



City of Fairburn Work Session

Agenda

March 13, 2023

6:00 PM

The Honorable Mayor Mario Avery

The Honorable Mayor Pro-Tem Linda J. Davis
The Honorable Alex Heath
The Honorable Hattie Portis-Jones

Mr. Tony Phillips
Mr. Rory Starkey
Ms. Brenda B. James

The Honorable Pat Pallend
The Honorable Ulysses J. Smallwood
The Honorable James Whitmore

City Administrator
City Attorney
City Clerk

- I. Meeting Called to Order: The Honorable Mayor Avery
- II. Roll Call: City Clerk
- III. Agenda Items:
 - 1. Electric Rates Overview by ECG (**City Administrator's Office**)
 - 2. Facility Condition Assessment Presentation (**Buildings**)
- IV. Adjournment:

When an Executive Session is required, one will be called for for the following Issues:
(1) Personnel (2) Real Estate or (3) Litigation

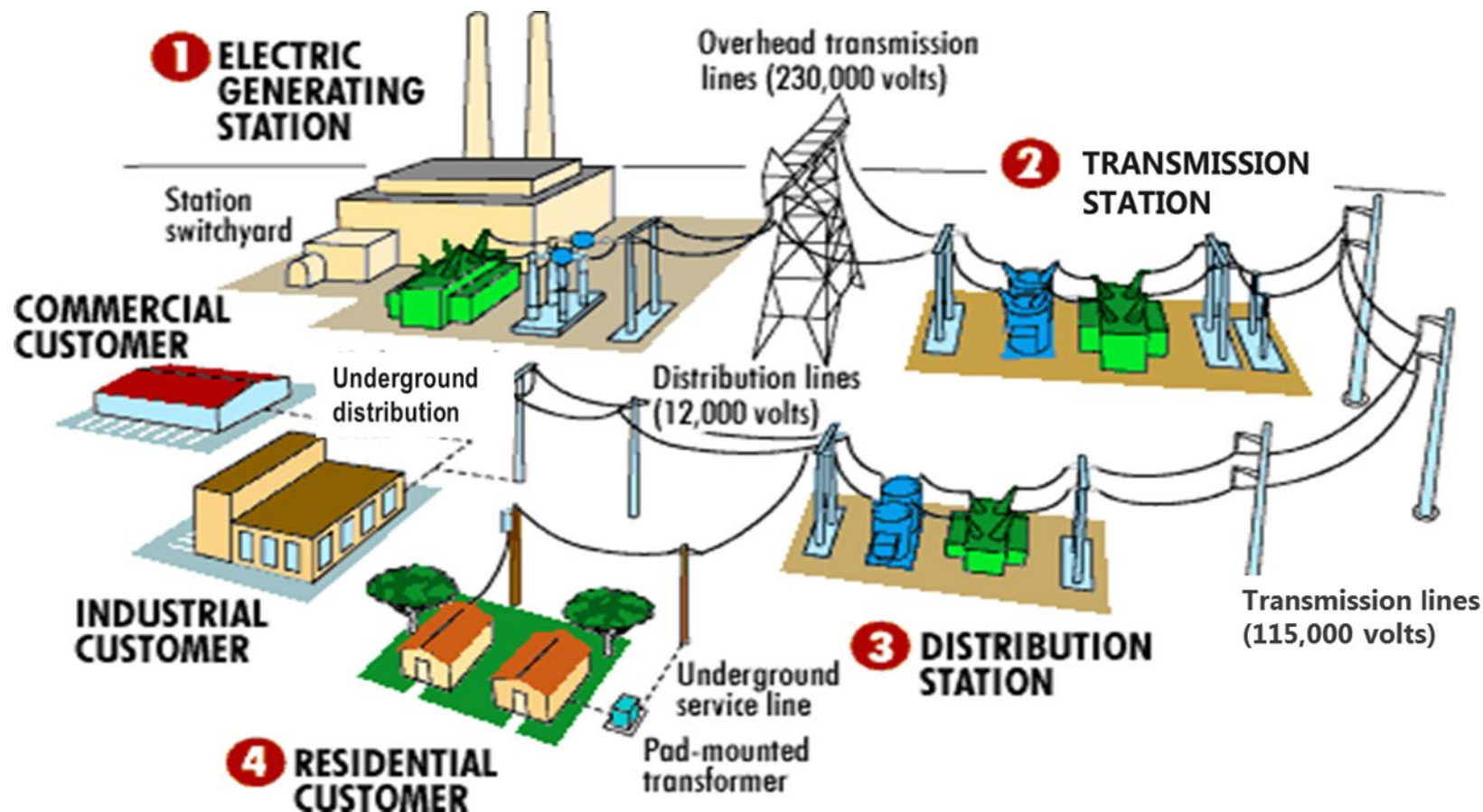


SUPPORTING GREATNESS.
DEVELOPING OPPORTUNITIES.

Electric Rates - Overview

March 13, 2023

Electrical Parties to Serve Public Power in GA



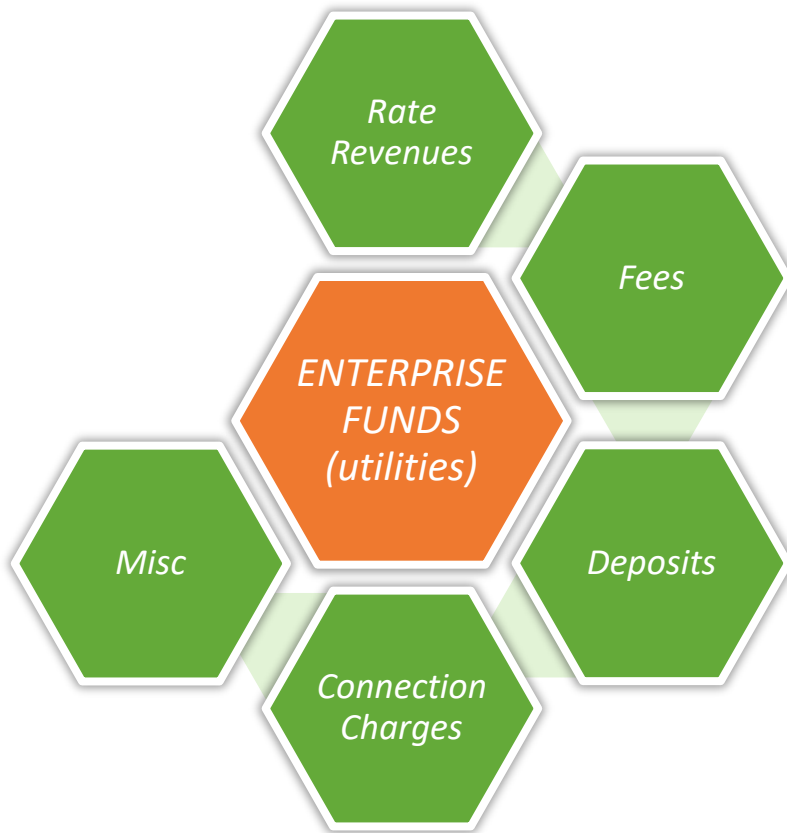
Maintaining Financial Health of Enterprise Fund

Do you own a car or house?

- Car note and Mortgage
- Requires regular maintenance
- What happens if neglected?

Does Fairburn own utility systems?

- Debt Service payment
- Requires regular maintenance
- What happens if neglected?



Typical
Transfer:
11%

ENTERPRISE FUND

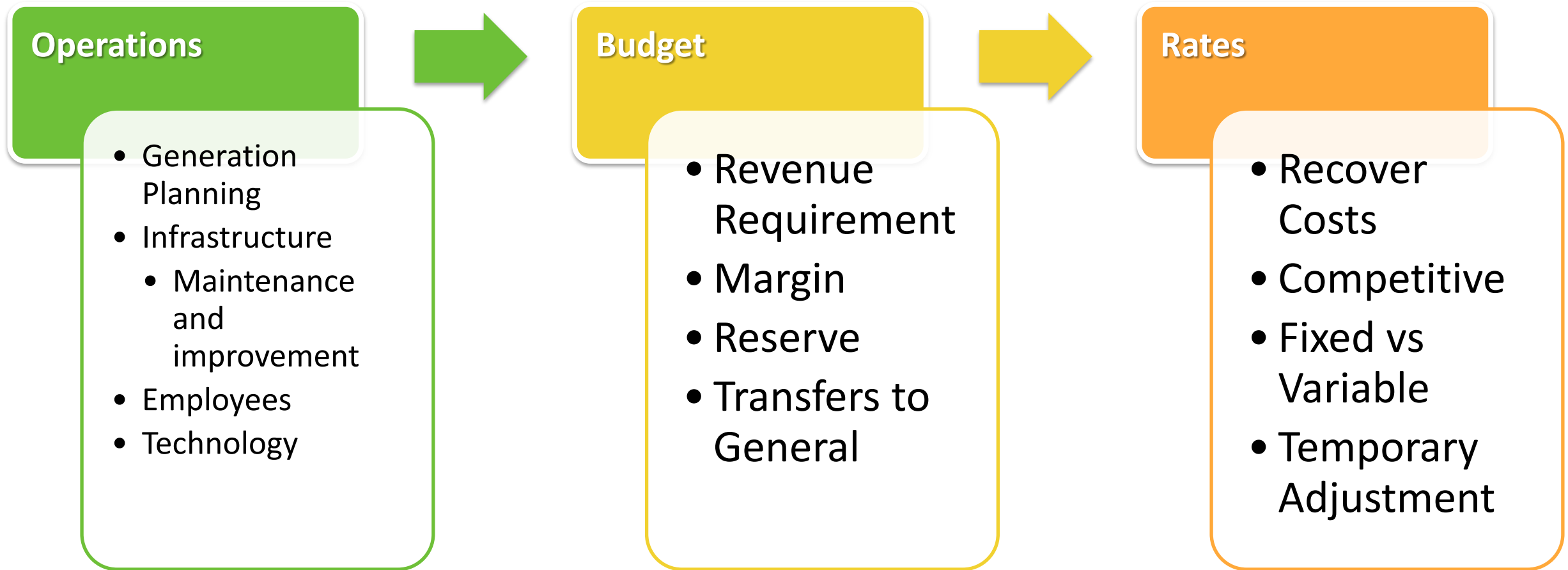
- Fund that provides goods or services to the public for a fee that makes the entity self-supporting
- Can make contribution to General Funds
- Having Enterprise Fund lessens the reliance on Taxes as revenue source

GENERAL FUND

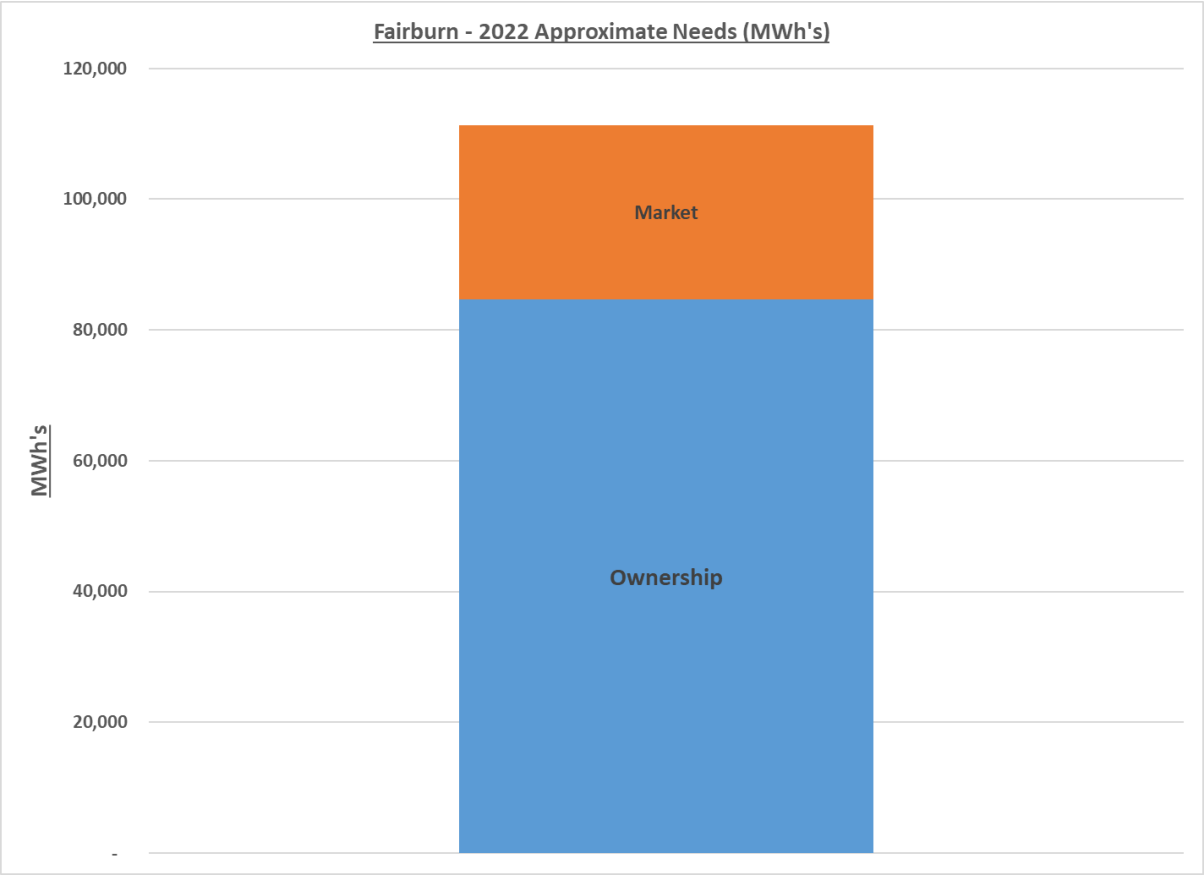
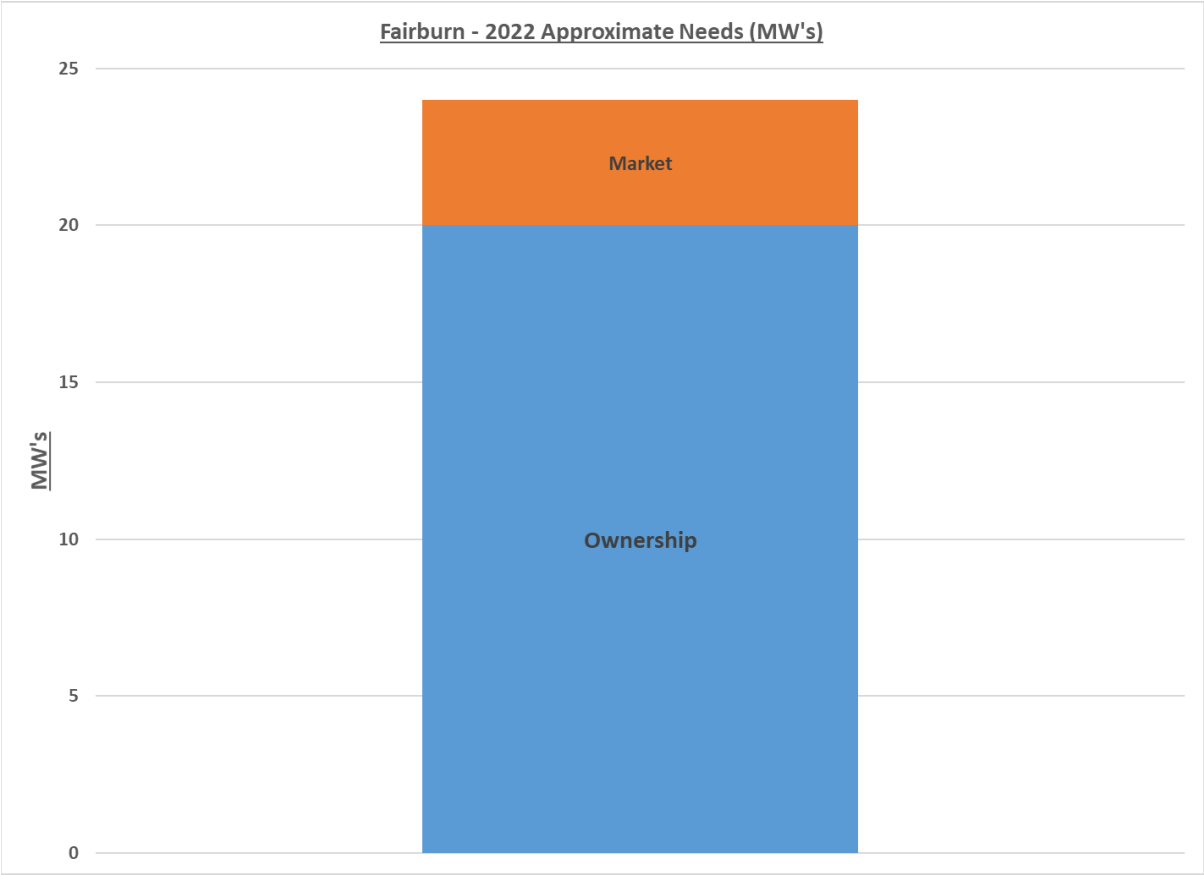
Primary or catchall fund of a municipality



Managing an Enterprise Fund



Generation Planning

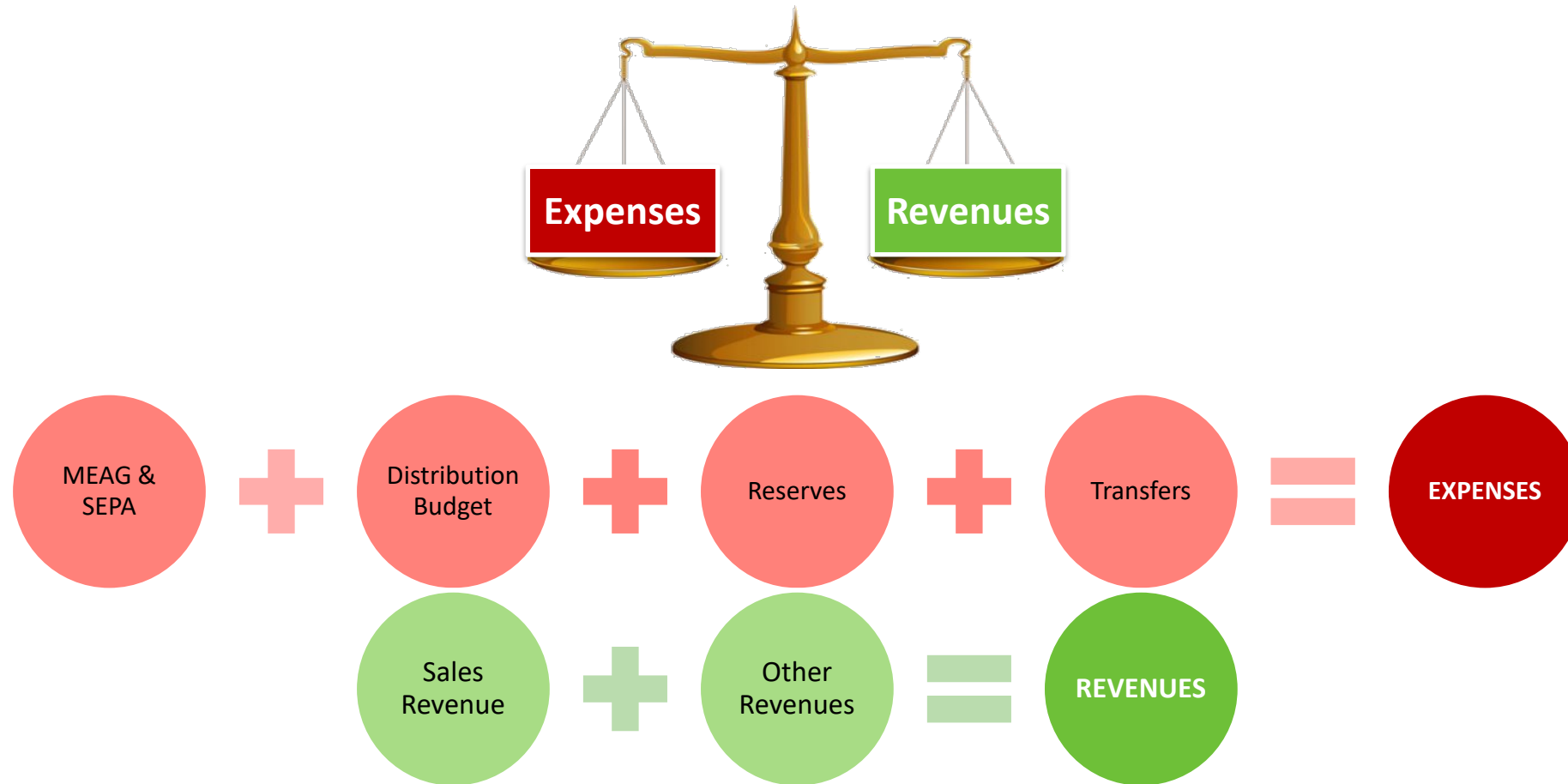


Operations: Infrastructure

- Reinvest into your infrastructure
 - Develop comprehensive plan for Renewal and Replacement
- There are consequences to neglect:
 - Atlanta Water System



Budget: Setting Revenue Requirement



- There must be sufficient revenues to pay for approved expenses; hence expenses are the **revenue requirement**

Budget: Setting Reserve

- Setting Working Capital Reserve:
 - Government Finance Officers Associations (GFOA) provides guideline and best practices (see <https://www.gfoa.org/materials/working-capital-targets-for-enterprise-funds>).
 - Moody’s Investor Services: range of “Adjusted days liquidity on hand” based on the credit rating of a utility (see http://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBC_1096768).

MOODY'S INVESTORS SERVICE

INFRASTRUCTURE

Many public power enterprises finance the development or purchase of generation assets through JAAs under take-or-pay contracts to increase power reliability, diversify the power resource mix, and lower power costs. We view a take-or-pay contractual obligation as fixed and the debt service portion of annual payments made to the JAA as a debt service obligation of the utility.

Financial Strength and Liquidity	Weight	Aaa	Aa	A	Baa	Ba	B
Adjusted days liquidity on hand ⁹ (3-year avg) (days)	10%	≥ 250	150 - 250	90 - 150	30 - 90	15 - 30	< 15
Debt ratio (3-year avg). ¹⁰ (%)	10%	< 35%	35% - 60%	60% - 75%	75% - 90%	90% - 100%	≥ 100%
Adjusted Debt Service Coverage. ¹¹ OR Fixed Obligation Charge Coverage. ¹² (3-years avg) (x)	10%	≥ 2.5x	2x - 2.5x	1.5x - 2x	1.1x - 1.5x	1x - 1.1x	< 1x

Do you have sufficient savings to survive a natural disaster?

Rates: Recoup Revenue Requirement

- Rates are to be updated regularly
 - Fairburn's electric rates: currently being reviewed
 - Recommendation: revise every 3 years or when PCA exceeds 1.5 cent/kWh



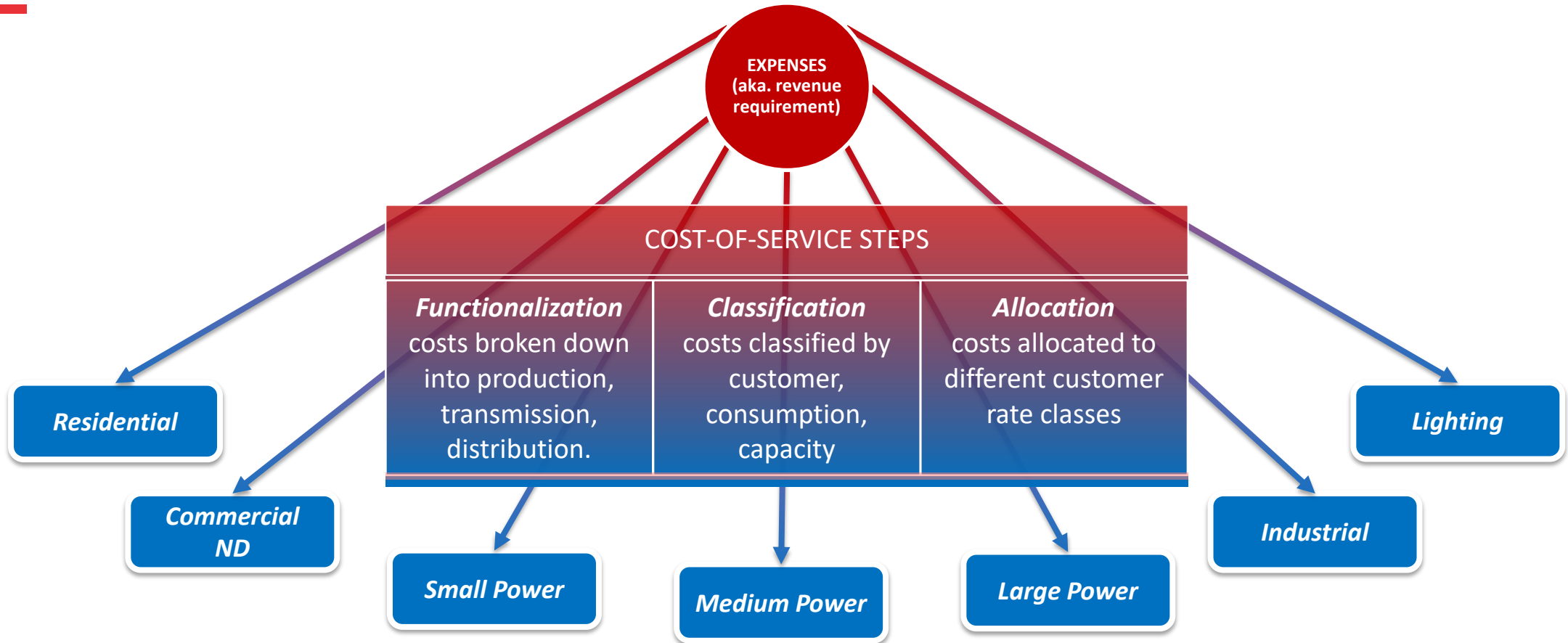
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graph LR; A[Determine REVENUE REQUIREMENT] --> B[COST-OF-SERVICE allocates expenses]; B --> C[DESIGN RATE]
```

*Determine
REVENUE
REQUIREMENT*

*COST-OF-SERVICE
allocates expenses*

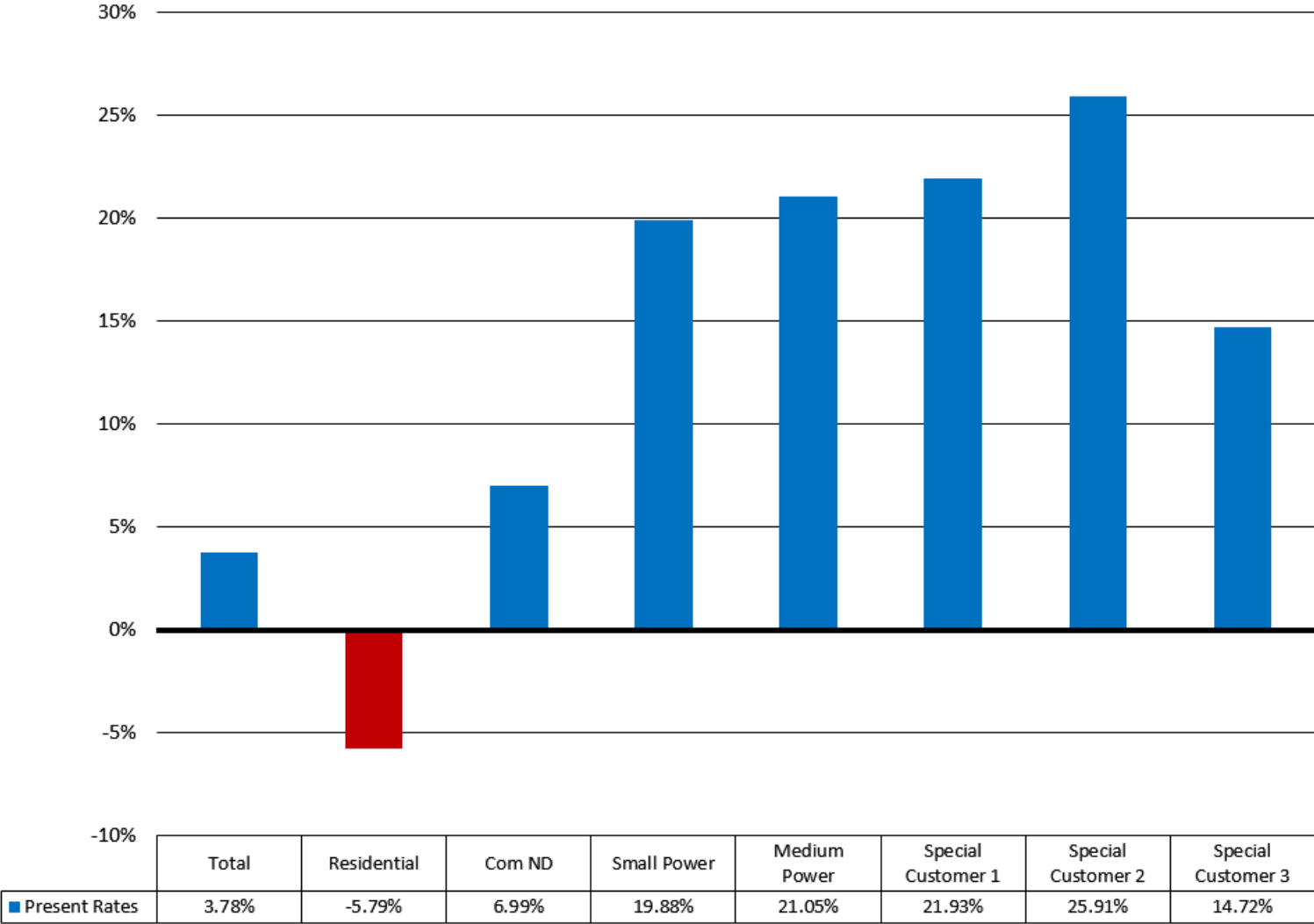
DESIGN RATE

Rate: Allocate Costs



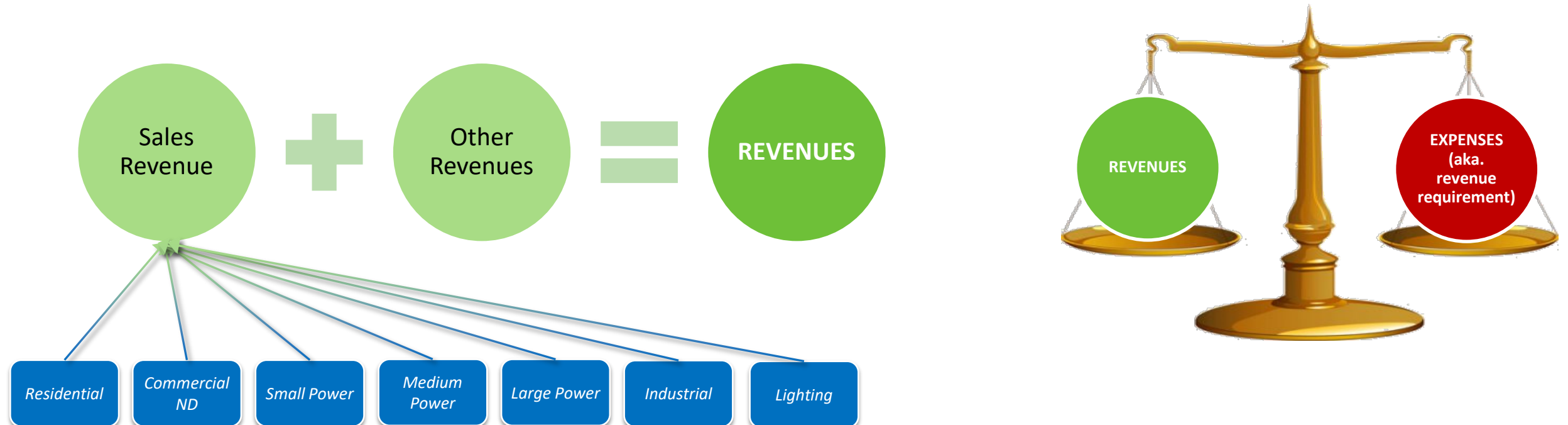
- Equitably allocates the revenue requirement across all customer rate classes

Rate: Example of Cost Allocation



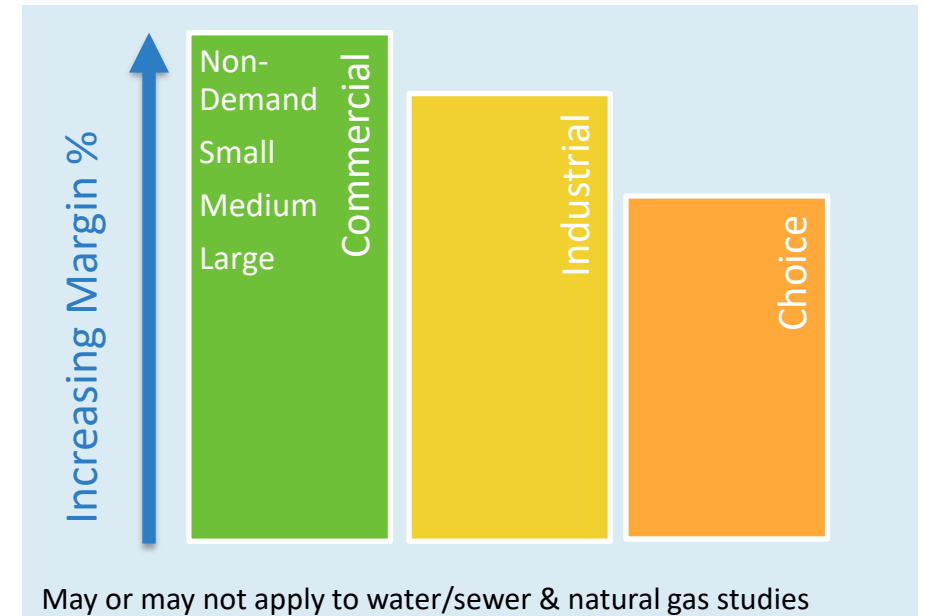
Rates: Design based on costs to serve for each customer type

- The overall purpose of RATES is to generate sufficient revenues to pay for Expenses
- Rates directly produces Sales Revenue
 - Majority of Utility's revenue is from Rates.
- Other revenues: late fees, deposits, interests, etc.
- Rates incorporate costs-to-serve and various values deemed as important by the industry and the Utility.



Rates: Setting Margin

- Residential: Margin should return \$\$ to the general fund
- Commercial: highest-grossing margin
- Industrial: Lower margin
- Customer Choice: minimal margin



Rates: Competitiveness

- The #1 objective of rate making is to recover costs.
- The #2 objective is competitiveness.
- Having survey of local rates could be helpful as it can help guide the rate design

Rates: Evaluate

- Evaluate Operations and Budget annually
- Rates should be reviewed at least once every 3 years if not sooner.
 - Use Power Cost Adjustments
 - Easiest way is to enact ordinance to do COS & Rates regularly

Rates: Summary

- Every rate should generate money to contribute to general fund.
- Encourage growth and stimulate Economic Development
- Recoup fixed and variable costs properly
- **Rates are not one-and-done. Things could change quickly throughout the year.**
Re-Evaluate often to track progress.





**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT PRESENTATION

City of Fairburn
02/23/2023

Presenters:
Andrew Hupp
Noah Strafford



AGENDA

INTRODUCTION TO BV

SCOPE OF WORK

KEY FINDINGS

SUMMARY OF DATA

QUESTIONS AND ANSWERS

BUILDING ASSESSMENT & ASSET MANAGEMENT GROUP



National Focus on Facility Assessments, Asset Inventory and Capital Planning

\$150+ Million In Revenue	750+ Employees	30+ Years of Assessments
50,000+ Projects Completed	10B+ SF of Facility Assessments	40+ States with Consultants

Relevant Inventory and Assessment Experience

- | | |
|---|---|
|  Multi-Family |  Life Safety |
|  Maintenance |  Inventory |
|  Industrial |  Accessibility |
|  Student Housing |  MEP |



THE PHYSICAL NEEDS ASSESSMENT

TIMELINE

Project Setup

Setup

- **PROJECT KICKOFF**
 - ✓ Site List
 - ✓ Building Information
 - ✓ Unit cost Re- Calibration
 - ✓ Utility Data
 - ✓ Space Drawings
 - ✓ As-builts
 - ✓ Pre-Survey Questionnaire
- **SAMPLE REPORT**

Technical Assessment

FCA

- **PILOT ASSESSMENT**
- **BUILDING SYSTEM INSPECTIONS**
- **INDENTIFICATION OF DEFICIENCIES**
- **INVENTORY OF ASSETS**
- **REPAIR / REPLACE RECOMMENDATIONS**
- **COST ESTIMATING / MAINTENANCE PLAN**
- **MAKE/MODEL/SERIAL**

DELIVERABLE

- **DRAFT REPORTS**
- **FINAL REPORTS**
- **DATABASE**
- **PORTFOLIO PRIORITIZATION**
- **FACILITY CONDITION INDEX (FCI)**
- **PRESENTATION OF FINDINGS**

MOBILE DATA COLLECTION

≡
Field Data Entry | Library Technology Center

+ Counts
📊 Calc
💬 Notes
📷 Photos
🗂️ Assets

Overview
Struc
Facade
Roof
Interior
Elevator
Plum
HVAC
Elec
Fire
Other

Elevations
Building Info
Space Photos
Plans / Sketches / Certificates



Building Name

Library Technology Center

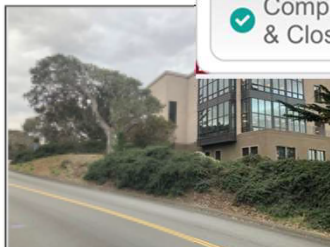


Front Elevation





Rear Elevation



Right Elevation



EXTRA PHOTO

EXTRA PHOTO

EXTRA PHOTO

Rear Picnic Area

Caption

Caption

Caption

Library Technology Center

Size 87,011 SF Built 2002 Renovated

Location 14055 Monterey Rd

Plan Type Excellent

100% complete
✓ Completed & Closed

Asset Details

Cost

Inventory

NA

Condensing Unit/Heat Pump, Split System, 8 to 10

21399 | D3032

Label

Condensing Unit/Heat Pump, Split System, 8 to 10 Ton, Replace

Quantity

1 EA

Capacity

8.7 TON

Location

Main Roof

Plan Type

Lifecycle/Renewal

Performance/Integrity

Safety

Modernization/Adaptation

Accessibility

Environmental

Excellent

Good

Fair

Poor

Failed

NA

?




Asset Tag



Photo

Photo

Photo

Stock Photos

Set GPS

GPS Coordinates

100% complete

Complete & Close

Duplicate

Delete

Add to Counts

Asset Tag

CU-2

?

Make

Carrier

?

Model

38ARZ012---501LA

?

Serial

0406G30088

?

Barcode

leave BLANK unless barcoding

Year Installed

2006

Built

Renovated

Actual/Stamped

Reported

Estimated

Age

14

EUL

15

RUL

3

Public

Private

Private Notes

Sketch

Voice Note



CONDITION RANKING (1-5) SYSTEM AND EQUIPMENT

B3011 - Roof, Built-Up, Bitumen

EUL 20 Years

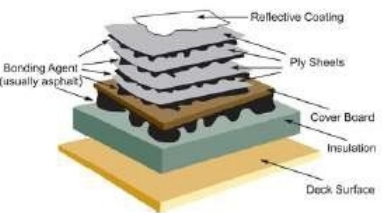


Excellent

RUL 20 to 19 (>95% of EUL)

- New (or indistinguishable from new)

No anticipated maintenance required.



Good

RUL 18 to 13 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the Asset from “Excellent” down to “Good” condition

Periodic inspection of flashing, parapets, curbs, and drainage components is recommended as part of routine maintenance.



Fair

RUL 12 to 3

- Isolated instances of bubbles/blisters, soft areas, fish mouth openings at seams
- No significant or systemic leaks observed/reported
- No systemic instances of bubbles/blisters, soft areas, fish mouth openings at seams

Isolated repairs may be required.



Poor

RUL 2 to 1

- Significant or systemic alligator cracking
- Systemic instances of bubbles/blisters, soft areas, fish mouth openings at seams
- Significant or systemic leaks observed/reported

Anticipate replacement. Replace roofing system only after substrate has been verified as acceptable.



Failed

RUL 0

- Asset needs repairs, but (Repair \$) ≥ (Replacement \$)

Replace roofing system. roofing system only after substrate has been verified as acceptable. Anticipate replacement of at least some substrate.

SITE AND INFRASTRUCTURE



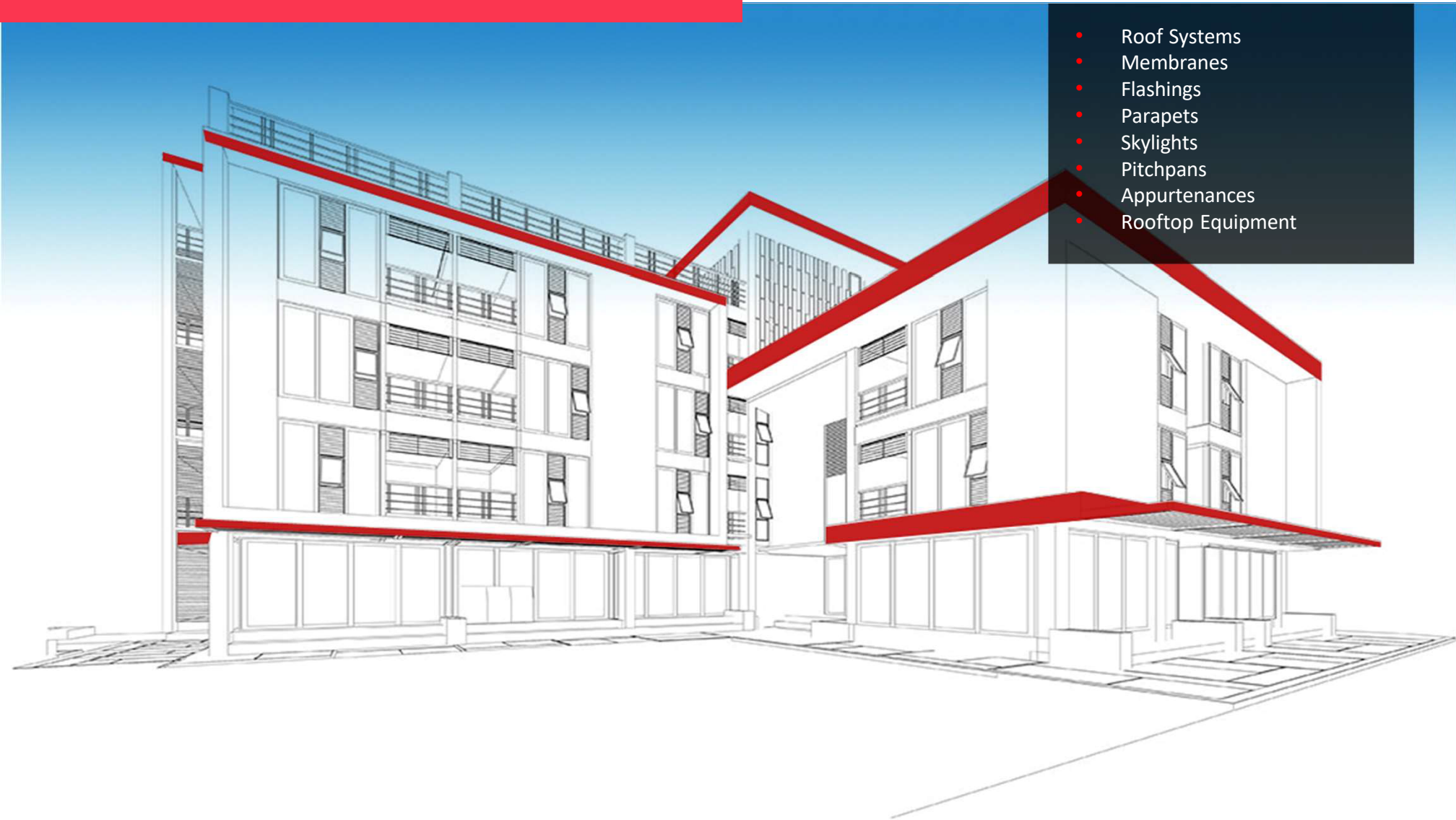
EXTERIOR AND BUILDING ENVELOPE



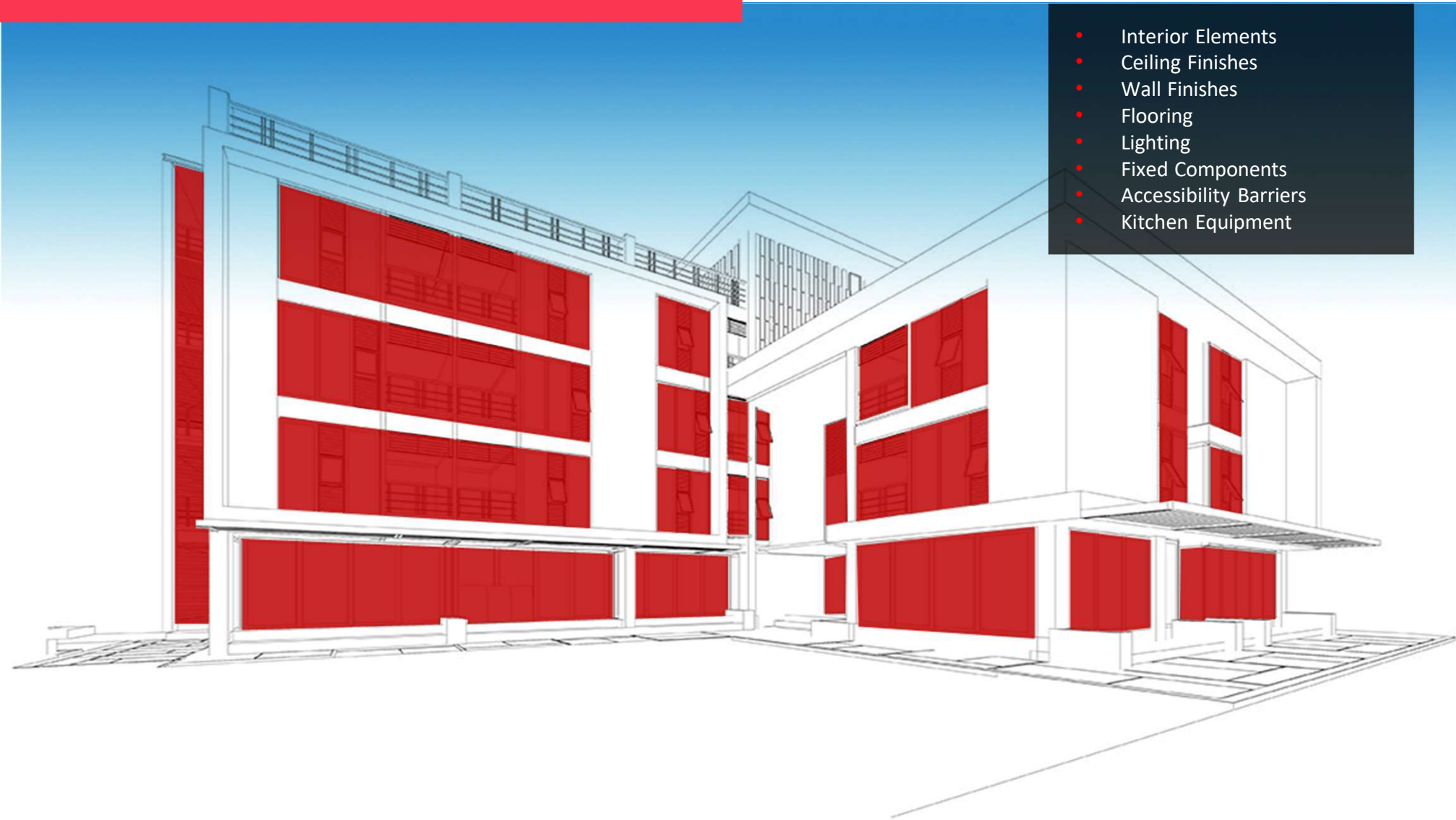
- Structural Frame
- Fenestration / Facades
- Walls / Curtain Wall
- Windows
- Doors / Sliders
- Commercial Overhead Doors
- Balconies / Decks
- Stairways

ROOF AND ROOFTOP SYSTEMS

- Roof Systems
- Membranes
- Flashings
- Parapets
- Skylights
- Pitchpans
- Appurtenances
- Rooftop Equipment



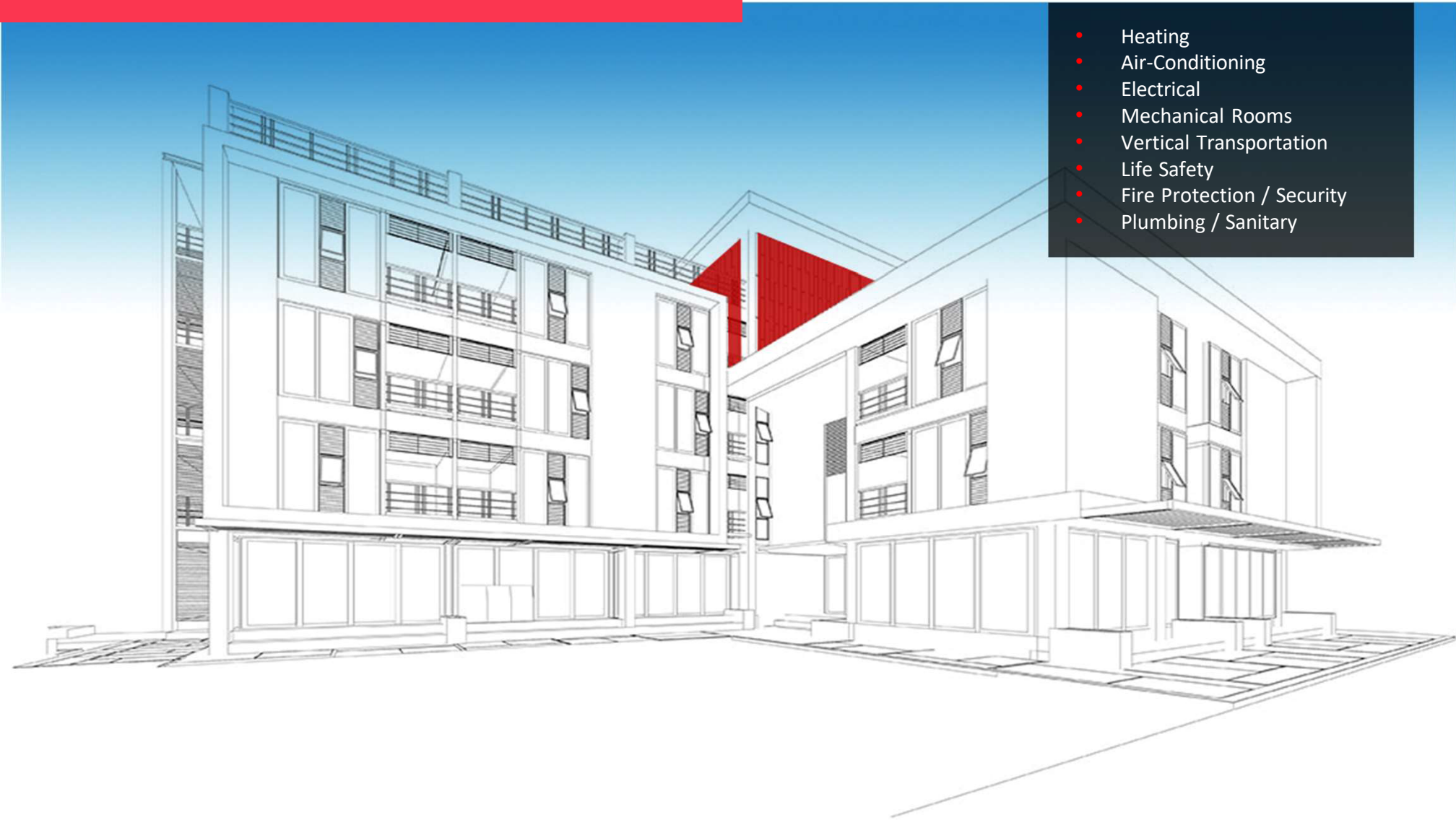
INTERIORS



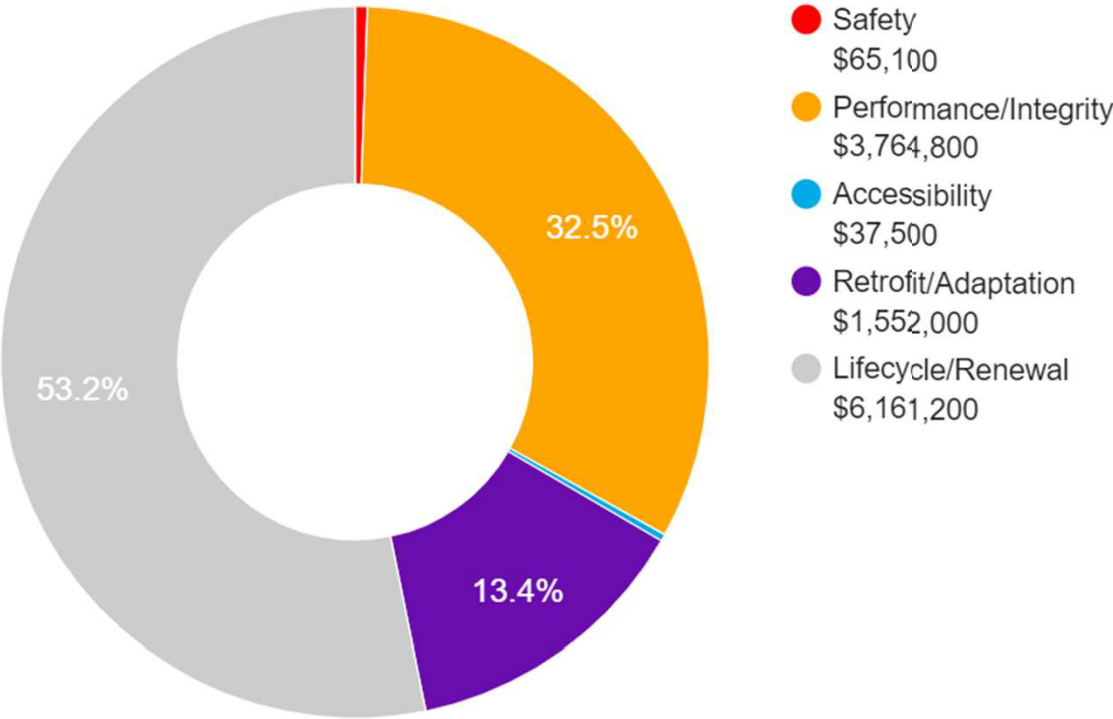
- Interior Elements
- Ceiling Finishes
- Wall Finishes
- Flooring
- Lighting
- Fixed Components
- Accessibility Barriers
- Kitchen Equipment

MECHANICAL / MEP SYSTEMS

- Heating
- Air-Conditioning
- Electrical
- Mechanical Rooms
- Vertical Transportation
- Life Safety
- Fire Protection / Security
- Plumbing / Sanitary



COST BY TYPE



10-YEAR TOTAL: \$11,580,600

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

EXPENDITURE FORECAST

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$66,150	\$2,047	\$5,729	\$17,836	\$112,014	\$203,776
Facade	\$116,730	\$73,123	\$181,166	\$442,007	\$1,526,579	\$2,339,605
Roofing	\$321,758	\$239,060	\$102,665	\$408,256	\$1,388,267	\$2,460,006
Interiors	\$957,160	\$273,285	\$517,881	\$633,406	\$2,709,073	\$5,090,805
Conveying	\$135,000	-	-	-	\$130,972	\$265,972
Plumbing	\$35,700	\$65,797	\$142,847	\$187,620	\$657,800	\$1,089,764
HVAC	\$89,500	\$172,038	\$171,480	\$623,775	\$1,587,053	\$2,643,846
Fire Protection	\$450	-	\$195,325	\$17,149	\$54,133	\$267,057
Electrical	\$149,730	\$154,965	\$558,050	\$559,793	\$1,559,182	\$2,981,720
Fire Alarm & Electronic Systems	\$13,024	\$59,785	\$85,637	\$200,837	\$478,768	\$838,051
Equipment & Furnishings	\$17,000	\$15,645	\$66,222	\$104,599	\$346,087	\$549,553
Special Construction & Demo	-	\$226,800	-	\$17,592	\$138,271	\$382,663
Site Utilities	\$32,400	\$7,140	-	\$134,009	\$1,517,159	\$1,690,708
Site Development	\$57,536	\$174,239	\$107,072	\$662,426	\$942,227	\$1,943,500
Site Pavement	\$1,297,362	\$334,400	\$318,880	\$866,341	\$2,614,325	\$5,431,308
Follow-up Studies	\$27,000	-	-	-	-	\$27,000
Accessibility	\$37,500	-	-	-	-	\$37,500
TOTALS (5% inflation)	\$3,354,000	\$1,798,400	\$2,453,000	\$4,875,700	\$15,762,000	\$28,243,100



IMMEDIATE NEEDS

Facility/Building	Total Items	Total Cost
Armando's	15	\$76,200
Casablanca	7	\$21,400
City Hall	19	\$253,700
Cora Robinson Park	2	\$5,900
Duncan Park	26	\$193,200
Fairburn Education Center/GMC Campus	35	\$1,725,400
Fairburn Youth Center	2	\$89,000
Fire Station 21	2	\$2,600
Frankie Arnold Stage and Courtyard	4	\$31,900
Human Resources	10	\$36,600
Municipal Court Building	8	\$25,100
Police Headquarters	15	\$767,700
Public Safety Training Center	2	\$13,100
Utilities/Street Department	1	\$49,500
Water/Sewer Division/ Garage and Shop	2	\$63,700
Total	150	\$3,355,000

OBSERVATION DETAILS

Observation Details - Obs #4857374

Mark as Completed

Description	B2011 - Exterior Walls, any painted surface, Prep & Paint
Component	Exterior Walls
Attributes	any painted surface
Action	Prep & Paint
Master Cost Id	19221
Category	Exterior Vertical Enclosures / Exterior Walls / Exterior Walls
Location	Building Exterior
Condition	Poor
Report Section	6.4
Comments	Facia is rotten and damaged in various places. Replace wood as needed and paint building eaves.
BV Comments	
Capacity Description	any painted surface
Flagged for Review	No
GPS	
Created:	Paul.scazzillo@bureauveritas.com on 1/10/2023 5:22:38 PM
Last Modified:	Paul.scazzillo@bureauveritas.com on 1/12/2023 3:39:12 PM



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Cost Estimate

Quantity	1,500.00 SF
Unit Cost*	\$3.00
Subtotal	\$4,500

* Includes Soft Costs and Mark-ups

Replacement Cycle

Replacement Years	2023 2033 2043
RUL	0 years
Age / Lifespan (EUL)	
EAge	10 years
Lifespan (EUL):	10 years
In-Service Date	1958



FCI

- Facility Condition Index = building needs/building replacement cost
- Higher Number indicates greater need

FCI Ranges & Description

0 – 5% In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.

5 – 10% Subjected to wear but is still in a serviceable and functioning condition.

10 – 60% Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.

60% and above Has reached the end of its useful or serviceable life. Renewal is now necessary.

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Armando's (1920)	\$380	4,256	\$1,617,280	4.7%	5.5%	6.9%	9.5%
Casablanca (1900)	\$380	6,042	\$2,295,960	0.9%	2.1%	2.1%	3.5%
City Hall (1965)	\$380	6,700	\$2,546,000	10.0%	19.9%	20.3%	27.4%
Duncan Park (1980)	\$380	11,180	\$4,248,400	4.5%	18.5%	20.9%	41.4%
Fairburn Annex (1970)	\$380	3,000	\$1,140,000	0.0%	4.6%	8.3%	10.8%
Fairburn Education Center/GMC Campus (2008)	\$380	80,000	\$30,400,000	5.7%	6.9%	7.5%	12.7%
Fairburn Youth Center (1959)	\$380	8,600	\$3,268,000	2.7%	6.7%	14.8%	19.5%
Fire HQ/Fire Station 22 (1953)	\$380	6,700	\$2,546,000	0.0%	5.8%	10.4%	19.4%
Fire Station 21 (1980)	\$380	5,950	\$2,261,000	0.1%	3.9%	13.4%	27.8%
Frankie Arnold Stage and Courtyard (2015)	\$380	2,500	\$950,000	3.3%	5.1%	5.1%	6.3%
Human Resources (1958)	\$380	1,200	\$456,000	8.0%	11.8%	12.4%	20.6%
Municipal Court Building (1958)	\$380	6,700	\$2,546,000	1.0%	5.5%	7.4%	13.0%
Police Headquarters (1950)	\$380	6,512	\$2,474,560	31.0%	35.7%	48.5%	52.3%
Public Safety Training Center (2015)	\$380	2,970	\$1,128,600	1.2%	4.9%	4.9%	15.5%
Utilities/Street Department (1995)	\$380	8,000	\$3,040,000	1.6%	7.9%	10.5%	12.5%
Water/Sewer Division/ Garage and Shop (1981)	\$380	7,870	\$2,990,600	2.1%	6.2%	16.2%	24.8%

10 YEAR SUMMARY

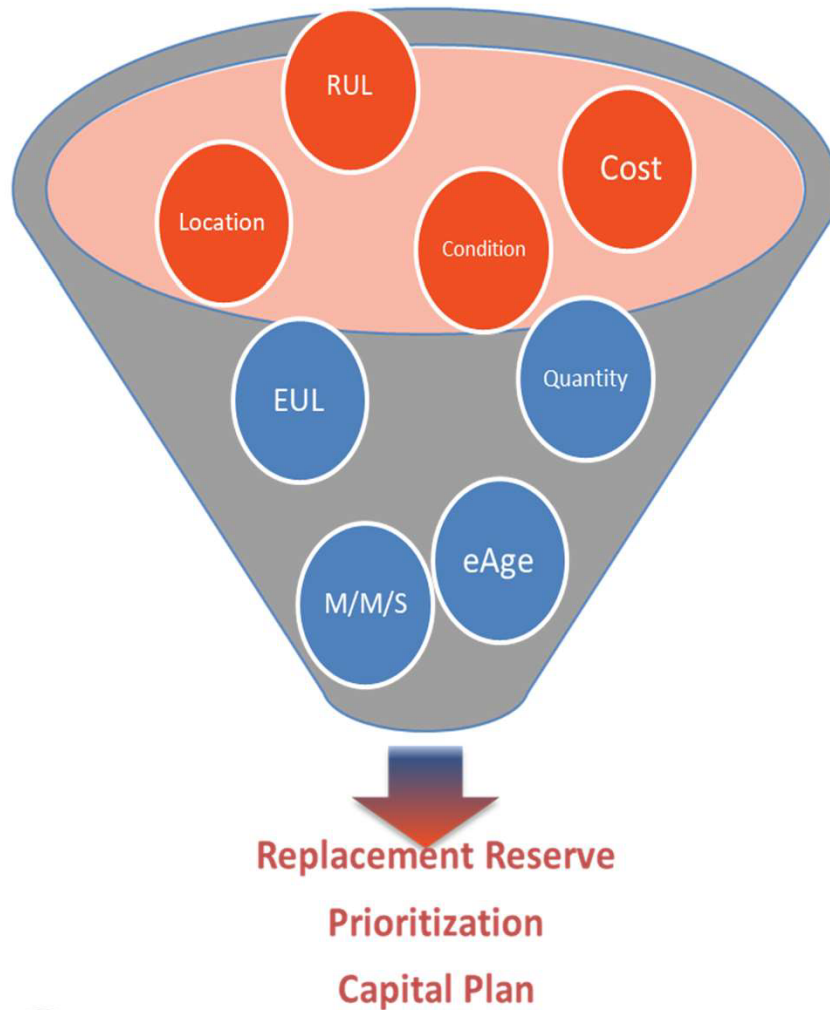
Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Escalated Estimate
Armando's	\$76,068	\$0	\$0	\$13,614	\$10,186	\$14,527	\$536	\$0	\$13,297	\$9,773	\$26,388	\$164,389
Casablanca	\$21,310	\$6,473	\$7,828	\$13,313	\$0	\$0	\$25,683	\$0	\$0	\$6,128	\$4,887	\$85,621
City Hall	\$253,550	\$198,446	\$0	\$62,049	\$0	\$10,338	\$0	\$77,018	\$0	\$116,660	\$18,325	\$736,385
Cora Robinson Park	\$5,900	\$3,150	\$8,820	\$0	\$0	\$35,736	\$0	\$0	\$11,820	\$0	\$0	\$65,426
Duncan Park	\$238,567	\$513,085	\$17,116	\$81,894	\$0	\$148,207	\$19,699	\$781,644	\$59,719	\$2,792	\$191,272	\$2,053,996
Fairburn Annex	\$0	\$11,491	\$7,828	\$35,886	\$23,289	\$22,616	\$2,605	\$9,234	\$18,468	\$0	\$2,476	\$133,893
Fairburn Education Center/GMC Campus	\$1,725,288	\$236,985	\$6,659	\$134,724	\$4,035	\$190,064	\$1,270,947	\$72,747	\$0	\$62,208	\$429,764	\$4,133,422
Fairburn Youth Center	\$89,000	\$125,160	\$1,985	\$5,499	\$187,990	\$100,138	\$20,101	\$15,197	\$13,814	\$0	\$134,221	\$693,104
Fire HQ/Fire Station 22	\$0	\$94,080	\$23,759	\$34,829	\$59,985	\$66,367	\$2,546	\$32,448	\$230,974	\$0	\$1,955	\$546,943
Fire Station 21	\$2,600	\$44,510	\$0	\$44,771	\$23,406	\$211,468	\$6,620	\$0	\$0	\$282,776	\$99,617	\$715,768
Frankie Arnold Stage and Courtyard	\$37,800	\$2,730	\$6,736	\$8,393	\$0	\$0	\$0	\$7,036	\$0	\$0	\$5,945	\$68,640
Human Resources	\$40,080	\$8,400	\$9,592	\$0	\$2,735	\$0	\$0	\$0	\$30,229	\$3,490	\$10,262	\$104,788
Municipal Court Building	\$46,825	\$65,394	\$53,416	\$0	\$39,352	\$12,405	\$45,370	\$42,213	\$10,224	\$0	\$67,835	\$383,035
Police Headquarters	\$767,622	\$111,407	\$5,027	\$1,042	\$76,198	\$271,011	\$28,926	\$0	\$0	\$71,749	\$10,995	\$1,343,977
Public Safety Training Center	\$13,100	\$0	\$0	\$45,035	\$0	\$0	\$0	\$112,681	\$24,156	\$0	\$0	\$194,972
Utilities/Street Department	\$49,500	\$132,582	\$42,187	\$22,574	\$66,367	\$17,485	\$0	\$28,585	\$34,905	\$0	\$9,448	\$403,631
Water/Sewer Division/ Garage and Shop	\$63,650	\$37,118	\$20,482	\$70,036	\$258,295	\$64,739	\$0	\$20,530	\$183,352	\$1,396	\$100,014	\$819,612
Grand Total	\$3,430,860	\$1,591,010	\$211,434	\$573,658	\$751,838	\$1,165,101	\$1,423,034	\$1,199,331	\$630,958	\$556,973	\$1,113,404	\$12,647,602



10 YEAR DETAIL (EXAMPLE)

Facility		Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Deficiency Repair Estimate
City Hall	Structural	Flooring/Decking, Concrete, Repair	0	0	0	50 SF		\$30.00	\$1,500	\$1,500											\$1,500
City Hall	Stair/Ramp	Rails, Metal, Refinish	10	9	1	200 LF		\$1.50	\$300		\$300										\$300
City Hall	Exterior	Walls, any painted surface, Prep & Paint	10	10	0	1000 SF		\$3.00	\$3,000	\$3,000									\$3,000		\$6,000
City Hall	Exterior	Walls, any painted surface, Prep & Paint	10	3	7	800 SF		\$3.00	\$2,400								\$2,400				\$2,400
City Hall	Window,	Aluminum Double-Glazed, up to 15 SF, Replace	30	30	0	19 EA		\$650.00	\$12,350	\$12,350											\$12,350
City Hall	Window,	Aluminum Double-Glazed, 28-40 SF, Replace	30	30	0	7 EA		\$1,250.00	\$8,750	\$8,750											\$8,750
City Hall	Teller Equipment,	Bullet Resistant Glass W/Drawer, Up tp 48"x60", Replace	25	24	1	1 EA		\$10,175.00	\$10,175		\$10,175										\$10,175
City Hall	Roofing,	Asphalt Shingle, 20-Year Standard, Replace	20	19	1	4716 SF		\$3.80	\$17,921		\$17,921										\$17,921
City Hall	Roofing,	Single-Ply Membrane, TPO/PVC, Replace	20	20	0	6700 SF		\$17.00	\$113,900	\$113,900											\$113,900
City Hall	Roof Appurtenances,	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	600 LF		\$9.00	\$5,400		\$5,400										\$5,400
City Hall	Roof Hatch,	Metal, Replace	30	30	0	1 EA		\$1,300.00	\$1,300	\$1,300											\$1,300
City Hall	Interior Door,	Wood, Solid-Core, Replace	40	40	0	2 EA		\$700.00	\$1,400	\$1,400											\$1,400
City Hall	Interior Door,	Wood, Solid-Core, Replace	40	39	1	26 EA		\$700.00	\$18,200		\$18,200										\$18,200
City Hall	Suspended Ceilings,	Acoustical Tile (ACT), Replace	25	24	1	6700 SF		\$3.50	\$23,450		\$23,450										\$23,450
City Hall	Wall Finishes,	any surface, Prep & Paint	10	10	0	100 SF		\$1.50	\$150	\$150									\$150		\$300
City Hall	Wall Finishes,	any surface, Prep & Paint	10	3	7	16750 SF		\$1.50	\$25,125								\$25,125				\$25,125
City Hall	Wall Finishes,	any surface, Prep & Paint	10	3	7	1000 SF		\$1.50	\$1,500								\$1,500				\$1,500
City Hall	Flooring,	Vinyl Tile (VCT), Replace	15	14	1	200 SF		\$5.00	\$1,000		\$1,000										\$1,000
City Hall	Flooring,	Carpet, Commercial Tile, Replace	10	3	7	3000 SF		\$6.50	\$19,500								\$19,500				\$19,500
City Hall	Ceiling Finishes,	any flat surface, Prep & Paint	10	3	7	2000 SF		\$2.00	\$4,000								\$4,000				\$4,000

DEFINITIONS



Expected Useful Life (EUL) – Industry standard life expectancies for facility assets.

Effective Age – The Assessors' professional opinion of an assets condition in terms of years as it relates to that asset's EUL.

Remaining Useful Life (RUL) – Difference between the EUL of an asset and its assigned effective age.

Short term considerations – A list of assets whose effective age has either reached or exceeded their industry accepted EULs.

Reserve Items – A list of assets whose effective age has not yet attained their industry accepted EULs and whose replacement falls sometime within the reserve term or beyond.

Current Replacement Value (CRV) – Researched value to rebuild a facility.

Facility Condition Index – A simple equation of :

$$(\text{all facility needs}) / \text{CRV} = \text{FCI percentage}$$





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CONCLUSION