

CRIGLERSVILLE SCHOOL – VOTING BUILDING

I. Facility Description

The date of construction is unknown for the single story, aluminum sided wood framed dwelling was constructed in the early to mid 1900's and has been used primarily as a residence and also as a residence to house various employees of the school after it was constructed in 1949. Most recently it is used by the county as a polling place during local and state elections for citizens in this area of the county, and also as a storage area for the county.

II. Facility Size

Approximately 2,377 SF located on a parcel approx. 2.0 acres which is part of the 5.7 total acres at the Criglersville Elementary School site.

III. Improvements / Renovations

No record of improvements other than finishes and at one time, aluminum siding was added to the structure.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

At present there is a non conforming ramp into a portion of the facility used by the voters, but there are no other conforming entry areas, toilet facilities or hardware.

2. Site

The parking lot is shared by the former school in immediate vicinity to the structure.

3. Building

The facility has several safety concerns, which include properly operating systems, toilets and assumed asbestos containing finishes. During voting events, portable toilet compartments are used in lieu of using the buildings toilets. At the time of the assessment, all utilities were turned off and were not tested.

B. Site Infrastructure

1. Site Work

Recommend removal of over grown shrub adjacent to the front door steps as the roots may continue to expand into the foundation of the structure. Remove other overgrown shrubs.

2. Site Structures

There are a few playground structures adjacent to the property that are recommended for immediate removal due to age and safety concern.

3. Site Utilities

It is assumed that this facility, similar to the Elementary School uses well and septic systems but were not examined during the assessment. As noted above, these utilities remain in the known flood plain of the area and may not be viable use for this facility. In addition power comes overhead to this facility via telephone poles.

C. Primary Systems

1. Foundation and Substructure

Foundation appears to be concrete masonry block with venting to suggest a minimal crawl space below the floor structure. At this time there are no apparent issues with the foundation condition.

2. Structural System

Assumed to be all wood framing.

3. Exterior Wall Systems

Aluminum siding over original wood siding and wood frame. Interior walls are wood paneling probably over existing plaster walls, but not verified. Original windows are single pane wood double hung with aluminum storm/screens. The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss. All exterior trim should be checked for rot and replaced as necessary prior to scraping and repainting. There are some small areas of rot in the porch roof trim.

4. Roof System

Asphalt shingle roofing that needs to be replaced. All flashings at valleys should be replaced to prevent roof leaks. Replace missing downspouts and verify that existing gutters are securely fastened to the structure and positively drain.

D. Secondary Systems

1. Ceiling System

The ceiling is assumed to be painted gypsum wall board or plaster and is in good condition. There may be small areas where moisture has previously penetrated and stained the ceiling, however, there were no visible signs of an active leak.

2. Floor Covering System

Various flooring materials exist in the structure including carpeting, vat floor tile that is assumed asbestos containing. It is suggested that the floorings in the facility be replaced if they are vat tile or carpeting and wood sub-floors examined for condition. In most cases there is painted wood base, and in the toilet area, the assumed vat tile has a rubber base.

3. Interior Wall and Partition Systems

Wood framed and covered with stained wood paneling and or plaster walls.

4. Specialties

Kitchen equipment appears to be in fair condition, although proper operation has not been verified.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

Through wall AC unit was observed in the room used at time of voting. Assumed electric baseboard heat in limited areas as there is no boiler present.

2. Plumbing System

Not operational at time of visit, but plumbing to fixtures and fixtures thought to be original and in need of repairs. Fixtures should be replaced to be compliant with current water flow requirements of the code.

3. Electrical Service

Overhead to one main breaker panel that needs to be properly tested and labeled.

4. Electrical Devices

Varies and must be examined for code compliance. Some fixtures may not be working properly and should be examined and if necessary replaced.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

Madison County, Virginia
Capital Improvements Program

CRIGLERSVILLE VOTING BUILDING					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	5	1	4.90%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	3	0.5	0.30%
5	Interior Floors	7.6%	3	0.5	3.80%
6	Interior Walls	4.0%	3	0.5	2.00%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	3	0.5	1.65%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	4	0.75	4.13%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	2	0.1	1.93%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	3	0.5	1.25%
					42.20%

VI. Recommendations

A. Immediate Recommendations

- No recommendations

B. Short Term Recommendations (2-5 Years)

Required Code and Safety:

- If compliant access is required, then a code compliant ramp needs to be installed.
- Replace existing asphalt shingle roofing.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Remove existing residential appliances and replace.

- Scrape and repaint all exterior trim – suspected of containing lead paint. Replace damaged, or rotted components.
- Replace interior carpet and VAT floor tile.
- Replace missing downspouts to conduct rain water away from structure.
- From a system standpoint the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non-grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.
- From reading the assessment provided by Madison County regarding the Criglersville site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.

C. Long Term (5+ Years)

- No recommendations