

WELLINGTON MIDDLE SCHOOL

POUDRE SCHOOL
DISTRICT
EYESTONE
ELEMENTARY
SCHOOL SOUTH

FACILITY CONDITION ASSESSMENT

WELLINGTON, CO

OCTOBER 2023



Together, Building a Thriving Planet



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Contacts

Key Contact Information

McKinstry Contacts

Devin Boyce
Program Manager, Facility Condition Assessments
720.408.4573
devinb@mckinstry.com

Roger Noonan
Senior Facility Assessment Consultant
970.531.1527
rogern@mckinstry.com

Josh Phillips
Facility Assessment Consultant
719.480.1372
joshph@mckinstry.com

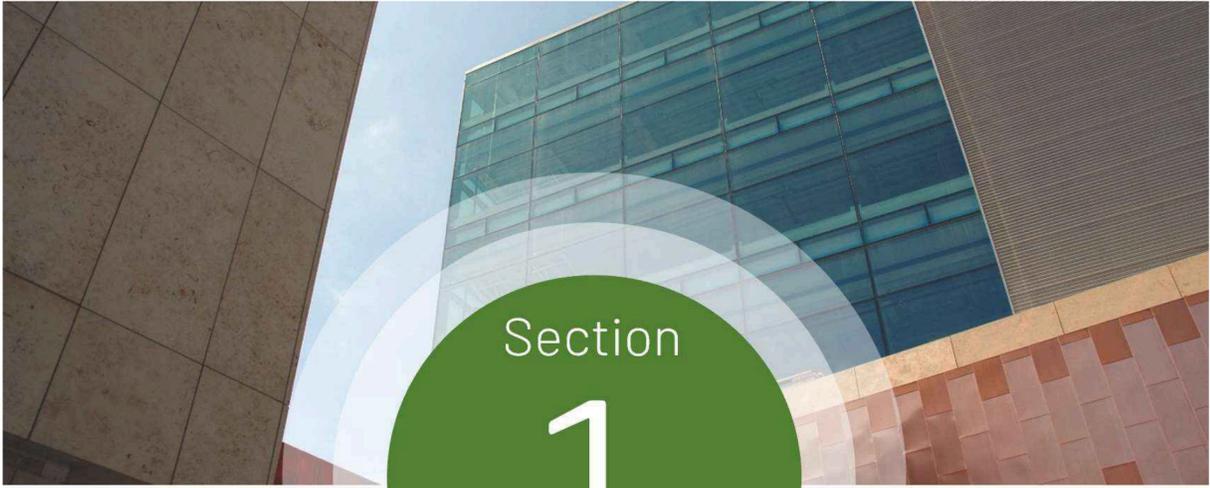
Tracey Cousins
Strategic Account Manager
720.445.7608
traceyc@mckinstry.com

Jaime Villarino-Eilenberger
Project Manager - Technical Services
949.933.7996
jaimev@mckinstry.com

Poudre School District Contacts

Trudy Trimbath
Energy and Sustainability Manager
970.490.3502
ttrimbath@psdschools.org

Jessie Ericson
Administrative Assistant - Operations
970.490.3080
jericson@psdschools.org



Section

1

Executive Summary

Executive Summary

Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Eyestone ES - South within the Poudre School District (PSD) on May 24, 2023. PSD intends to utilize the findings of this report to inform both capital and operating budgets, prioritize maintenance efforts, and optimize planning processes as replacements and upgrades of assets and facility systems become necessary in the future.

Facility List

The scope of the FCA project included the assessment of the following campus.

FACILITY NAME	AREA (SF)	YEAR(S) BUILT
EYESTONE ES - SOUTH	59,556	1993
TOTAL	59,556	

Facility Summary

Eyestone ES - South

Eyestone ES - South is located at 4001 Wilson Ave., Wellington, CO 80549. This 59,556 SF facility consists of one level and was initially constructed in 1993. The equity index for this school is 0.92.



Eyestone ES - South

Executive Summary

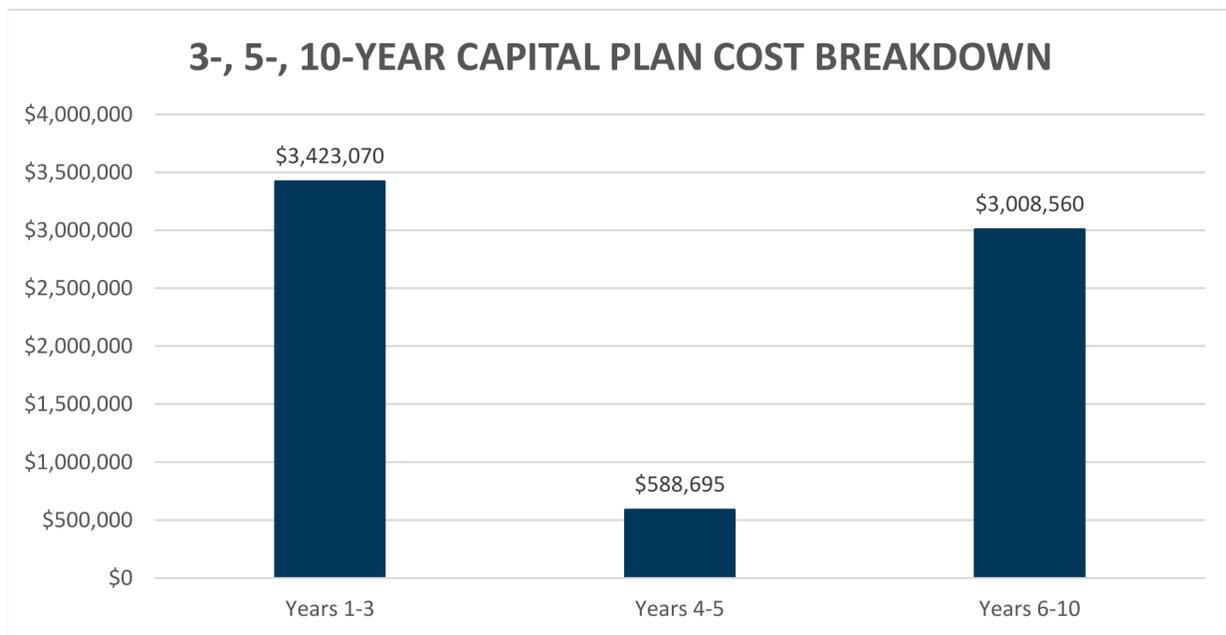
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on May 24, 2023. Additional details, findings and recommendations are presented in Section 3 of this report.

Capital Plan Summary

The estimated replacement costs for equipment expected to fail within the next ten years are shown below, divided into three separate plans. These plans are the 3-Year Plan, 5-Year Plan, and the 10-Year Plan. Each plan includes the cost for replacement of equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment.

Replacement costs include 3% inflation year over year.



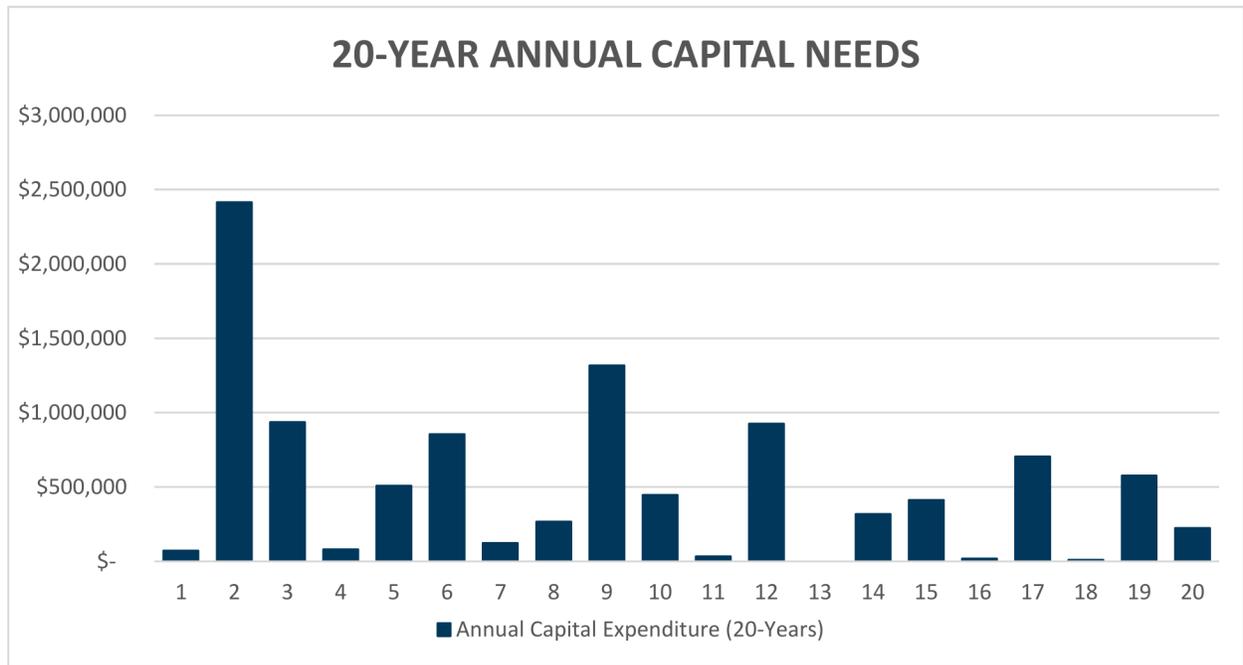
3-, 5-, 10-Year Capital Plan Cost Breakdown

Executive Summary

Annual Capital Expenditure (20 Years)

20-Year Annual Capital Needs and 20-Year Annual Capital Expenditure by Subsystem below indicate the estimated replacement costs for equipment expected to fail within the next twenty years, and are displayed both by year and by subsystem.

Replacement costs include 3% inflation year over year.



Annual Capital Expenditure by Year

Replacement costs associated with the Annual Capital Expenditure graph and table include values that are adjusted for inflation.

20-Year Annual Capital Expenditure by Subsystem

Subsystem	Years 1-5	Years 6-10	Years 11-15	Years 15-20
B20 - Enclosure	\$105,241	\$169,329	\$0	\$0
B30 - Roofing	\$784,016	\$0	\$0	\$10,606
C10 - Int. Construction	\$24,795	\$62,840	\$0	\$462,381
C20 - Stairs	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$1,271,450	\$118,498	\$922,689	\$181,218
D10 - Conveying	\$0	\$0	\$0	\$0
D20 - Plumbing	\$61,980	\$25,561	\$57,306	\$0
D30 - HVAC	\$1,430,052	\$256,231	\$363,728	\$862,152
D40 - Fire Suppression	\$0	\$0	\$0	\$0
D50 - Electrical	\$334,232	\$2,376,102	\$343,222	\$17,995
E10 - Equipment	\$0	\$0	\$0	\$0
Total:	\$1,826,263	\$2,657,893	\$764,256	\$880,146

Section

2

Approach and Methodology

Scope and Approach

Scope and Approach

SCOPE OF WORK

The scope of this facility condition assessment includes all major mechanical, electrical, and plumbing equipment, and commercial refrigeration equipment. In addition, the building enclosure, roofing, interior construction and finishes, and fire suppression systems are included within the assessment. Turf, site assets, kitchen assets besides walk-in freezers, exhaust fans and kitchen make up air units are not included in scope.

The following table lists the general asset types included within the scope of this assessment. Also shown is the corresponding Unifomat code, which has been used to catalog equipment based on type and intended use.

UniFormat Classification of Building Systems

UNIFORMAT CODE	CATEGORY DESCRIPTION
B20	Exterior Enclosure (i.e. windows, walls, doors)
B30	Roofing (i.e. roofing covering, skylights, etc.)
C10	Interior Construction (i.e. doors, walls)
C20	Interior Stairs (i.e. stair construction)
C30	Interior Finishes (i.e. flooring, ceiling finishes, etc.)
D10	Conveying (i.e., elevators)
D20	Plumbing (i.e., water heating, pumps, compressors)
D30	Heating, Ventilation, and Air Conditioning
D40	Fire Suppression Systems
D50	Electrical (panelboards, transformers, switchgear)
E10	Equipment, Kitchen Hoods, Walk-in Units, etc.

Scope and Approach

RATINGS, METHODS AND SCORING

To allow Poudre School District more flexibility in prioritizing capital planning efforts, McKinstry has developed the following metrics which assign various scores to each asset.

Asset Condition

Condition ratings are presented for each asset as a score of 1 – 5. Scores are based upon a visual inspection during the building evaluation period. A score of 1 signifies that the asset is in great, “like new” condition. A score of 2 indicates that the asset is in good condition. A score of 3 signifies that the asset is in expected “average” condition based on function and the age of the asset. A score of 4 signifies that the asset is in poor condition, in need of repair, and will require replacement in the near future. A score of 5 signifies that the asset is in very poor or failed condition and in need of imminent replacement.

SCORE	CONDITION ASSESSMENT
1	Asset is in great condition, no action required.
2	Asset is in good condition, regular maintenance expected.
3	Asset is in expected condition, regular replacement/maintenance expected.
4	Asset is in poor condition, maintenance/replacement recommended soon.
5	Asset is in very poor condition, urgent replacement needed.

Student/Teacher Impact

Student/Teacher Impact scores are presented for each asset on a scale of 1 – 5 (low to high impact). This metric considers educational (student and/or teacher) impact caused if the equipment were to fail. Assets serving classrooms and other educational spaces are assigned scores of 2-5 depending on the impact the failure of an asset would have and if backups are available. A student/teacher impact score of 1 indicates that there is little to no impact to educational activities.

SCORE	STUDENT/TEACHER IMPACT
1	Failure poses no significant educational impact.
2	Failure poses low educational impact.
3	Failure poses moderate impact. Asset serves teaching area, but has backup.
4	Failure poses high educational impact.
5	Failure poses severe impact. Asset serves teaching area and has no backup.

Energy Cost Impact

The Energy Impact score is presented for each asset on a scale of 1-5 (low to high impact). Each of the asset types within the scope of this assessment were evaluated based on their impact to energy cost and consumption (including electrical, natural gas, and liquid fuels). Assets with a higher Energy Cost Impact score indicate that the asset has a large contribution to the overall energy costs of the facility. A sample of Energy impact scores is shown below:

Scope and Approach

ASSET TYPE	ASSET SIZE	ENERGY COST IMPACT (1-5)
Air Handling Unit	less than 10,000 CFM	3
	between 10,000 CFM – 50,000 CFM	4
	greater than 50,000 CFM	5
Chiller	less than 200 tons	3
	between 200 – 500 tons	4
	greater than 500 tons	5
Computer Room AC Condensing Unit Heat Pump	less than 10 tons	2
	greater than 10 tons	3
Cooling Tower	less than 200 tons of rejection	2
	greater than 200 tons of rejection	3
Dust Collector	less than 5 HP	2
	between 5 HP and 25 HP	3
	greater than 25 HP	4
Exhaust Fan	less than 5000 CFM	2
	greater than 5000 CFM	3
Fan Coil Unit	greater than 3000 CFM	2
Fuel Fired Boiler	less than 200 MBH	2
	between 200 – 1000 MBH	3
	between 1000 – 2000 MBH	4
	greater than 2000 MBH	5
Furnace	less than 100 MBH	2
	between 100 and 500 MBH	3
	greater than 500 MBH	4
Generator	less than 500 KW	2
	greater than 500 KW	3
Lighting, Exterior	LED	2
	Fluorescent	3
	HID/Incandescent	4
Lighting, Interior	LED	2
	Fluorescent	4
	HID/Incandescent	5
Make-Up Air Unit	less than 5,000 CFM	3
	between 5,000 and 25,000 CFM	4
	greater than 25,000 CFM	5
Pumps	less than 25 HP	2
	between 25 -150 HP*	3
	greater than 150 HP*	4
Return Fan Supply Fan	less than 20 HP	2
	greater than 20 HP*	3

Scope and Approach

ASSET TYPE	ASSET SIZE	ENERGY COST IMPACT (1-5)		
Rooftop Unit	less than 5 ton	2		
	between 5 and 20 tons	3		
	between 20 and 50 tons	4		
	greater than 50 tons	5		
Transformer	greater than 200 kVA	2		
VFD	greater than 50 HP	2		
Air Compressor	All sizes	2		
Air Curtain				
Air Dryer				
Cabinet Unit Heater				
Dehumidifier				
Electric Duct Heater				
Humidifier				
Unit Heater				
Unit Ventilator				
Walk-In Condenser				
Walk-In Unit				
All Other			All sizes	1

*Add 1 for direct drive motors

Operational Impact

Operational Impact scores are presented for each asset on a scale of 1 – 5 (low to high impact). This metric considers the operational impact caused if the equipment were to fail. Assets serving critical administrative and district operational spaces are assigned scores of 2-5 depending on the impact the failure of an asset would have and if backups are available. An operational impact score of 1 indicates that there is little to no impact to administrative or operational activities.

SCORE	OPERATIONAL COST IMPACT SCORE
1	Asset has little to no operational impact.
2	Asset has a low level of operational impact.
3	Asset has a moderate operational impact.
4	Asset has a high level of operational impact.
5	Asset has severe operational impact.

Industry Life Expectancy

The designed life expectancy for a given asset is determined using a combination of widely accepted industry standards including ASHRAE and BOMA, as well as a manufacturers' database of equipment life expectancies. This value is expressed in number of years.

Scope and Approach

Observed Remaining Life

The Observed Remaining Life is also expressed in number of years and takes into consideration the function and operating environment of the asset, as well as a determination based upon a visual inspection of the asset. The Observed Remaining Life value may vary from the Design Life value. For example, a secondary heat exchanger that has been well maintained may have an Observed Remaining Life that is greater than the expected Design Life. Likewise, a primary chilled water pump that has not been well maintained, and shows visual signs of premature wear and tear, may have an Observed Remaining Life that is less than the expected Design Life.

Cost Estimating

Based on the constraints of the scope outlined in the contract we have based our asset pricing upon industry standards, RSMeans, and pricing data sourced through McKinstry's construction division. This information is intended to assist in the prioritization and resource allocation associated with maintenance and capital replacement projects. Cost estimates are determined using specific characteristics of each asset (tonnage, motor size, capacity, etc.) along with one of several cost information data sets. Standard equipment warranties are included.

To clarify, all Estimated Replacement Costs include averages of the material cost of the asset, the demolition and installation of that asset type and are expressed in 2023 dollars. Additionally, site specific construction and equipment invoices have been utilized as available.

Costs associated with project design, contractor competence, commissioning, test and balance services and are excluded from the estimate and are the responsibility of the Client. McKinstry assumed a 3% inflation, applied year over year. All work is during normal business hours. For mechanical equipment any duct work, piping, existing appurtenances are to be reused; costs to repair or replace any lines going to or coming from the units is excluded. Existing isolation valves to be used; repair or replacement of isolation valves is excluded.

Costs typically associated with project-specific parameters are excluded and should be added at the discretion of the Client. Such exclusions include risks or contingencies such as asbestos abatement, other hazardous waste abatement, scope changes, design changes, taxes, special wage requirements such as Prevailing Wage rates, warranty management and unknown site conditions. Overtime and after-hours work is excluded. Any necessary structural or electrical upgrades to replace equipment is excluded. Incidental code violations resulting from project scope or execution are excluded. Correction of any existing code violations are excluded. Temporary heating, cooling, ventilation, and power during construction and the warranty period are excluded. Moving of heavy equipment or furniture to complete the work is excluded. Running and terminating new IP drops for equipment is excluded. Any changes to fire and life safety systems for mechanical equipment upgrades is excluded.

Data-Driven Maintenance Approach

Included with the submission of this report is the FCA Data Collection Workbook, which includes all data collected for each asset. The Workbook can be used to quickly sort through equipment and prioritize maintenance and replacement efforts. Additional observations and equipment details are provided within the workbook for each asset.

Scope and Approach

Each asset is classified according to building system, size, capacity, and other standards, as well as ratings of current condition and impact of failure. Such organization and classification facilitate searching and sorting the data for maintenance and replacement priorities. As mentioned, the impact ratings help to compare one asset to another. Based on observed condition and impact scores, the future maintenance priorities for each building are described further in later sections.

As each of the components identified in the workbook is repaired or replaced, the information can be revised to reflect the new conditions. Remaining useful life values can also be manually iterated one year from the assessment date to reflect fewer remaining years of life. Assets no longer in service can be removed from the list. Similarly, assets that have been newly installed can be added to the list. Following the impact guidelines, relative priority can be calculated for these assets.

Equity Index

As an additional metric to the six existing areas of the Facilities Condition Assessment, Poudre School District has created an Equity Index to assist in prioritizing facilities improvement projects. This number takes into account student poverty, students qualifying for ELA services, students qualifying for Special Education services, and students who are homeless. The calculated score for each school is based on these factors and where it falls in relation to the district average. The formula would be:

$$\frac{\text{School Percentage in these areas added together as decimals}}{\text{District Percentages in these areas added together as decimals}}$$

In this formula, a school with student needs equal to the district average would have an equity index of 1.0. Schools with student needs higher than the district average would have an Equity Index greater than 1.0. Schools with student needs less than the district average would have an Equity Index less than 1.0.

Category	Equity Index
Low	0.29
High	3.20
Average	1.11
Median	0.95

The equity index for Eyestone ES - South is 0.92.

Sample Calculation:

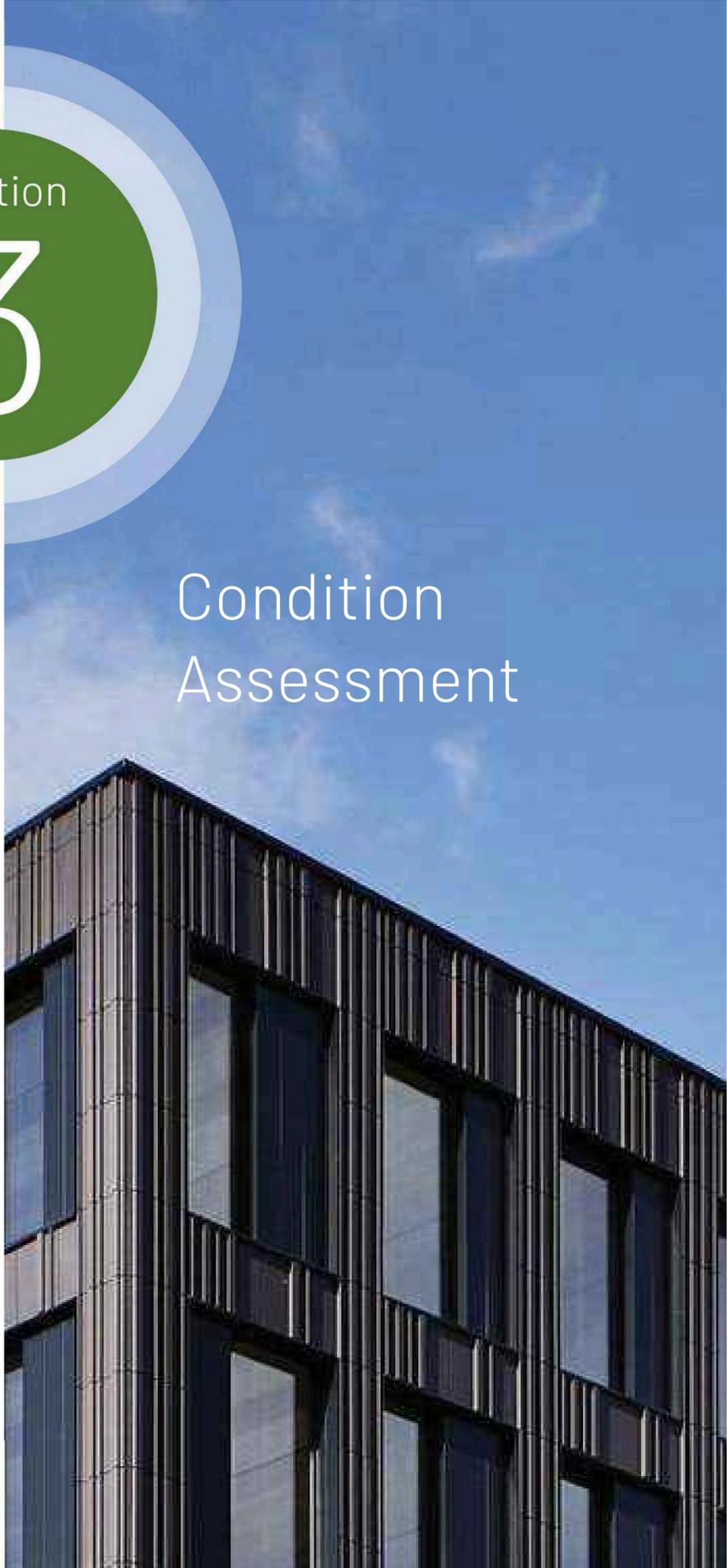
School Name	School Population K-12 Total	F/R	ELL	SPED	McKinney-Vento	Total of Previous Columns	Equity Index Number = school average / district average
Sample	381	15.20%	0.00%	8.40%	0.00%	0.24	0.24/0.48 = 0.49
Grand PSD Total - Oct 2022 Count	26,163	29.5%	5.8%	9.5%	3.4%	0.48	

F/R - Free or Reduced-Price Lunch; ELL- English Language Learners; SPED - Special Ed.; McKinney-Vento - Homeless Assistance

Section

3

Condition Assessment



Condition Assessment

SYSTEMS DESCRIPTION

This section summarizes the building systems at Eyestone ES - South and describes the general condition observed based on the assessment. Specific findings and recommendations are detailed later in this report.

Exterior Enclosure

The exterior of this facility is masonry (brick mostly) from the various additions (1978, 1979, 1982, 1992, 2001). The masonry generally matches color, size, and texture with the exception of the 2001 addition. Windows are primarily aluminum framed.

Roofing

This facility has several additions however the roofing is fairly consistently rolled aspha [REDACTED]. There is an entry canopy with a more recent membrane roof [REDACTED].

Interior Construction and Finishes

Note that interior elements of this facility are subject to a renovation in the summer of 2023. Existing facility interior elements include CMU partitions from various additions as well as drywall partitions. Many of these partitions have metal framed windows. Flooring finishes are typically carpet with elements of tile, VCT, hardwood, concrete, and vinyl sheet flooring. Ceiling elements are primarily ACT and drywall [REDACTED].

Conveyance

There are no conveyance systems at this school.

Electrical and Lighting

The building's electrical distribution equipment consists of 120/208 panels, transformers, and switchgear. [REDACTED]
[REDACTED] The fire alarm system dates to 2014. Interior and exterior lighting consists of fluorescent fixtures. Consider upgrading the interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.

HVAC Systems

The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, three air handling units, eleven rooftop units, duct heating coils, and unit ventilators. The building automation system was upgraded over the summer 2023. Additional HVAC equipment includes pumps, exhaust fans and hoods, unit heaters, and radiant heaters. Two hot water pumps and an exhaust fan [REDACTED] have surpassed their life expectancies and should be replaced within the next year. In addition, several cabinet unit heater appear to be abandoned in place.

Plumbing

Domestic hot water is provided by two (2) natural gas fired water heater installed in 1993 and 2013. The water heater installed in 1993 has surpassed its life expectancy and is anticipated to need replacement within the next year. Additional plumbing equipment includes backflow preventers, storage tanks, water softener, mixing valve, and pumps. [REDACTED]
[REDACTED]

Fire Suppression

N/A

Equipment

N/A

Condition Assessment

PRIORITIES

SPECIFIC PRIORITIES

The top capital measures (up to five max) have been detailed in the following tables. Each measure receives a priority level of 1, 2, or 3. A priority level of 1 indicates that the measure is considered an immediate concern or a potential hazard and should be addressed as soon as possible. A priority level of 2 indicates that the measure is considered urgent, but not a potential hazard or there is a less severe impact to occupants. A priority level of 3 indicates that the assets associated with the measure are nearing end of life, but have not yet failed or have a mild to moderate impact on occupant safety and comfort.

Eystone ES - South

Replace Boilers and Hot Water Pumps

B-1 was installed in 1993 and is nearing the end of its life expectancy. B-2 was installed in 1984 and has surpassed the end of its life expectancy. [REDACTED]

[REDACTED] Additionally, hot water pumps P-1 and P-2 should be replaced within the next year given [REDACTED]

The following assets are included within this measure:

FCAID-190155, FCAID-190156, FCAID-190160, FCAID-190161



Priority Level: 2
Estimated Cost: \$198,630
Remaining Life: 1-5 years

Condition Assessment

Replace Air Handling Units

The three air handling units serving the locker rooms and gym [REDACTED] These units are estimated to have surpassed their industry life expectancies. It is recommended that these three units be replaced within the next two years.



The following assets are included within this measure:

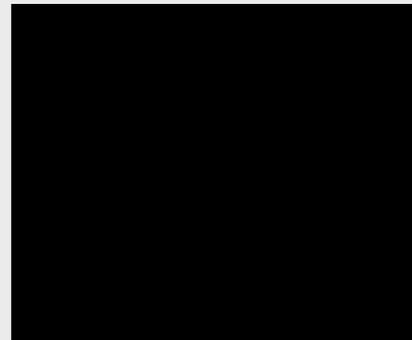
FCAID-190070, FCAID-190071, FCAID-190072



Priority Level: 2
Estimated Cost: \$533,260
Remaining Life: 2 years

Replace Plumbing System Components

The gas water heater installed in 1993 has surpassed its life expectancy and is anticipated to need replacement within the next year. The backflow preventer and mixing valve both installed in 1993, [REDACTED] they should both be replaced within the next year.



The following assets are included within this measure:

FCAID-190054, FCAID-190057, FCAID-190067



Priority Level: 2
Estimated Cost: \$30,390
Remaining Life: 1 year

Condition Assessment

Replace Rooftop Units

The nine rooftop units installed in 1993, serving various areas including classrooms, labs, media center, and the multipurpose room, [REDACTED] These units have surpassed their industry life expectancies by approximately 15 years [REDACTED]

[REDACTED] It is recommended that these nine units be replaced within the next two years.

The following assets are included within this measure:

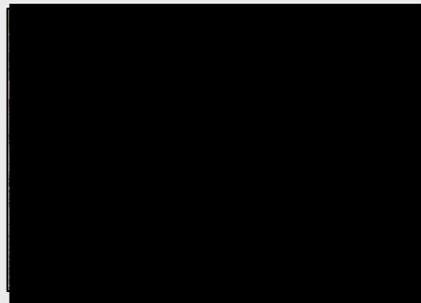
FCAID-190166, FCAID-190169, FCAID-190170, FCAID-190171, FCAID-190172, FCAID-190173, FCAID-190174, FCAID-190175, FCAID-190176



Priority Level: 2
Estimated Cost: \$438,360
Remaining Life: 2 year

Replace Roof Hatch

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



The following assets are included within this measure:

FCAID-190016

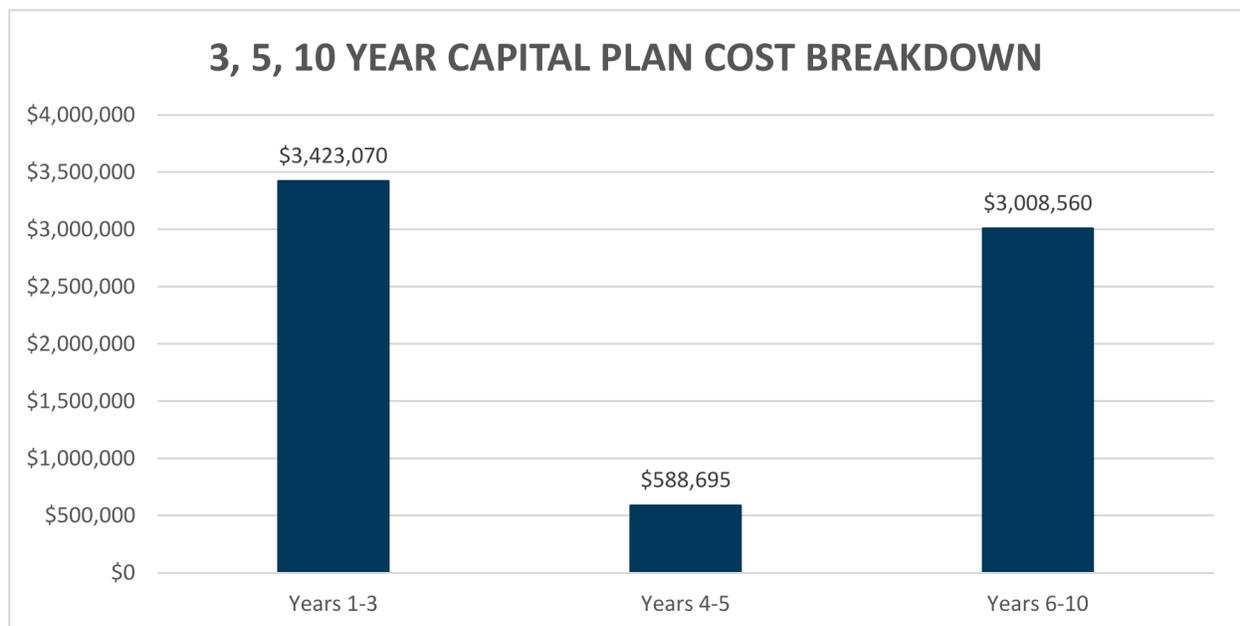
Priority Level: 1
Estimated Cost: \$6,230
Remaining Life: 1 year

Condition Assessment

3-, 5-, 10-YEAR PLANS

The following sections present the expected equipment replacement costs over the next ten years, broken into three separate plans. These plans are the 3-Year Plan, 5-Year Plan, and the 10-Year Plan. Each plan includes the equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment. Note, the 3-Year Plan includes assets failing within the next three years, the 5-Year Plan includes assets failing between four and five years, and the 10-Year Plan includes assets failing between in the next six to ten years from the assessment date.

The chart below presents the total expected replacement costs for each plan. Note that these figures include 3% inflation YOY.



Future Capital Plan

The table below displays replacement costs for the campus, and the number of associated assets expected to fail within the next ten years. Assets requiring replacement or extensive maintenance in this plan are presented in Appendices A, B, and C.

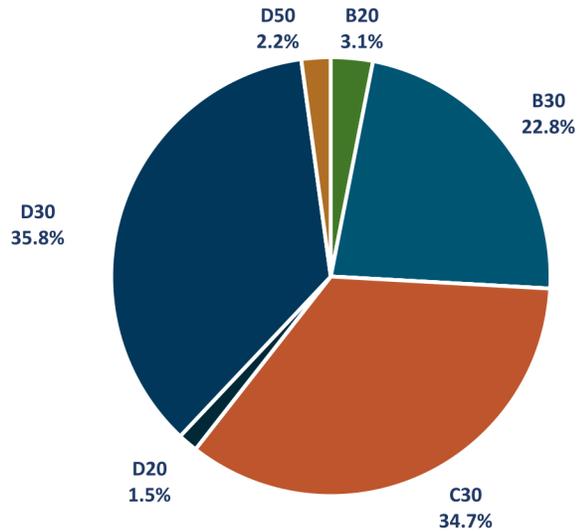
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	60	\$3,423,070
5-Year Plan	17	\$588,695
10-Year Plan	57	\$3,008,560
Total	134	\$7,020,326

Condition Assessment

3-YEAR PLAN BREAKDOWN

The three-year plan includes the estimated capital expenditure needed to replace assets reaching end of life in years 1-3, or between 2024 and 2026. The sum of the anticipated capital needs is \$3,423,070. The specific assets that will reach end of life in this period are listed in Appendix A.

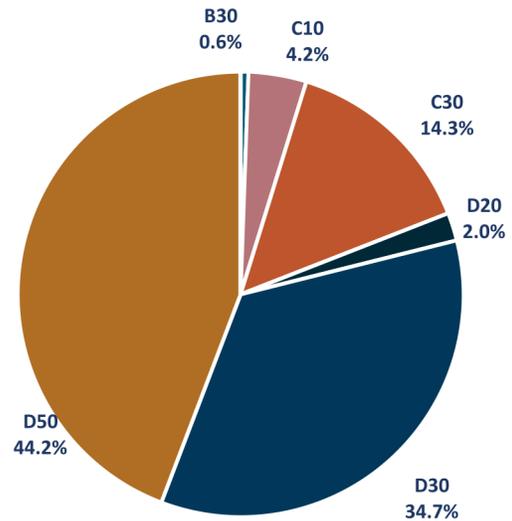
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$105,241	3%
B30 - Roofing	\$780,729	23%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$1,187,352	35%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$50,038	1%
D30 - HVAC	\$1,225,752	36%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$73,958	2%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%



5-YEAR PLAN BREAKDOWN

The five-year plan includes the estimated capital expenditure needed to replace assets reaching end of life in years 4-5, or between 2027 and 2028. The sum of the anticipated capital needs is \$588,695. The specific assets that will reach end of life in this period are listed in Appendix A.

SUBSYSTEM	Years 4-5	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$0	0%
B30 - Roofing	\$3,286	1%
C10 - Int. Construction	\$24,795	4%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$84,098	14%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$11,942	2%
D30 - HVAC	\$204,300	35%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$260,274	44%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%

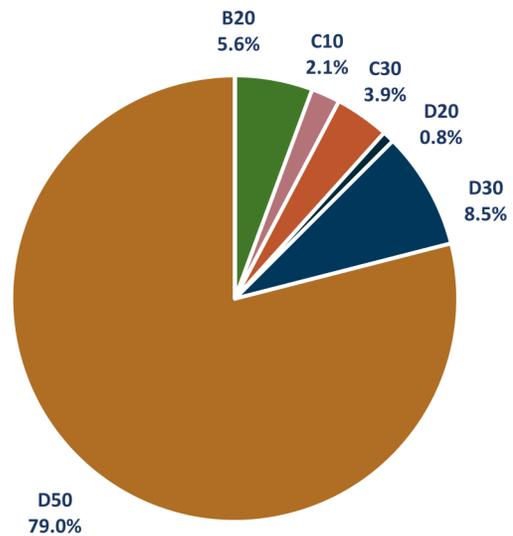


Condition Assessment

10-YEAR PLAN BREAKDOWN

The ten-year plan includes the estimated capital expenditure needed to replace assets reaching end of life in years 6-10, or between 2029 and 2033. The sum of the anticipated capital needs is \$3,008,560. The specific assets that will reach end of life in this period are listed in Appendix A.

SUBSYSTEM	Years 6-10	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$169,329	6%
B30 - Roofing	\$0	0%
C10 - Int. Construction	\$62,840	2%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$118,498	4%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$25,561	1%
D30 - HVAC	\$256,231	9%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$2,376,102	79%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%



Condition Assessment

PRIORITY SUMMARY

The summary below assigns a composite Overall Priority Score to the campus as of the assessment date. Priority Scores range from 6 (low priority) to 30 (high priority), and are based on asset condition, operating impact, student impact, energy impact, estimated replacement cost, and observed remaining life.

In addition to the Overall Priority Score, each Subsystem category within the site is assigned a Priority Score. This score can differentiate systems that may need more attention than others, due to condition or impact on occupants or operations. Each Subsystem category includes a general narrative section under the Description column.

Future Capital Plan

The Subsystem scores are color coded to reflect the level of priority: ≤ 12 = Green, 12.1-23.9 = Yellow, ≥ 24 = Red. Higher priority scores indicate that a system should be considered for maintenance or capital improvements before other systems with lower scores. The rating scale for Priority Score is visualized below.



Condition Assessment

PRIORITY SCORE SUMMARY - EYESTONE ES - SOUTH

		EYESTONE ES - SOUTH	
		BUILDING TYPE:	Elementary School
		YEAR BUILT:	1993
		GROSS AREA (SF):	59,556
		DATE ASSESSED:	May 25, 2023
		PRIORITY SCORE:	16.7
SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE	
B20 - Ext. Enclosure	The exterior of this facility is masonry (brick mostly) from the various additions (1978, 1979, 1982, 1992, 2001). The masonry generally matches color, size, and texture with the exception of the 2001 addition. Windows are primarily aluminum framed.	12.2	
B30 - Roofing	This facility has several additions however the roofing is fairly consistently rolled asphalt [REDACTED]	17.5	
C10 - Int. Construction	Note that interior elements of this facility are subject to a renovation in the summer of 2023. Existing facility interior elements include CMU partitions from various additions as well as drywall partitions. Many of these partitions have metal framed windows. Flooring finishes are typically carpet with elements of tile, VCT, hardwood, concrete, and vinyl sheet flooring.	13.1	
C30 - Interior Finishes	Ceiling elements are primarily ACT and drywall [REDACTED]	17.5	
D10 - Conveying	There are no conveyance systems at this school.	N/A	
D20 - Plumbing	Domestic hot water is provided by two (2) natural gas fired water heater installed in 1993 and 2013. The water heater installed in 1993 has surpassed its life expectancy and is anticipated to need replacement within the next year. Additional plumbing equipment includes backflow preventers, storage tanks, water softener, mixing valve, and pumps. [REDACTED]	13.3	
D30 - HVAC	The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, three air handling units, eleven rooftop units, duct heating coils, and unit ventilators. The building automation system was upgraded over the summer 2023. Additional HVAC equipment includes pumps, exhaust fans and hoods, unit heaters, and radiant heaters. Two hot water pumps and an exhaust fan a [REDACTED] have surpassed their life expectancies and should be replaced within the next year. In addition, several cabinet unit heater appear to be abandoned in place.	17.7	
D40 - Fire Suppression	N/A	N/A	
D50 - Electrical	The building's electrical distribution equipment consists of 120/208 panels, transformers, and switchgear. Generally, these assets are in good condition, [REDACTED] The fire alarm system dates to 2014. Interior and exterior lighting consists of fluorescent fixtures. Consider upgrading the interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.	20.9	
E10 - Equipment	N/A	N/A	

System priority scored from 6 (lowest priority) to 30 (highest priority) based on condition, operating impact, student/teacher impact, energy impact, estimated replacement cost, and observed remaining life. [≤ 12 = green, 12-24 = yellow, ≥ 24 = red]

Appendices

A. 3-YEAR PLAN ASSETS LIST

B. 5-YEAR PLAN ASSETS LIST

C. 10-YEAR PLAN ASSETS LIST

Appendix A

APPENDIX A: 3-YEAR PLAN ASSETS LIST

The individual assets associated with the 3-Year Plan are shown below, sorted from highest to lowest priority score. The priority score key is shown below for convenience.

Note that these values represent current replacement costs expressed in 2023 dollar amounts and are not adjusted for inflation.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH
6	12	18	24	30

The asset ID listed for each entry has been assigned during this assessment and reflects the corresponding asset in the FCA workbook.

EYESTONE ES - SOUTH

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-190072	AHU-3	D30 - HVAC	2	\$213,300	26
FCAID-190071	AHU-2	D30 - HVAC	2	\$159,980	25
FCAID-190070	AHU-1	D30 - HVAC	2	\$159,980	25
FCAID-190156	B-2	D30 - HVAC	2	\$78,630	22
FCAID-190174	RTU-7	D30 - HVAC	2	\$51,940	21
FCAID-190172	RTU-5	D30 - HVAC	2	\$46,990	21
FCAID-190171	RTU-4	D30 - HVAC	2	\$46,990	21
FCAID-190175	RTU-8	D30 - HVAC	2	\$51,940	21
FCAID-190173	RTU-6	D30 - HVAC	2	\$51,940	21
FCAID-190166	RTU-1	D30 - HVAC	2	\$51,940	21
FCAID-190170	RTU-3	D30 - HVAC	2	\$51,940	21
FCAID-190176	RTU-9	D30 - HVAC	2	\$51,940	21
FCAID-190169	RTU-2	D30 - HVAC	2	\$32,740	20
FCAID-190073	Back-Up Generator	D50 - Electrical	2	\$51,270	19
FCAID-190042	Interior Finishes: Carpet	C30 - Int. Finishes	2	\$666,570	19
FCAID-190040	Interior Finishes: ACT	C30 - Int. Finishes	2	\$409,440	18
FCAID-190067	GWH-1	D20 - Plumbing	1	\$25,640	18
FCAID-190014	Roofing: Skylight	B30 - Roofing	3	\$222,280	18
FCAID-190019	Roofing: Rolled Asphalt	B30 - Roofing	3	\$400,020	18
FCAID-190161	P-2	D30 - HVAC	1	\$8,300	18
FCAID-190160	P-1	D30 - HVAC	1	\$8,300	18
FCAID-190159	BP-2	D30 - HVAC	2	\$8,240	17
FCAID-190206	Panel LPB	D50 - Electrical	1	\$3,270	17
FCAID-190016	Roof Hatch	B30 - Roofing	1	\$6,230	17
FCAID-190119	EF-11	D30 - HVAC	1	\$6,210	17
FCAID-190190	Exterior Lighting: Wall Packs, Fluorescent	D50 - Electrical	1	\$4,850	16

FCAID-190138	EF-7	D30 - HVAC	2	\$6,710	16
FCAID-190126	EF-18	D30 - HVAC	2	\$6,210	16
FCAID-190079	CUH-SE	D30 - HVAC	2	\$6,480	16
FCAID-190144	RH-10	D30 - HVAC	2	\$5,430	16
FCAID-190118	EF-10	D30 - HVAC	2	\$8,190	16
FCAID-190125	EF-17	D30 - HVAC	2	\$6,210	16
FCAID-190120	EF-12	D30 - HVAC	2	\$6,210	16
FCAID-190137	EF-6	D30 - HVAC	2	\$6,710	16
FCAID-190121	EF-13	D30 - HVAC	2	\$6,210	16
FCAID-190139	EF-8	D30 - HVAC	2	\$6,710	16
FCAID-190122	EF-14	D30 - HVAC	2	\$6,210	16
FCAID-190189	Exterior Lighting: Recessed Can, Fluoresce	D50 - Electrical	1	\$4,850	16
FCAID-190123	EF-15	D30 - HVAC	2	\$6,210	16
FCAID-190124	EF-16	D30 - HVAC	2	\$6,210	16
FCAID-190136	EF-5	D30 - HVAC	2	\$8,190	16
FCAID-190013	Roofing: EPDM	B30 - Roofing	3	\$68,240	15
FCAID-190018	Roofing: Metal Flashing	B30 - Roofing	3	\$24,680	15
FCAID-190041	Interior. Finishes: 79 ACT	C30 - Int. Finishes	2	\$51,180	15
FCAID-190054	BFP-1	D20 - Plumbing	1	\$400	15
FCAID-190053	AC-1	D30 - HVAC	2	\$6,030	15
FCAID-190062	P-4	D30 - HVAC	3	\$4,630	15
FCAID-190048	Interior Finishes: Floor Tile (1979)	C30 - Int. Finishes	2	\$7,820	15
FCAID-190057	Thermostatic Mixing Valve-1	D20 - Plumbing	1	\$4,350	14
FCAID-190059	P-10	D20 - Plumbing	3	\$4,630	14
FCAID-190066	P-9	D20 - Plumbing	3	\$4,630	14
FCAID-190060	P-11	D20 - Plumbing	3	\$4,630	14
FCAID-190006	Exterior Doors: Hollow Metal, Double	B20 - Ext. Enclosure	3	\$99,200	14
FCAID-190051	Interior Finishes: Vinyl Sheet Flooring	C30 - Int. Finishes	2	\$1,660	14
FCAID-190064	P-5A	D20 - Plumbing	3	\$4,630	14
FCAID-190015	Roofing: Solar Tunnels	B30 - Roofing	3	\$14,820	14
FCAID-190177	UH-1	D30 - HVAC	3	\$4,020	13
FCAID-190047	Interior Finishes: Floor Tile	C30 - Int. Finishes	3	\$15,630	13
FCAID-190216	Surge Protector-1	D50 - Electrical	3	\$7,710	12
FCAID-190055	Air Dryer-1	D30 - HVAC	3	\$2,510	12

Appendix B

APPENDIX B: 5-YEAR PLAN ASSETS LIST

The individual assets associated with the 5-Year Plan are shown below, sorted from highest to lowest priority score. The priority score key is shown below for convenience.

Note that these values represent current replacement costs expressed in 2023 dollar amounts and are not adjusted for inflation.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH
6	12	18	24	30

The asset ID listed for each entry has been assigned during this assessment and reflects the corresponding asset in the FCA workbook.

EYESTONE ES - SOUTH

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-190192	Emergency Back-Up Lighting	D50 - Electrical	5	\$226,910	24
FCAID-190155	B-1	D30 - HVAC	5	\$103,400	21
FCAID-190167	RTU-10	D30 - HVAC	4	\$32,740	18
FCAID-190080	CUH-WE	D30 - HVAC	4	\$8,750	14
FCAID-190075	CUH-KE	D30 - HVAC	4	\$8,750	14
FCAID-190077	CUH-Main Entry	D30 - HVAC	4	\$8,750	14
FCAID-190078	CUH-NE	D30 - HVAC	4	\$8,750	14
FCAID-190076	CUH-Kitchen	D30 - HVAC	4	\$6,480	14
FCAID-190068	GWH-3	D20 - Plumbing	5	\$10,610	13
FCAID-190017	Roof Ladder	B30 - Roofing	5	\$2,920	13
FCAID-190187	ATS-1	D50 - Electrical	5	\$4,340	12
FCAID-190050	Interior Finishes: VCT	C30 - Int. Finishes	5	\$73,060	12
FCAID-190020	Interior Construction: Drywall (1978)	C10 - Int. Construct.	5	\$2,610	11
FCAID-190049	Interior Finishes: Traffic Coatings	C30 - Int. Finishes	5	\$1,660	11
FCAID-190037	Interior Windows: Metal Framed (1978)	C10 - Int. Construct.	5	\$19,420	11
FCAID-190056	ET-1	D30 - HVAC	5	\$4,110	10
FCAID-190154	ET-AHU-3	D30 - HVAC	5	\$1,950	10

Appendix C

APPENDIX C: 10-YEAR PLAN ASSETS LIST

The individual assets associated with the 10-Year Plan are shown below, sorted from highest to lowest priority score. The priority score key is shown below for convenience.

Note that these values represent current replacement costs expressed in 2023 dollar amounts and are not adjusted for inflation.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH
6	12	18	24	30

The asset ID listed for each entry has been assigned during this assessment and reflects the corresponding asset in the FCA workbook.

EYESTONE ES - SOUTH

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-190193	Interior Lighting - Fluorescent	D50 - Electrical	9	\$911,800	23
FCAID-190191	Fire Alarm System	D50 - Electrical	6	\$463,940	22
FCAID-190210	Security System	D50 - Electrical	6	\$226,910	20
FCAID-190082	CU-2	D30 - HVAC	8	\$20,110	15
FCAID-190215	Main Switchboard MSB Section 5 of 5	D50 - Electrical	10	\$57,280	15
FCAID-190081	CU-1	D30 - HVAC	8	\$20,110	15
FCAID-190211	Main Switchboard MSB Section 1 of 5	D50 - Electrical	10	\$40,180	15
FCAID-190083	CU-3	D30 - HVAC	8	\$20,110	15
FCAID-190212	Main Switchboard MSB Section 2 of 5	D50 - Electrical	10	\$40,180	15
FCAID-190213	Main Switchboard MSB Section 3 of 5	D50 - Electrical	10	\$42,190	15
FCAID-190214	Main Switchboard MSB Section 4 of 5	D50 - Electrical	10	\$57,280	15
FCAID-190008	Exterior Windows: Aluminum Framed	B20 - Ext. Enclosure	8	\$116,490	14
FCAID-190065	P-8	D30 - HVAC	7	\$4,630	14
FCAID-190052	Interior Finishes: Hardwood Flooring	C30 - Int. Finishes	7	\$99,240	13
FCAID-190158	BP-1	D30 - HVAC	9	\$8,240	13
FCAID-190128	EF-2	D30 - HVAC	9	\$8,190	12
FCAID-190135	EF-4	D30 - HVAC	9	\$8,190	12
FCAID-190142	KEF-20	D30 - HVAC	9	\$8,660	12
FCAID-190143	RH-1	D30 - HVAC	9	\$5,430	12
FCAID-190043	Interior Finishes: Drywall Ceiling (1979)	C10 - Int. Construct.	6	\$45,750	12
FCAID-190141	KEF-19	D30 - HVAC	9	\$8,660	12
FCAID-190151	RH-7	D30 - HVAC	9	\$5,430	12
FCAID-190152	RH-8	D30 - HVAC	9	\$5,430	12
FCAID-190162	BBR-99E	D30 - HVAC	8	\$4,770	12
FCAID-190163	BBR-99H	D30 - HVAC	8	\$4,770	12

FCAID-190140	EF-9	D30 - HVAC	9	\$8,190	12
FCAID-190164	BBR-GR1	D30 - HVAC	8	\$4,770	12
FCAID-190165	BBR-MR2	D30 - HVAC	8	\$4,770	12
FCAID-190147	RH-3	D30 - HVAC	9	\$5,430	12
FCAID-190009	Exterior: 01 Metal Windows	B20 - Ext. Enclosure	8	\$11,650	12
FCAID-190148	RH-4	D30 - HVAC	9	\$5,430	12
FCAID-190117	EF-1	D30 - HVAC	9	\$8,190	12
FCAID-190149	RH-5	D30 - HVAC	9	\$5,430	12
FCAID-190134	EF-3	D30 - HVAC	9	\$8,190	12
FCAID-190150	RH-6	D30 - HVAC	9	\$5,430	12
FCAID-190145	RH-11	D30 - HVAC	9	\$5,430	12
FCAID-190146	RH-2	D30 - HVAC	9	\$5,430	12
FCAID-190153	RH-9	D30 - HVAC	9	\$5,430	12
FCAID-190194	Panel EM1	D50 - Electrical	10	\$3,270	11
FCAID-190209	SDP-1	D50 - Electrical	10	\$12,370	11
FCAID-190195	Panel K1 Section 1	D50 - Electrical	10	\$3,600	11
FCAID-190196	Panel K1 Section 2	D50 - Electrical	10	\$3,600	11
FCAID-190058	DHWCP-1	D20 - Plumbing	10	\$4,630	11
FCAID-190197	Panel L-1	D50 - Electrical	10	\$3,600	11
FCAID-190204	Panel L-7	D50 - Electrical	10	\$3,600	11
FCAID-190198	Panel L-10	D50 - Electrical	10	\$3,600	11
FCAID-190208	Panel M-1	D50 - Electrical	10	\$16,990	11
FCAID-190200	Panel L-2	D50 - Electrical	10	\$3,600	11
FCAID-190007	Exterior Doors: Hollow Metal, Single	B20 - Ext. Enclosure	8	\$9,540	11
FCAID-190201	Panel L-3	D50 - Electrical	10	\$3,600	11
FCAID-190021	Interior Construction: Drywall (1979)	C10 - Int. Construct.	6	\$1,310	11
FCAID-190202	Panel L-4	D50 - Electrical	10	\$3,600	11
FCAID-190222	Transformer LPB	D50 - Electrical	10	\$2,900	11
FCAID-190203	Panel L-5	D50 - Electrical	10	\$3,600	11
FCAID-190207	Panel M	D50 - Electrical	10	\$16,990	11
FCAID-190022	Interior Construction: Drywall (1982)	C10 - Int. Construct.	9	\$6,540	10
FCAID-190186	Water Softener	D20 - Plumbing	10	\$14,960	8