not sprinkled and the required heat detection for each space is not achieved. We recommend that the facility be brought up to code with proper quantity of heat detectors. It will also be required that for any campus wide renovation of the fire alarm, the system be upgraded to a voice evacuation type.
Life safety requirements are met with exit signs and egress lighting. A comprehensive test of the egress lighting was not possible during our site investigation, but the egress fixtures appear to be sufficient. All fixtures should be considered at the end of usable life. It is recommended that exit signs and egress lighting be replaced on any future renovation.

Estimated repair cost = **$21,800**
Building 6 electrical panel replacement = **$107,632**

Total Cost to Renovate and Repair Building 10

Architectural	$35,000
Mechanical	$63,000
Plumbing	$25,000
Electrical	$129,432
Total	**$252,432**

JAY ELEMENTARY SCHOOL , BUILDING 10 - CASTALDI ANALYSIS

Year Built 1992	Abbrev.	Cost/SF	Total
Age of Building - 29 yrs			
Replacement Cost	(R)	$250	$320,000
Educational Improvements	(Ce)	$11.72	$15,000
Healthfulness Improvements	(Ch)	$69.14	$88,500
Safety Improvements	(Cs)	$116.27	$148,932
Life of New Building	(Lr)	65	
Life of Modernized Building	(Lm)	65-29 =36	
Index of Educational Adequacy	(Ia)	0.75	

Gross SF - 1,280

Castaldi Analysis

If… $\frac{(Ce + Ch + Cs)}{(Lm)(Ia)} < \frac{(R)}{(Lr)}$

Then modernization is not justified

However…

$\frac{\$252,432}{(36)(0.75)} > \frac{\$320,000}{65}$

Which equals

$9,349 > $4,923

Therefore a new building is justified

Educational Improvements	May include improvements such as remodeling, updating and accommodating new teaching practices.
Healthfulness Improvements	May involve improved HVAC systems, improved lighting, re-fenestration, re-surfacing floors or ceilings.
Safety Improvements	May include structural repairs, fireproofing, fire alarm, fire rating corridors, meeting ADA compliance.

Office of Educational Facilities
Florida Department of Education

Room Condition Change
Building Replacement/Raze

District/Community College_____ Contact Person _____

_____ Phone _____

Facility/Campus Name _____ Facility Number (school districts only)_____

Building Number(s) _____ Parcel/Site Number(s) _____

This Proposed Project will:

- ☐ Change the condition of permanent rooms from satisfactory to unsatisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
- ☐ Change the condition of permanent rooms from unsatisfactory to satisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
- ☐ Raze permanent building(s) (if yes, go to Section II and complete certification in Section III).
- ☐ Replace permanent building(s) (if yes, go to Section II and complete certification in Section III).
  Major Capital Outlay Funding Source(s) – Original Building _____
  Major Capital Outlay Funding Source(s) – Replacement Building _____

This form is not required for razing a single, freestanding structure that is less than 750 NSF and is debt free, or multiple small structures on a single campus whose total area is less than 750 NSF and are debt free. This form must be completed for any structure 750 NSF or greater and any structure, regardless of size, that is not debt free.

A. DISTRICT/COMMUNITY COLLEGE CERTIFICATION

The district/community college must submit this certification document, completed and signed by the appropriate school officials, along with all required or necessary supporting documentation pertaining to the proposed project.

The _____ County District School Board/Community College Board hereby certifies that:

I. CONDITION CHANGE: (Not applicable to community colleges)

1. All room condition changes are consistent with State Requirements for Educational Facilities (SREF) standards and the Florida Fire Prevention Code (FFPC) requirements for the condition of space.

II. RAZE/REPLACE PERMANENT BUILDING(S):

1. All fund sources have been researched and no current indebtedness or outstanding debt exists for the building(s) that will be razed and/or replaced.
2. Funding Source(s):
   a. Original Building: _____

b. If Replaced: _____

3. Voters of the district have approved local bonding for the project: Yes/No
   a. Date of voter approval: _____
4. Imminent danger exists for the building(s) that will be razed and/or replaced.

III. CERTIFICATION SIGNATURES:

_____ _____
Director of Facilities Planning Date

_____ _____
Superintendent/President Date

_____ _____
Board Chair Date

NOTE: Certification is required by the Superintendent and Director of Facilities Planning for room condition changes. Certification is required by the Superintendent/President and Board Chair to raze or replace permanent buildings.

Submit signed form and supporting documents to:
Office of Educational Facilities, Room 1054
Florida Department of Education
325 West Gaines Street
Tallahassee, Florida 32399-0400

Procedures and Processes Instructions:

B. CONDITION CHANGE (Not applicable to community colleges)

1. RATIONALE (provide the following information, as appropriate, to justify changing the condition of spaces):
   i. In order to change the space condition from satisfactory to unsatisfactory the district must certify that the space is no longer physically safe or suitable for occupancy:
      1. Unsatisfactory space is typically designated as such due to compromising effects on the structural integrity, safety, or excessive physical deterioration of a building.
      2. Typically, space condition should be the same, either satisfactory or unsatisfactory, for all rooms in a permanent building.
      3. Space that has been determined to be unsatisfactory should not be occupied.
      4. Application of a facility replacement formula, such as the Castaldi generalized formula for modernization or other similar facilities study, does not necessarily mean that the condition of the identified spaces is unsatisfactory. The condition code cannot be changed simply due to the results of a planned replacement unless the integrity of the space meets the criteria identified to classify the space as unsatisfactory.
   ii. In order to change the space condition from unsatisfactory to satisfactory the district must certify that the space has been successfully reconditioned to meet all applicable regulations regarding occupancy requirements.

2. OEF Review:
   i. Site visit by OEF staff, when necessary.
   ii. Concur with district rationale, data, and analyses:
      1. Building(s) approved as unsatisfactory; OEF will make the room condition code changes in FISH.
      2. Building(s) approved as satisfactory; OEF will make the room condition code changes in FISH.
   iii. Disagree with district rationale, data, and analyses:
      1. Building(s) not approved as unsatisfactory.
      2. Building(s) not approved as satisfactory.

3. OEF Notify District of Findings and Decision:
   i. OEF staff will analyze the district's data along with all supporting documentation, coordinate any further reviews with the district, make a final decision regarding the proposed room condition changes, and provide a timely response either approving or disapproving the proposed room condition changes.

C. RAZE/REPLACE PERMANENT BUILDING(S)

1. RATIONALE (provide the following information, as appropriate, to justify razing/replacing permanent buildings):
   i. Detailed explanation of need for the proposed project and the expected benefit to the district/community college.
   ii. General scope of the proposed project.
   iii. Building age and year of construction.
   iv. Existing capacity of building(s), include the number of student stations, classrooms, and other instructional spaces.
   v. Current number of students housed and the projected number of students to be housed in the affected building(s).
   vi. Current educational plant survey recommendations and capacity.
   vii. What alternatives have been considered besides razing/replacement and why are the alternatives not feasible?
   viii. School board/community college board approval of the concept of razing/replacing permanent buildings.
   ix. Building condition/engineer study (optional).
   x. Impact if the proposed project is not approved.

xi. Other relevant data; identify any major systems (include date, if applicable) that have been replaced or upgraded, e.g., electrical, HVAC, fire alarm, roof, plumbing, drainage, etc. Provide a general scope of work for any previous remodeling, renovation, and addition, and year completed.

2. COST ANALYSIS (Building by Building):
   i. Castaldi Analysis (or other cost analysis formula to support the proposed project).
   ii. The following five questions must be addressed:
      1. How many years will modernization extend the useful life of the modernized building(s)?
      2. Does the existing building(s) lend itself to improvement, alteration, remodeling, and expansion? If no, explain why not.
      3. Explain how a modernized and a replacement building(s) fits into a well-conceived long-range plan of the district/community college?
      4. What is the percentage derived by dividing the cost for modernization by the cost for a replacement building?
      5. A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building(s) is financially justified and no other alternative is feasible? (Not applicable to community colleges)
   iii. Detailed scope of work for modernization of the existing building(s).
   iv. FISH building plan and/or schematic drawings of the existing building with FISH room numbers.

3. OEF Review:
   i. Site visit by OEF staff, when necessary.
   ii. Educational adequacy review.
   iii. Concur with district/community college rationale, data, and analyses:
      2. Recommend replacement of building(s).
      3. Recommend razing building(s).
   iv. Disagree with district/community college rationale, data, and analyses:
      4. Building(s) not approved to be replaced.
      5. Building(s) not approved to be razed.

4. OEF Notify District/Community College of Findings and Decision:
   i. OEF staff will analyze the district's/community college's data along with all supporting documentation, coordinate any further reviews with the district, make a final decision regarding the disposition of the proposed project, and provide a timely response either approving or disapproving the proposed request.

OEF Form RCC-BCR B. Condition Change

1. **Rationale (Provide the following information, as appropriate, to justify razing/replacing the existing permanent building)**
   The primary issue with Building 10 is its location. The building is not in poor shape although it needs some upgrades to bring it up to current code requirements and its connection to the out-of-date electrical service provided through the adjacent Building 6 needs to be addressed. The building is in the way of the only location that can accommodate the proposed replacement School Cafetorium/Music Suite.

   i. General scope of the proposed project
   Raze Building 10 and construct a new Cafetorium/Music Suite in its place. Relocate the functions from Building 10 elsewhere on campus.

   ii Building age and year of construction.
   It is 29 years old. The building was constructed in 1992.

   iii Existing capacity of existing building including the number of student stations, classrooms, and other instructional spaces.
   The capacity of the existing building is 5. There are no student stations. See the attached Room Inventory Report.

   iv Current number of students housed and the projected number of students to be housed in the affected building.
   There are no students currently housed in the building.

   v Current educational plant survey recommendations
   See the attached Jay Elementary plant survey.

   vi What alternatives have been considered besides razing/replacing and why are these alternatives not feasible?
   If the building is left in place the new Cafetorium will either be having to be built around it, (a challenging task) or not be built at all.

   vii School Board approval of the concept of razing and replacing the building.
   The School District is awaiting approval of the Castaldi Analysis to undertake this effort.

   viii Building condition/engineer study (optional)
   See the existing conditions write up above.

   ix **Impact if the proposed project is not approved.**
   The School District may have to forego replacing their existing Cafetorium.

x **Other relevant data including any major systems that have been replaced.**
No significant work has been done to this building in the recent past.

D. Cost Analysis

i Castaldi Analysis
See attached Castaldi Analysis

ii the following five questions must be addressed:

1. **How many years will modernization extend the useful life of the building?**
   We estimate that modernization will add 36 years to the life of the building.

2. **Does the existing building lend itself to improvement, alternation, remodeling, and expansion? If no, explain why not.**
   This building would lend itself to improvement and remodeling.

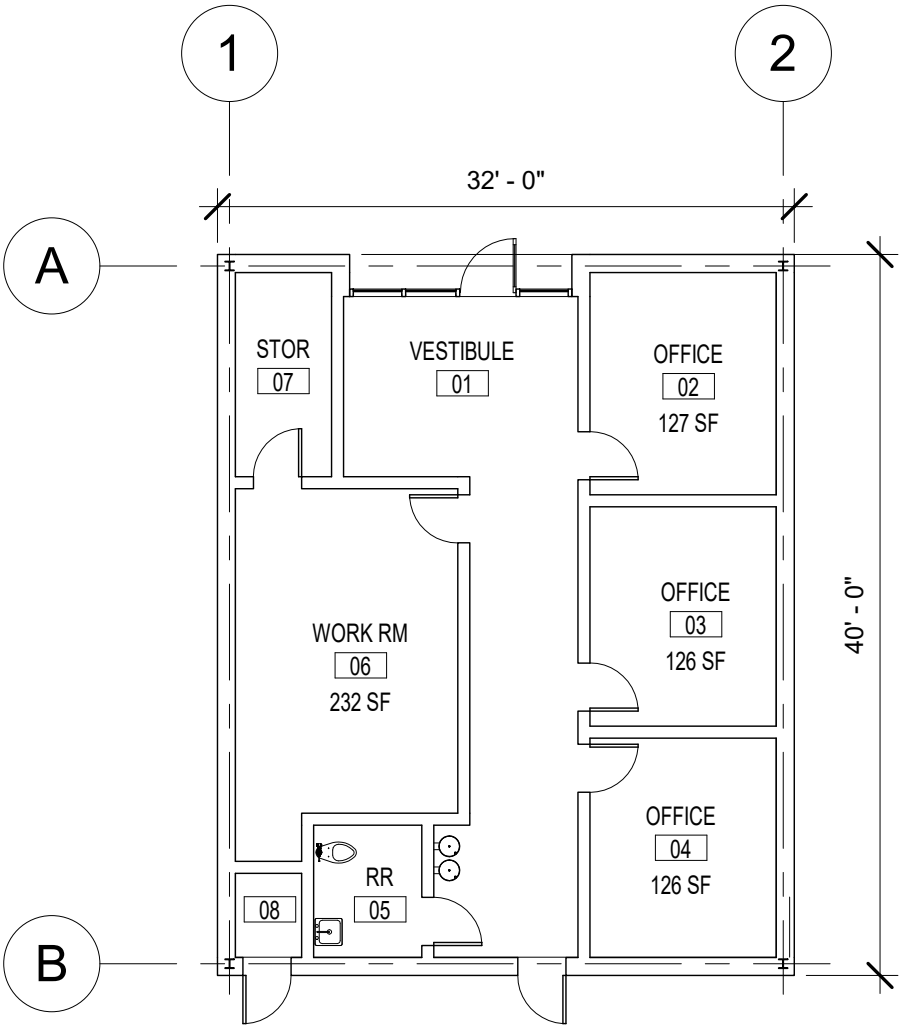
3. **Explain how a modernized and a replacement building fits into a well-conceived long-range plan for the campus?**
   The School District would like to replace its aging cafetorium and combine it with a new music suite on the site of Building 10. The functions of this building will be relocated elsewhere on campus.

4. **What is the percentage derived by replacing the cost of modernization with the cost of a preplacement building?**
   See the attached Castaldi Analysis.

5. **A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building is financially justified, and no other alternative is feasible?**
   The School District is awaiting approval of the Castaldi Analysis to undertake this effort.

iii Detailed scope of work for modernization of the existing facility
The building needs a new roof, sealing the exterior walls to the roof deck, replacement doors and windows.

iv Fish Building Plan or schematic drawing with the FISH room numbers
See the attached Floor Plan.



BUILDING 10 - 1,280 sq.ft.

(SCALE: 3/32" =1'-0")

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 57 SANTA ROSA COUNTY SCHOOL DISTRICT

FACILITY: 12-A JAY ELEMENTARY

BUILDING: 10 - Building Number 00010

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
008	20	702	MECHANICAL ROOM	0	01	CERAMIC TILE	1994	SATISFACTORY	10	14	12

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	1,022	0	0	0				
TOTAL	1,022	0	0	0	0	0	0	0

INTRODUCTION:

At the request of the Santa Rosa School District and with the help of the Maintenance Plant Department, Sam Marshall Architects, with assistance by Anton Lee Engineering, HG Engineers and Berube Leonard Structural Engineers. has prepared the following study of conditions and offered recommendations for the subject facility.

HISTORY:

Master Plan
The site is in the center of the Jay Elementary School campus. It was added to the School in 1972. The building was designed by Sam Marshall Architect and originally served as the Jay High School band room. Later a new band room was built for Jay High and this became the music building for Jay Elementary School.

Original Construction
The building is a rectangular, flat roofed structure and metal stud wall infill. The roof is built up with a gravel finish surface over lightweight insulating concrete on a metal deck. Exterior walls are stucco plaster on lathe over un-insulated metal studs with a thin-coat plaster interior surface. The floor is a concrete slab on grade with the tiers of the band room recessing into the floor below grade.

Modifications
None

Activities
Uses of the areas in the building include a vestibule and restrooms, a band room with a tiered concrete floor, a music classroom, instrument storage and general storage rooms and an office for instructors.

PHYSICAL DESCRIPTION:

Site:
The site has good access from the parking lot on the south side and is central to other campus buildings. This parking area also serves as a delivery yard for the Cafeteria and overflow parking for the athletic field to the south. It appears to have good drainage. Underground utilities are mostly original systems and most of the added utility lines are exposed.

Structures:
The building structure is a red iron steel frame with bar joists. The roof is flat. Exterior walls are structural metal studs attached to the steel frame. The floor is a concrete slab on grade. The square footage of the building is approximately **4,240 square feet.**

REPORT OF CONDITIONS:

Structural:
The buildings show significant deterioration due to water intrusion. A detailed analysis of the structural conditions was conducted by Berube Leonard Structural Engineers. It indicates a rusted roof deck especially at the building's perimeter. In addition, some bar joist tails are badly rusted. The exterior structural studs are also somewhat rusted due to water intrusion through the roof perimeter and through cracks in the exterior stucco finish.

Exteriors:
The building has a gravel surfaced roof. The mechanical units sit atop roof curbs. Apparently, this roof has failed due to the amount of rust visible on the bottom of the roof deck, particularly around the perimeter.

The exterior is a painted pebble dash stucco finish over metal lathe. There are numerous holes in the exterior finish around the perimeter of the building. The metal lathe is visible from holes cut into the exterior walls from inside. The walls are un-insulated. Where the framing is visible, it appears to be in poor shape, also showing some rust. It is not clear if the studs are rusted throughout the project or only where it is visible.

The building is surrounded on three sides by a covered walk. The walkway is constructed of a metal deck, roof framing consisting of steel channels and supported by round steel columns. The decking is rusted and needs replacement. The steel framing is in surprisingly good shape only needing to have surface rust removed and be repainted.

Exposed conduits run down the outside of the walls (see the electrical section).

Interiors:
Finishes are showing age and deterioration from water intrusion. There is mold in evidence throughout the building to the point where the Music Building is currently not occupied. Floors are carpet. However, some storage tile appears to be 9"x 9", typical of those older tiles that are asbestos containing. While an asbestos report was not part of this study it is likely that at least the flooring and possibly the piping contains asbestos.

The building is not accessible per current codes. There is no ADA access to restrooms. It is doubtful that the recessed floor tiers meets Florida Accessibility Code requirements.

The functional layout of the building is not good for its current use; the original design was for a high school band suite. There is much unused space in the Elementary School Music setting. Its layout does not lend itself well to educating elementary schoolers.

RECOMMENDATIONS:

Facilities Summary - The building is in poor shape. It is currently not occupy-able due to the waster intrusion and mold throughout the structure. In addition to the existing conditions outlined in this study, the building does not lend itself to elementary level music instruction. As a result, the building has exceeded its useful life expectancy, is inefficient and near functional obsolescence.

The renovation and repair for Architectural and Structural elements of the building will include the following:

1. Demolish portions of the building to include:
   Removal of all exterior finishes (roof system, metal panel fascia and stucco walls)
   Exterior stud framing
   Portions of the existing floor slab to accommodate a new plumbing layout

2. Modify the existing building frame as needed to meet current Florida Building Code wind load requirements.

3. Add a concrete brick ledge to match adjacent brick buildings which are brick finished.

4. Install a new low sloped roof. The typical standard for Santa Rosa County School District buildings is either a built up or single ply roof over tapered insulation on a metal roof deck. This new roof system will be applied to the existing steel frame.

5. Install new brick over metal stud and gypsum board walls around the perimeter.

6. Install windows as required. State Requirements for Educational Facilities (SREF) require windows in classrooms. Depending on the use of the building, windows may be required.

7. Provide a new interior layout to fit the new spaces. This will include classrooms, offices, storage, and a mechanical and electrical room. The School District wants to replace rooftop units with a typical DX system so this will require condensing units on the ground around the building and an indoor unit in a mechanical room inside.

8. Estimated Architectural and Structural repair and renovation cost: **$550,000**

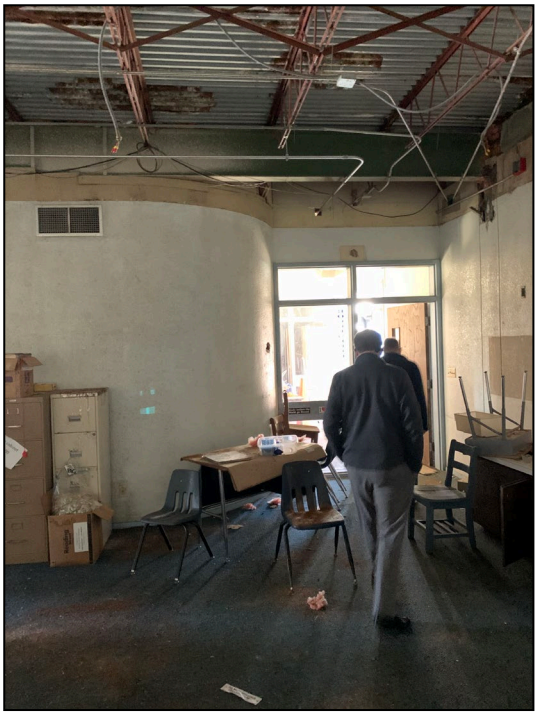
South Side Elevation

North Side Elevation

Rooftop condition

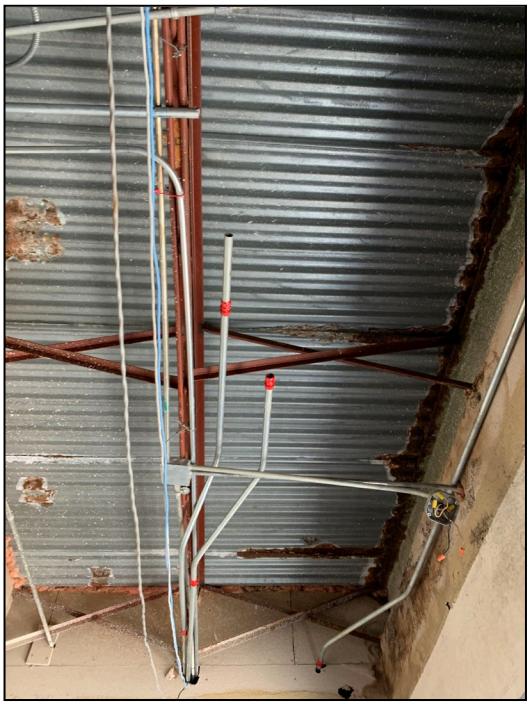
Tiered flooring

Restroom Entry



Interior condition

Exterior wall condition



Roof deck condition

Building 15 (Music Suite): OVERVIEW - HVAC, PLUMBING, AND FIRE PROTECTION:

HVAC General:

Building 15 is served entirely by three roof mounted packaged direct expansion system. These rooftop units have been dismantled and are no longer functioning. These units have not been in service for some time according to maintenance staff. This building has severe humidity problems based on odor and visible mold throughout the building. Evidence of water infiltration and the resulting mold was present on the exterior of this building. Each rooftop units was designed to distribute the conditioned air via fully ducted supply air system to sidewall grilles. The building was also designed to have return air plenum system.

HVAC Recommendation:

The existing systems are not functioning and well beyond their useful service life. Typical median life of DX packaged equipment is about 15 years. These units are not up to current codes for ventilation, service, and safety standards. There are no control of indoor temperature and humidity. The existing systems including air handling units, fans, and ductwork are beyond repair. In order to bring the HVAC system up to current codes and standards, the following needs to be performed:

1. Replace HVAC system serving this building complete with high-efficiency units. Provide building DDC (Direct Digital Controls) system with new code compliant system(s). System would need to be provided with modern BACNet architecture as part of any upgrade. Web based energy management software permits oversight of component status but provides limited to no ability to change set point or schedule operation.
2. The new system(s) will supply all spaces with the proper dehumidified outside air based on ASHRAE 62.1 standard.
3. An additional permanent and secured access ladder for equipment maintenance would also be required.
4. All exhaust systems would be replaced and comply with current standard practices. A comprehensive review of the new systems would be performed in order to verify compliance with the 2020 FBC Energy Conservation Code.
5. Estimated repair cost = **$225,000**

Plumbing General:

Plumbing fixtures have either been removed or are all showing signs of failure and need to be replaced. Most of the remaining fixtures should be replaced based on their useful life. There is plumbing infrastructure within the building that appears original to the construction of the building. The plumbing fixtures are completely out of date and are not ADA compliant. Systems within the building are not functioning, out-of-date, and not per the current school district design standards.

Plumbing Recommendation:

In order to bring the plumbing system up to current codes and standards, the following needs to be performed:

1. Replace all the plumbing fixtures and infrastructure piping. Provide new accessories, faucets, and flush valves for the new fixtures.
2. Coordinate and review the Florida Building Code for the addition of more fixtures to meet the occupant count.
3. Estimated repair cost = **$80,000**

Fire Protection: Building 15 (Music Suite) has NO existing fire protection system

Building 15 (Music Suite): OVERVIEW – ELECTRICAL:

Building 15 at Jay Elementary School is served via a 120/240-volt open delta transformer bank. All existing electrical inside the building has been removed. The only remaining electrical equipment is the utility transformer and overhead connection to a meter enclosure via weather-head on the building's exterior. HG Engineers recommends all remaining electrical equipment up to the transformer bank be demolished. Any future renovation of the building will require complete and new electrical systems.

Electrical Recommendation:

In order to bring the electrical system up to current codes and standards, the following needs to be performed:

1. Retain existing utility transformer and overhead connection.
2. Replace all electrical power provisions.
3. Replace existing lighting.
4. Replace existing HVAC controls.
5. Replace existing fire alarm provisions.
6. Estimated repair cost = **$95,000.**

Total anticipated cost to repair and renovate Building 15

Architectural and Structural	$550,000
Mechanical	$225,000
Plumbing	$80,000
Electrical	$95,000
Total	**$950,000**

Building 15 – Rooftop Unit

Building 15 – Exterior view with electrical connection and HVAC unit equipment

Building 15 – HVAC equipment condition

Building 15 – HVAC equipment disconnect condition

Building 15 – HVAC equipment condition


Building 15 – Current roof penetration condition with rusted pipe and structure

JAY ELEMENTARY SCHOOL , BUILDING 15 - CASTALDI ANALYSIS

Year Built 1972	Abbrev.	Cost/SF	Total
Age of Building - 49 yrs			
Replacement Cost	(R)	$250	$1,070,000
Educational Improvements	(Ce)	$109.81	$470,000
Healthfulness Improvements	(Ch)	$71.26	$305,000
Safety Improvements	(Cs)	$22.20	$95,000
Life of New Building	(Lr)	65	
Life of Modernized Building	(Lm)	65-49=16	
Index of Educational Adequacy	(Ia)	0.75	

Gross SF 4,280

Castaldi Analysis

If… $\frac{(Ce + Ch + Cs)}{(Lm)(Ia)} < \frac{(R)}{(Lr)}$

Then modernization is not justified

However…

$\frac{\$870,000}{(16)(0.75)} > \frac{\$1,070,000}{65}$

Which equals

$72,500 > $16,462

Therefore a new building is justified

Educational Improvements

May include improvements such as remodeling, updating and accommodating new teaching practices.

Healthfulness Improvements

May involve improved HVAC systems, improved lighting, re-fenestration, re-surfacing floors or ceilings.

Safety Improvements

May include structural repairs, fireproofing, fire alarm, fire rating corridors, meeting ADA compliance.

Office of Educational Facilities
Florida Department of Education

Room Condition Change
Building Replacement/Raze

District/Community College Santa Rosa
Contact Person Joey Harrell

County School District
Phone (850) 983-5123

Facility/Campus Name Jay Elementary School
Facility Number (school districts only) 12-A

Building Number(s) 15
Parcel/Site Number(s) _____

This Proposed Project will:

☐ Change the condition of permanent rooms from satisfactory to unsatisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)

☐ Change the condition of permanent rooms from unsatisfactory to satisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)

☑ Raze permanent building(s) (if yes, go to Section II and complete certification in Section III).

☐ Replace permanent building(s) (if yes, go to Section II and complete certification in Section III).
Major Capital Outlay Funding Source(s) – Original Building _____
Major Capital Outlay Funding Source(s) – Replacement Building _____

This form is not required for razing a single, freestanding structure that is less than 750 NSF and is debt free, or multiple small structures on a single campus whose total area is less than 750 NSF and are debt free. This form must be completed for any structure 750 NSF or greater and any structure, regardless of size, that is not debt free.

A. DISTRICT/COMMUNITY COLLEGE CERTIFICATION

The district/community college must submit this certification document, completed and signed by the appropriate school officials, along with all required or necessary supporting documentation pertaining to the proposed project.

The Santa Rosa County District School Board/~~Community College Board~~ hereby certifies that:

I. CONDITION CHANGE: (Not applicable to community colleges)

1. All room condition changes are consistent with State Requirements for Educational Facilities (SREF) standards and the Florida Fire Prevention Code (FFPC) requirements for the condition of space.

II. RAZE/REPLACE PERMANENT BUILDING(S):

1. All fund sources have been researched and no current indebtedness or outstanding debt exists for the building(s) that will be razed and/or replaced.
2. Funding Source(s):
   a. Original Building: _____

b. If Replaced: _____

3. Voters of the district have approved local bonding for the project: Yes/No
   a. Date of voter approval: _____
4. Imminent danger exists for the building(s) that will be razed and/or replaced.

III. CERTIFICATION SIGNATURES:

_____ _____
Director of Facilities Planning Date

_____ _____
Superintendent/President Date

_____ _____
Board Chair Date

NOTE: Certification is required by the Superintendent and Director of Facilities Planning for room condition changes. Certification is required by the Superintendent/President and Board Chair to raze or replace permanent buildings.

Submit signed form and supporting documents to:
Office of Educational Facilities, Room 1054
Florida Department of Education
325 West Gaines Street
Tallahassee, Florida 32399-0400

Procedures and Processes Instructions:

B. CONDITION CHANGE (Not applicable to community colleges)

1. RATIONALE (provide the following information, as appropriate, to justify changing the condition of spaces):
   i. In order to change the space condition from satisfactory to unsatisfactory the district must certify that the space is no longer physically safe or suitable for occupancy:
      1. Unsatisfactory space is typically designated as such due to compromising effects on the structural integrity, safety, or excessive physical deterioration of a building.
      2. Typically, space condition should be the same, either satisfactory or unsatisfactory, for all rooms in a permanent building.
      3. Space that has been determined to be unsatisfactory should not be occupied.
      4. Application of a facility replacement formula, such as the Castaldi generalized formula for modernization or other similar facilities study, does not necessarily mean that the condition of the identified spaces is unsatisfactory. The condition code cannot be changed simply due to the results of a planned replacement unless the integrity of the space meets the criteria identified to classify the space as unsatisfactory.
   ii. In order to change the space condition from unsatisfactory to satisfactory the district must certify that the space has been successfully reconditioned to meet all applicable regulations regarding occupancy requirements.

2. OEF Review:
   i. Site visit by OEF staff, when necessary.
   ii. Concur with district rationale, data, and analyses:
      1. Building(s) approved as unsatisfactory; OEF will make the room condition code changes in FISH.
      2. Building(s) approved as satisfactory; OEF will make the room condition code changes in FISH.
   iii. Disagree with district rationale, data, and analyses:
      1. Building(s) not approved as unsatisfactory.
      2. Building(s) not approved as satisfactory.

3. OEF Notify District of Findings and Decision:
   i. OEF staff will analyze the district's data along with all supporting documentation, coordinate any further reviews with the district, make a final decision regarding the proposed room condition changes, and provide a timely response either approving or disapproving the proposed room condition changes.

C. RAZE/REPLACE PERMANENT BUILDING(S)

1. RATIONALE (provide the following information, as appropriate, to justify razing/replacing permanent buildings):
   i. Detailed explanation of need for the proposed project and the expected benefit to the district/community college.
   ii. General scope of the proposed project.
   iii. Building age and year of construction.
   iv. Existing capacity of building(s), include the number of student stations, classrooms, and other instructional spaces.
   v. Current number of students housed and the projected number of students to be housed in the affected building(s).
   vi. Current educational plant survey recommendations and capacity.
   vii. What alternatives have been considered besides razing/replacement and why are the alternatives not feasible?
   viii. School board/community college board approval of the concept of razing/replacing permanent buildings.
   ix. Building condition/engineer study (optional).
   x. Impact if the proposed project is not approved.

xi. Other relevant data; identify any major systems (include date, if applicable) that have been replaced or upgraded, e.g., electrical, HVAC, fire alarm, roof, plumbing, drainage, etc. Provide a general scope of work for any previous remodeling, renovation, and addition, and year completed.

2. COST ANALYSIS (Building by Building):
   i. Castaldi Analysis (or other cost analysis formula to support the proposed project).
   ii. The following five questions must be addressed:
      1. How many years will modernization extend the useful life of the modernized building(s)?
      2. Does the existing building(s) lend itself to improvement, alteration, remodeling, and expansion? If no, explain why not.
      3. Explain how a modernized and a replacement building(s) fits into a well-conceived long-range plan of the district/community college?
      4. What is the percentage derived by dividing the cost for modernization by the cost for a replacement building?
      5. A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building(s) is financially justified and no other alternative is feasible? (Not applicable to community colleges)
   iii. Detailed scope of work for modernization of the existing building(s).
   iv. FISH building plan and/or schematic drawings of the existing building with FISH room numbers.

3. OEF Review:
   i. Site visit by OEF staff, when necessary.
   ii. Educational adequacy review.
   iii. Concur with district/community college rationale, data, and analyses:
      2. Recommend replacement of building(s).
      3. Recommend razing building(s).
   iv. Disagree with district/community college rationale, data, and analyses:
      4. Building(s) not approved to be replaced.
      5. Building(s) not approved to be razed.

4. OEF Notify District/Community College of Findings and Decision:
   i. OEF staff will analyze the district's/community college's data along with all supporting documentation, coordinate any further reviews with the district, make a final decision regarding the disposition of the proposed project, and provide a timely response either approving or disapproving the proposed request.

OEF Form RCC-BCR B. Condition Change

1. **Rationale (Provide the following information, as appropriate, to justify razing/replacing the existing permanent building)**
   The primary issue with Building 15 is general degradation and deterioration. As a result of water intrusion not only are interior finishes damaged but the existing structure is compromised as well. The building is in such a poor state that it is no longer suitable for occupancy. Attached is a report by Berube Leonard Structural Engineers describing the extent of the damage to the existing structure. Findings on the condition of existing building systems (architectural, HVAC/plumbing, and electrical) are included in the physical condition section of this report. The conclusion of these studies are that it would be advantageous to replace the existing Building 15 with a new Elementary School Music Suite.

   i. General scope of the proposed project
   Raze Building 15 and construct a new Elementary School Music Suite in conjunction with a new cafetorium elsewhere on campus.

   ii Building age and year of construction.
   It is 49 years old. The building was constructed in 1972.

   iii Existing capacity of existing building including the number of student stations, classrooms, and other instructional spaces.
   The capacity of the existing building is 30 student stations. See the attached Room Inventory Report.

   iv Current number of students housed and the projected number of students to be housed in the affected building.
   There are no students currently housed in the building. The projected number of students to be housed will be 22 per SREF.

   v Current educational plant survey recommendations
   See the attached Jay Elementary plant survey.

   vi What alternatives have been considered besides razing/replacing and why are these alternatives not feasible?
   We investigated the building for renovation. However, the cost associated with bringing it up to current code requirements and repairing the existing structure made renovation unfeasible.

   vii School Board approval of the concept of razing and replacing the building.
   The School District is awaiting approval of the Castaldi Analysis to undertake this effort.

   viii Building condition/engineer study (optional)
   See the attached study from Berube Leonard Structural Engineers.

ix **Impact if the proposed project is not approved.**
The School District will have to surplus the existing building and make provisions for its safety as it continues to deteriorate.

x **Other relevant data including any major systems that have been replaced.**
No significant work has been done to this building in the recent past.

D. Cost Analysis

i Castaldi Analysis
See attached Castaldi Analysis

ii the following five questions must be addressed:

1. **How many years will modernization extend the useful life of the building?**
We estimate that modernization will add 15 years to the life of the building.

2. **Does the existing building lend itself to improvement, alternation, remodeling, and expansion? If no, explain why not.**
The anticipated cost do not justify alteration, remodeling, or expansion.

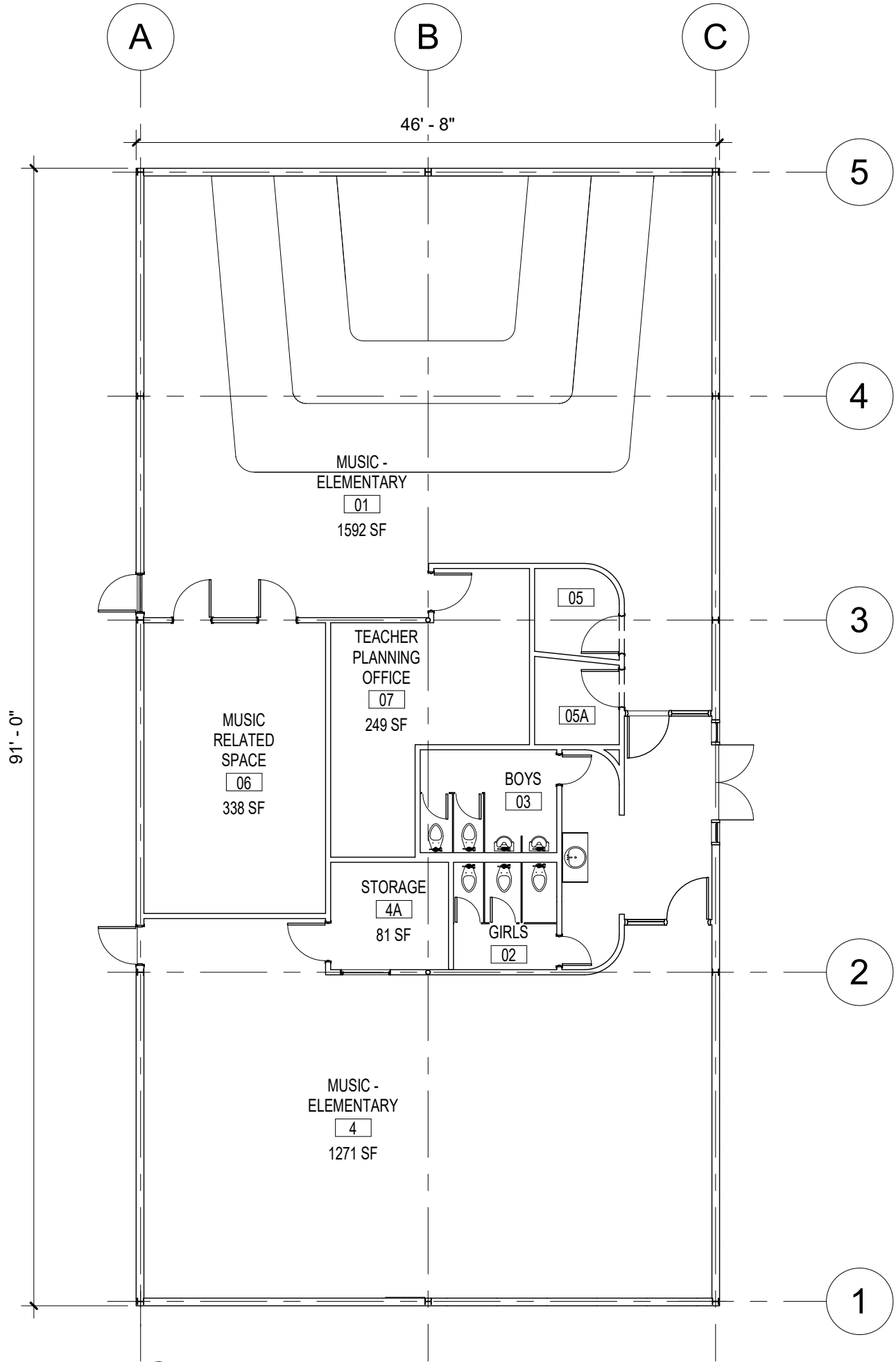
3. **Explain how a modernized and a replacement building fits into a well-conceived long-range plan for the campus?**
The School District would like to replace its aging cafeteria. While this is a separate project their desire is to locate the replacement elementary Music suite adjacent to the cafeteria.

4. **What is the percentage derived by replacing the cost of modernization with the cost of a preplacement building?**
See the attached Castaldi Analysis.

5. **A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building is financially justified, and no other alternative is feasible?**
The School District is awaiting approval of the Castaldi Analysis to undertake this effort.

iii Detailed scope of work for modernization of the existing facility
This is not applicable as we have determined that the building cannot reasonable and cost effectively be modernized.

iv Fish Building Plan or schematic drawing with the FISH room numbers
See the attached Floor Plan.



BUILDING 15 - 4,240 sq.ft.

SCALE: 3/32" = 1'-0"

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 57 SANTA ROSA COUNTY SCHOOL DISTRICT

FACILITY: 12-A JAY ELEMENTARY

BUILDING: 15

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: LOCAL ZONE
Use: ELEMENTARY	Mech Vent: ADEQUATE	Heat Source: GAS
Year Constructed: 1972	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: ZONE HOT AIR
Year Modified:	Educational TV: COMBINATION OF 1-8	Heat Capacity: ADEQUATE
Average Age NSF: 1972	Intercom: TWO WAY PARTIAL	Walls: CONCRETE
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
001	1587	55	MUSIC - ELEMENTARY	0	01	CARPET	1972	SATISFACTORY	15	14	12
002	80	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1972	SATISFACTORY	15	14	12
003	90	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1972	SATISFACTORY	15	14	12
004	1600	55	MUSIC - ELEMENTARY	30	01	CARPET	1972	SATISFACTORY	15	14	12
005	60	81	RECORDING ROOM	0	01	CARPET	1972	SATISFACTORY	15	14	12
005A	40	81	RECORDING ROOM	0	01	CARPET	1972	SATISFACTORY	15	14	12
006	360	83	MUSIC RELATED SPACE	0	01	CARPET	1972	SATISFACTORY	15	14	12
007	202	315	TEACHER PLANNING OFFICE	0	01	CARPET	1972	SATISFACTORY	15	14	12

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 57 SANTA ROSA COUNTY SCHOOL DISTRICT

FACILITY: 12-A JAY ELEMENTARY

BUILDING: 15

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
008	240	315	TEACHER PLANNING OFFICE	0	01	CARPET	1972	SATISFACTORY	15	14	12
009	18	702	MECHANICAL ROOM	0	01	CONCRETE	1972	SATISFACTORY	15	14	12
010	192	700	INSIDE CIRCULATION	0	01	CARPET	1972	SATISFACTORY	15	14	12

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	4,469	30	0	0				
TOTAL	4,469	30	0	0	0	0	0	0

STRUCTURES
BERUBE LEONARD LLC

July 27, 2016

Joseph B. Harrell
Assistant Superintendent for Administrative Services
6544 Firehouse Road
Milton FL 32570

Dear Joey,

We visited Jay Elementary School on Thursday, June 30, 2016 in accordance with your request to assess damage to Building 15 which was originally constructed for band and chorus classrooms. Our visit was for the purpose of observing structural damage in consideration of needed repairs and associated costs. The approximately 4,300 SF building has remained vacant for an extended period of time due to water damage and mold concerns. The mold condition is alleged to have advanced from problematic building envelope breaches. Progressing structural deterioration is also attributed to the resulting roof and wall leaks.

Photo 1

Building conditions were found as described. Photo 1 above is an overall perspective of conditions observed from inside. The building has obviously been vacant for a significant duration and mold was noted throughout. Photos 1 above and 2 and 3 below show the mold conditions from a distance and closer up respectively.

Photo 2

Photo 3

In addition to mold complications, the structural roof deck and steel joist framing is in bad shape from the ongoing roof leaks. The roof deck appears from inside to be one inch deep metal form deck in lieu of a deeper metal roof deck profile. This type of deck is usually installed with lightweight insulating fill roofing material and is typically a thinner gage than a metal roof deck profile. All around the building perimeter, this form deck has rusted from exposure to moisture. The deck is rusted through completely in many places. Due to this deterioration, the deck and weld attachments capacities to support roof diaphragm loads to the lateral load resisting structural system are diminished. The diaphragm perimeter is critical to the building's overall structural stability when exposed to hurricane force wind loads. The following Photos 4 through 8 demonstrate the severity of the roof deck boundary conditions observed.

Photo 4

Photo 5

Photo 6

Photo 7

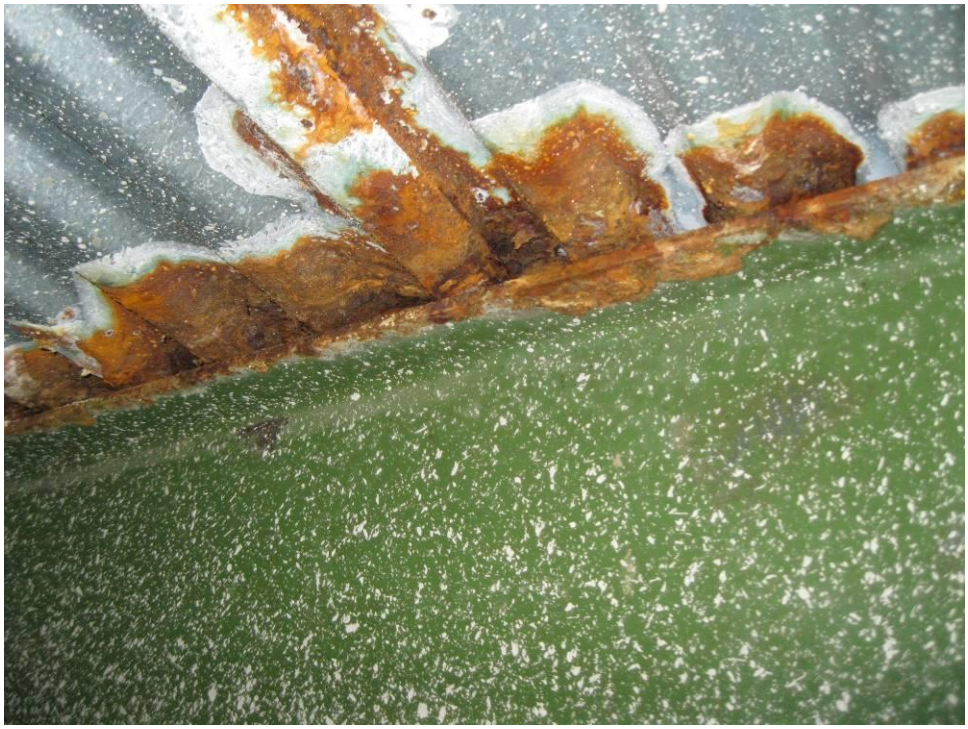


Photo 8

Corrosion of the joist framing is also severe in many locations. As described above concerning the roof deck, the steel roof joists are rusting around the building's perimeter at their end bearings. Most of the joists ends have some degree of deterioration. Critical conditions have already seen failures from the loss of steel section in the bearing end. The most severe joist end condition is shown in Photos 9 and 10 below. Steel with this degree of deterioration will not support the design loads. The joist end in Photo 10 is showing signs of failure as indicated by the apparent displacement.

Photo 9

Photo 10

Breaches in the perimeter walls were observed as well. The outside wall finish is hard coat stucco over metal lath fastened to metal stud framing with a plastic backing. The plastic was noted to be brittle and compromised where the backside of the stucco was visible. Photo 11 below shows a condition where we punched through the drywall to observe the wall cavity. Noted is a small piece of the plastic that remains. Plastic was observed in tact behind the stucco in other locations where the wall cavity was more accessible. Although intact, the plastic was brittle and would break apart when touched. We believe that the stucco was intended to be the water barrier and the plastic is a backup moisture barrier.

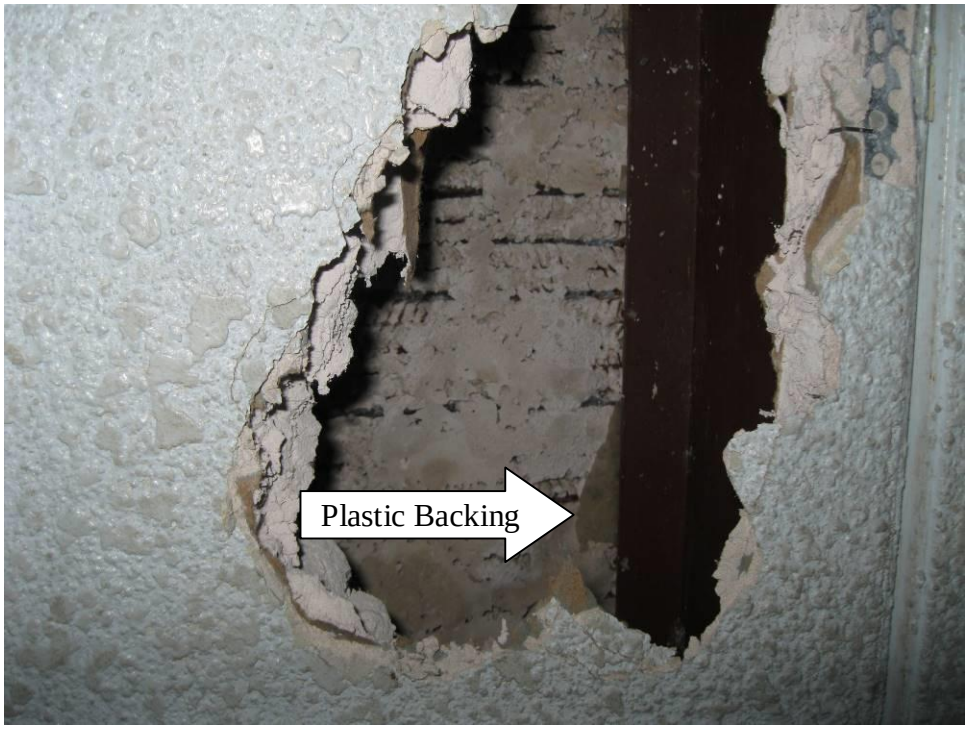


Photo 11

Obvious wall and roof leaks were observed at the building's northwest corner where the exterior stucco wall finish has opened up along a vertical joint. This condition is shown from outside in Photos 12 and 13 below. Photos 14 and 15 following show the inside view of this same building corner. We did not remove the inside drywall finish below ceiling level but water damage was noted from the floor to roof.

Photo 12

Photo 13

Photo 14

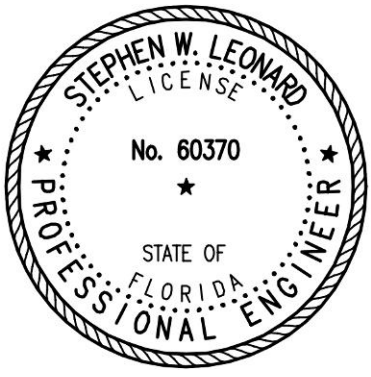
Photo 15

The hazardous conditions of this building lead us to the conclusion that it should no longer be considered for occupancy without remediation. Major structural repairs and enhancements are needed if this building is intended to be remediated and restored to service as a school facility. In order to properly assess and repair the structure, the roofing and wall finishes inside and out will need to be removed. It is likely that the roof deck would have to be removed entirely and replaced after repairs are made to the steel roof framing. Severely damaged steel roof joists ends will require rebuilding after removing the deteriorated steel. The main support steel beams and columns appear to have surface rust that will need as a minimum cleaning and recoating. Further, additional structural framing will be necessary to update the wind force resisting system to current code requirements if the building is brought back to service. We would anticipate new lateral load resisting structural steel bracing or shear walls at the perimeter on all four sides.

Due to the condition of the building and additional structure needed to comply with the current building code, we believe that it is most likely not financially feasible to restore it to service. Our estimate for structural remediation alone is between $125,000 and $150,000. This does not include demolition of the existing roof, exterior walls and interior finishes described in this report. Our estimate also does not include mold remediation, new roofing, new exterior wall finishes, new interior finishes, associated permitting fees etc. Based on our experience with new construction, structural construction costs are approximately twenty percent of the total construction costs. Therefore, we anticipate that needed building repairs will be cost prohibitive.

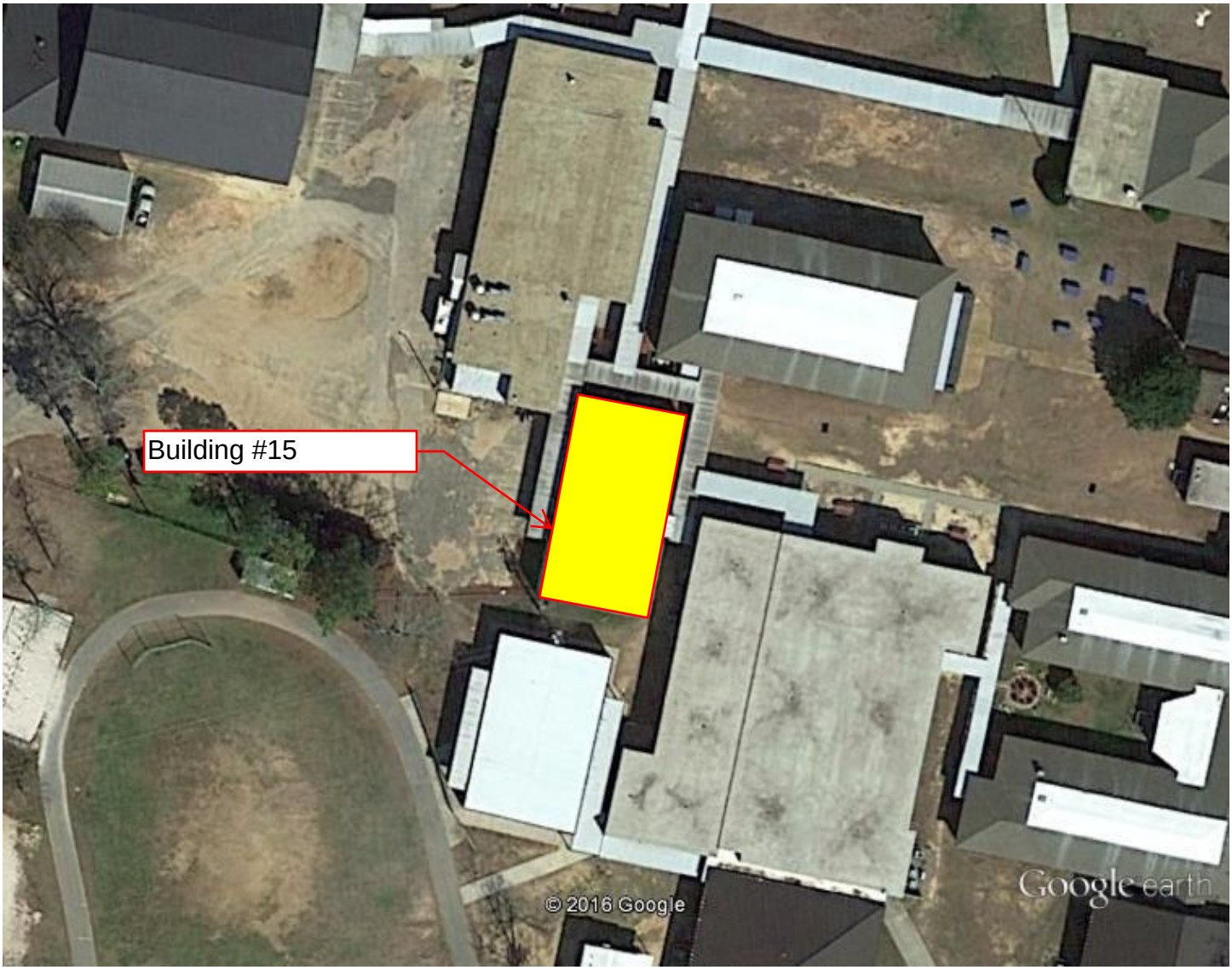
Opinions stated in this report are based on limited visual observations only. No physical testing was performed and no calculations have been made to determine the adequacy of the structural system or its compliance with accepted building code requirements.

Thank you,



Stephen W. Leonard, PE

Attachments (1)



Google earth

feet 200
meters 80

FIVE YEAR SURVEY

Recommendation Report

District Name: SANTA ROSA COUNTY SCHOOL DISTRICT

Survey: Number 5 - Version 1

Facility Name: JAY ELEMENTARY

Address: 13833 ALABAMA STREET, JAY

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 6	GRADE 6
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	808	-281	527
Reloc. Stations	33	-33	0
Mod. Stations	0	0	0
Total Stations	841	-314	527
Utilization Factor	100%		100%
School Capacity	841		527
COFTE Student Membership	489		505
Survey Annotation	Based on OEF's recommendation and approval found in Survey 4.1 to demolish a portion of Building 1 (constructed 1926), a recommendation is being made to remodel/remove this portion of Building 1. The result will be a loss of 216 student stations; thus resulting in a new construction recommendation for 2018-19. Based on OEF's recommendation and approval found in Survey 4.1 to demolish Building 16 (construction 1956), a recommendation is being made to remodel/remove Building 16. The removal of the building will result in a recommendation of new construction for a new kitchen/cafeteria/custodial receiving in 2019-20. This recommendation from Survey 4.1 had a capacity of 447, whereas Survey 5.1 has a recommended school capacity of 527. This increase has changed the square footage found within the new construction recommendation to increase accordingly. Based on OEF's recommendation and approval from Survey 4.1 to demolish Building 4 (constructed 1936), a recommendation is being made to remodel/remove this entire building. (The removal of this building will result in a recommendation for new construction.) Building 12, Room 001 (675 nsf) is listed on FISH Documents as an unsatisfactory building. Jay Elementary School is an ESE Zone School thus requiring the increase of ESE Full Time classrooms.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$4,535,375	$0	$5,974,795
			Estimated Total Project Cost		$10,510,170	

JAY ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2020			New Construction: Adding 4 units of PRIMARY CLASSROOM (K-3) (882 NSF), 2 units of INTERMEDIATE/MIDDLE CLASSROOM (4-8) (858 NSF), 1 unit of PRIMARY SKILLS LAB (K-3) (882 NSF), 2 units of RESOURCE ROOM (599 NSF), 1 unit of E S E PART-TIME (975 NSF), 2 units of E S E FULL-TIME (950 NSF), 1 unit of E S E RESOURCE (599 NSF), 1 unit of PRINCIPAL/DIRECTOR OFFICE (250 NSF), 1 unit of ASSISTANT PRINCIPAL/OTHER OFFICE (175 NSF), 1 unit of BOOKKEEPING OFFICE (125 NSF), 2 units of SECRETARIAL SPACE (158 NSF), 1 unit of PRODUCTION WORKROOM (150 NSF), 1 unit of VAULT/STUDENT RECORDS (130 NSF), 1 unit of SCHOOL STORE (50 NSF), 1 unit of ITINERANT OFFICE (125 NSF), 1 unit of TEACHER LOUNGE/DINING (210 NSF), 1 unit of CUSTODIAL SERVICE CLOSET (100 NSF), 6 units of MECHANICAL ROOM (100 NSF), 1 unit of ELECTRICAL ROOM (100 NSF), 1 unit of TELEPHONE EQUIPMENT/COMMUNICATION CLOSET (100 NSF), 1 unit of MATERIAL STORAGE (100 NSF), 1 unit of STUDENT RESTROOM (MALE) (150 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (150 NSF), 2 units of STAFF RESTROOM (BOTH SEXES) (35 NSF)	16,529	151	$3,575,680	$216	$23,680

JAY ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2020			New Construction: Adding 1 unit of CUSTODIAL RECEIVING (791 NSF), 1 unit of CUSTODIAL SERVICE CLOSET (100 NSF), 1 unit of CUSTODIAL WORK AREA (100 NSF), 1 unit of FLAMMABLE STORAGE (155 NSF), 1 unit of CUSTODIAL EQUIPMENT STORAGE (500 NSF), 1 unit of DINING AREA (2108 NSF), 1 unit of KITCHEN & SERVING AREA (2319 NSF), 1 unit of KITCHEN CHAIR STORAGE (105 NSF), 1 unit of MULTIPURPOSE ROOM (DINING) (1634 NSF), 1 unit of MULTIPURPOSE ROOM CHAIR STORAGE (105 NSF), 1 unit of STAGE (990 NSF), 1 unit of STAGE STORAGE (264 NSF), 1 unit of STAGE DRESSING ROOM (MALE) (132 NSF), 1 unit of STAGE DRESSING ROOM (FEMALE) (132 NSF), 1 unit of CONTROL BOOTH/PROJECTION ROOM (100 NSF), 1 unit of STUDENT RESTROOM (MALE) (50 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (50 NSF)	9,635	0	$2,399,115	$249	$0
Remodeling 2019	14	0	Removed NSF (1728), Added NSF (0), Difference NSF (1728), Percent (100%), Removed Stations (33), Added Stations (0) Remodeling: Removing Room 603A (59 NSF), Room 603L (805 NSF), Room 604A (59 NSF), Room 604L (805 NSF)	-1,728	-33	$216,000	$125	$0
Remodeling 2018	14	1	Removed NSF (13551), Added NSF (0), Difference NSF (13551), Percent (100%), Removed Stations (216), Added Stations (0) Remodeling: Removing Room 001 (666 NSF), Room 002 (666 NSF), Room 003 (1332 NSF), Room 005 (630 NSF), Room 006 (693 NSF), Room 007 (340 NSF), Room 007A (264 NSF), Room 007B (27 NSF), Room 007C (9 NSF), Room 008 (328 NSF), Room 008A (328 NSF), Room 009 (693 NSF), Room 010 (495 NSF), Room 011 (666 NSF), Room 012 (666 NSF), Room 013 (666 NSF), Room 014 (666 NSF), Room 014A (81 NSF), Room 017 (440 NSF), Room 017AB (140 NSF), Room 018 (440 NSF), Room 019 (215 NSF), Room 020 (110 NSF), Room 020a (110 NSF), Room 023 (2880 NSF)	-13,551	-216	$1,693,875	$125	$0

JAY ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2020	14	4	Removed NSF (11266), Added NSF (0), Difference NSF (11266), Percent (100%), Removed Stations (216), Added Stations (0) Remodeling: Removing Room 001 (677 NSF), Room 002 (677 NSF), Room 003 (658 NSF), Room 004 (648 NSF), Room 005 (621 NSF), Room 006 (109 NSF), Room 006A (70 NSF), Room 007 (216 NSF), Room 007A (200 NSF), Room 007B (170 NSF), Room 007C (36 NSF), Room 007D (200 NSF), Room 007E (15 NSF), Room 008 (662 NSF), Room 009 (648 NSF), Room 010 (582 NSF), Room 010A (80 NSF), Room 011 (743 NSF), Room 012 (704 NSF), Room 013 (704 NSF), Room 027 (240 NSF), Room 028 (190 NSF), Room 029 (2316 NSF), Room 030 (100 NSF)	-11,266	-216	$1,408,250	$125	$0
Remodeling 2020	14	16	Removed NSF (9738), Added NSF (0), Difference NSF (9738), Percent (100%), Removed Stations (0), Added Stations (0) Remodeling: Removing Room 001 (5114 NSF), Room 002 (1048 NSF), Room 003 (280 NSF), Room 004 (38 NSF), Room 005 (19 NSF), Room 006 (150 NSF), Room 007 (348 NSF), Room 008 (1235 NSF), Room 009 (100 NSF), Room 010 (169 NSF), Room 011 (393 NSF), Room 012 (188 NSF), Room 013 (201 NSF), Room 013A (40 NSF), Room 014 (63 NSF), Room 015 (59 NSF), Room 016 (293 NSF)	-9,738	0	$1,217,250	$125	$0