

Cove

POUDRE SCHOOL DISTRICT FORT COLLINS HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

FORT COLLINS, CO

OCTOBER 2023



Together, Building a Thriving Planet

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FORT COLLINS
HIGH SCHOOL



PILLARS OF EXCELLENCE

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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

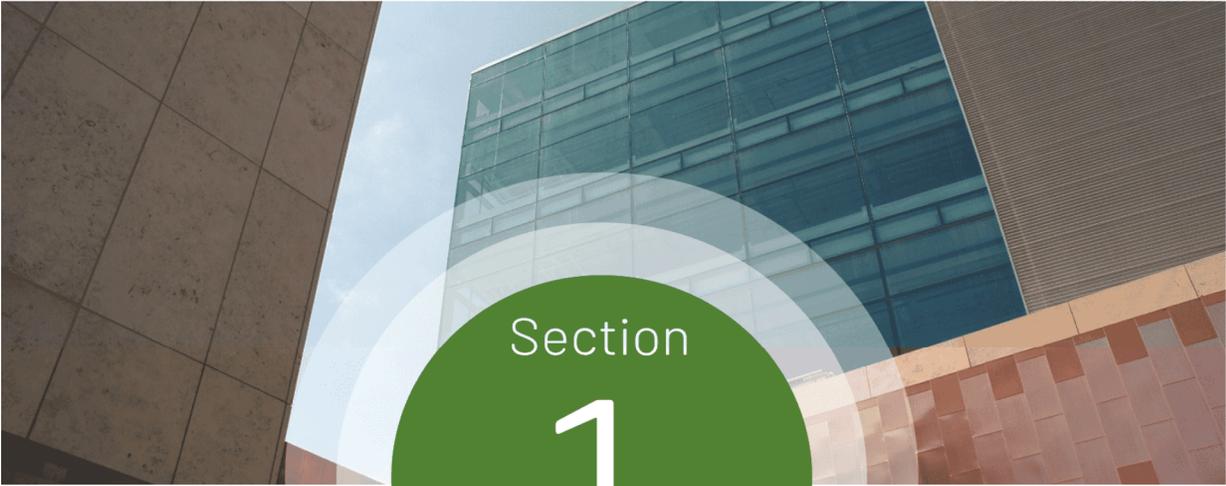
Tracey Cousins
Strategic Account Manager
720.445.7608
traceyc@mckinstry.com

Jaime Villarino-Eilenberger
Project Manager - Technical Services
949.933.7996
jaimbev@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 Fort Collins HS within the Poudre School District (PSD) on August 10, 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
FORT COLLINS HS	286,552	1995
TOTAL	286,552	

Facility Summary

Fort Collins HS

Fort Collins HS is located at 3400 Lambkin Way, Fort Collins, CO 80525. This 286,552 SF facility consists of two levels and was initially constructed in 1995. The equity index for this school is 1.01.



Fort Collins HS

Executive Summary

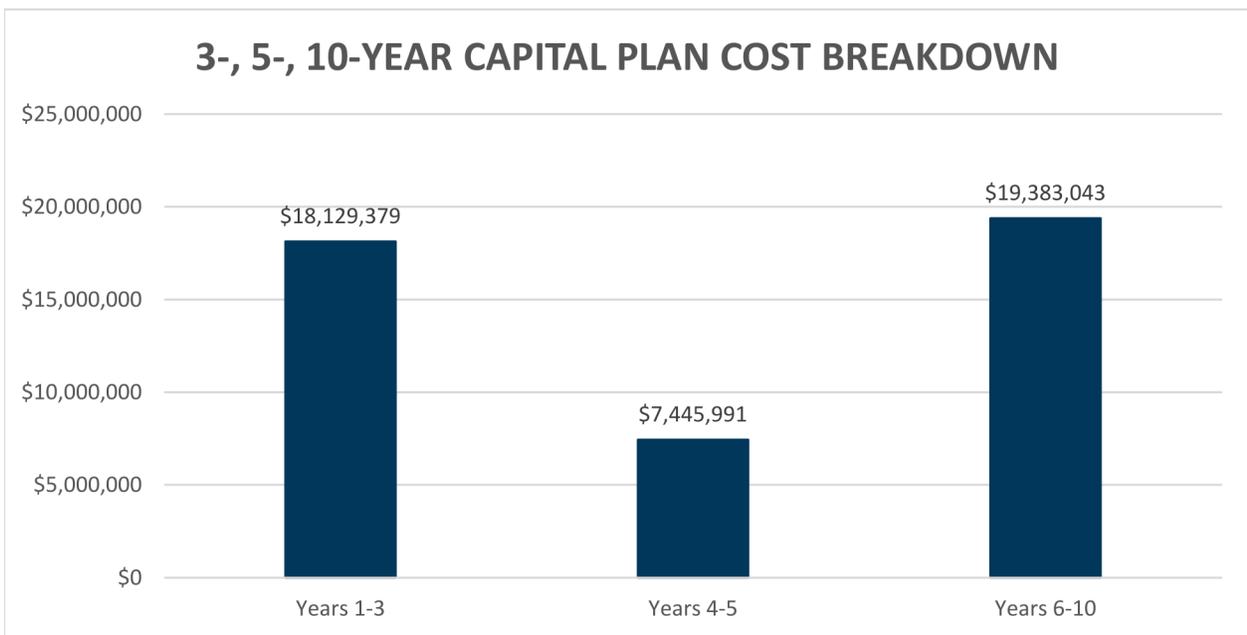
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on August 10, 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.



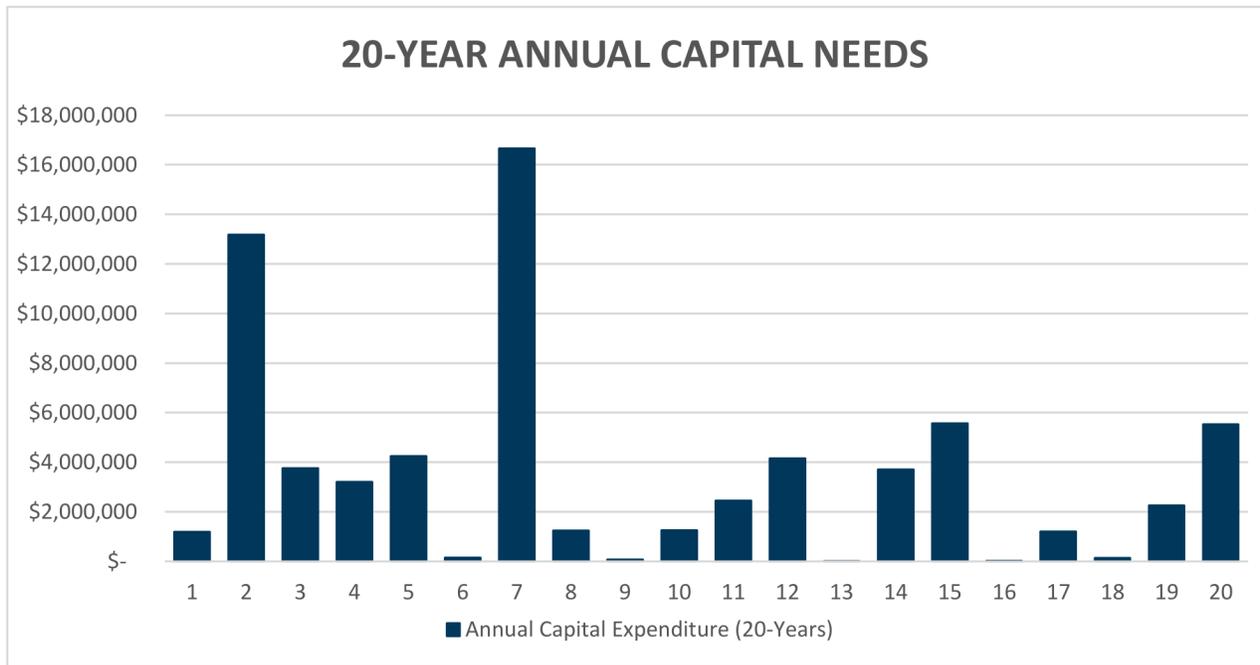
3-, 5-, 10-Year Capital Plan Cost Breakdown

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	\$1,994,080	\$3,835,559	\$0	\$0
B30 - Roofing	\$3,791,215	\$465,680	\$3,750,028	\$0
C10 - Int. Construction	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$6,404,870	\$0	\$4,139,178	\$1,138,475
D10 - Conveying	\$0	\$96,038	\$0	\$0
D20 - Plumbing	\$65,412	\$22,991	\$46,755	\$17,537
D30 - HVAC	\$4,272,796	\$8,608,170	\$3,724,852	\$3,167,982
D40 - Fire Suppression	\$0	\$5,816,682	\$0	\$0
D50 - Electrical	\$9,038,638	\$509,122	\$4,224,609	\$4,827,087
E10 - Equipment	\$0	\$28,801	\$0	\$0
Total:	\$13,376,846	\$15,081,804	\$7,996,216	\$8,012,606

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		

*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 Fort Collins HS is 1.01.

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 Fort Collins HS and describes the general condition observed based on the assessment. Specific findings and recommendations are detailed later in this report.

Exterior Enclosure

The original building was constructed in 1995. Subsequent renovations to the school were completed in 1996, 1997, 1999, 2001, 2006, 2008, and 2012. Exterior walls are primarily of brick, CMU, and metal clapboard panel construction. Windows are of the aluminum framed type. Exterior doors consist of hollow metal and storefront types. E [REDACTED]
[REDACTED]
[REDACTED]

Roofing

Original 1995 ballasted roofing is present on the majority of the building. Sections of EPDM were replaced in 2013. Metal flashing and skylights are original. The ballasted roofing is 8 years past expected useful life, and is expected to require replacement within three years.

Interior Construction and Finishes

The interior construction components of the building, including drywall and concrete masonry unit (CMU) walls are original. The interior doors are primarily of the wood and hollow metal type. All interior construction assets date to the 1995 original construction. Also, all interior finishes are original to the 1995 construction, with carpeting, VCT flooring, and hardwood flooring being well past expected useful life. [REDACTED]
[REDACTED]

Conveyance

A single passenger elevator is provided and serves the two floors of the building.

Electrical and Lighting

The building includes both 120/208V and 277/480V service. Electrical assets, including panelboards, transformers, MCCs, and the main switchboard date to 1995. Most of the VFDs have been replaced 2016-2023, but VFD-HWP-1 and VFD-HWP-3 are original and outdated. The back-up generator is original, needing replacement in 6 years. Emergency back-up lighting dates to 1995, as does the majority of the building's interior fluorescent lighting fixtures. Recommend replacement of the remaining fluorescent lighting fixtures with LED lighting fixtures in approximately 2 years. The fire alarm system and the security system were both updated in 2012.

HVAC Systems

HVAC assets include (18) air handling units, exhaust fans, duct heating units, cabinet unit heaters, and VAVs with Reheat Coils. During inspection a single hydronic chiller and an associated cooling tower were staged to be newly installed. The heating water system features three gas-fired boilers with associated circulation pumps. The boilers are expected to require replacement within 8 years, [REDACTED]. The BAS was updated in 2012.

Plumbing

Plumbing assets include three gas-fired water heater, backflow preventers, circulation pumps, a chemical treatment system, and one water filtration unit. Three of the BFPs are original and past expected life. [REDACTED]
[REDACTED]

Fire Suppression

The fire alarm system was updated in 2012. The wet fire sprinkler system dates to the 1995 original construction, but sprinkler heads were replaced in 2013. The Fire Protection System appears to be well maintained and updated per fire code requirements. No deficiencies were noted with this system.

Equipment

The Kitchen area is provided one walk-in cooler and one walk-in freezer with associated condensing units. Both units are original to the 1995 construction and are expected to require replacement in approximately 7 years.

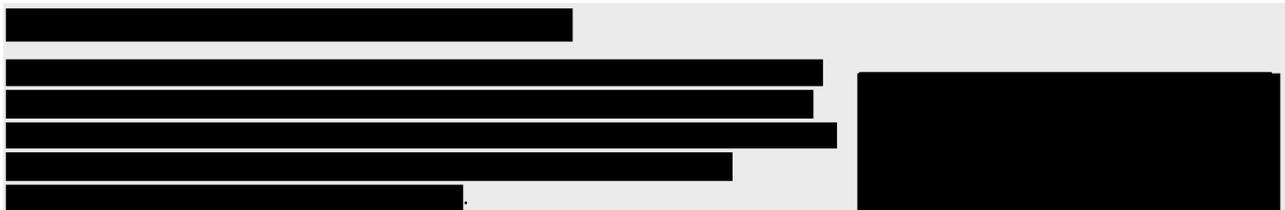
Condition Assessment

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.

Fort Collins HS



The following assets are included within this measure:

N/A

Priority Level:	1
Estimated Cost:	TBD
Remaining Life:	N/A

Condition Assessment

Replace BP-1, B-2, & BP-3

[REDACTED]
[REDACTED]

[REDACTED] All three pumps are original 5 Hp pumps that are 9 years past expected life. Significant rust and leakage were observed on all three pumps.

The following assets are included within this measure:

FCAID-200359, FCAID-200360, FCAID-200361



Priority Level: 2
Estimated Cost: \$35,700
Remaining Life: 1 Year

Replace VFD-HWP-1 & VFD-HWP-3

VFD-HWP-1 and VFD-HWP-3 are original 1995-built 20 Hp VFDs that are 8 years past expected life. VFD-HWP-2 was replaced in 2020 due to failure. Recommend that these VFDs be replaced at least prior to the 2024-2025 heating season if not before.



The following assets are included within this measure:

FCAID-200535, FCAID-200537

Priority Level: 2
Estimated Cost: \$14,200
Remaining Life: 2 Years

Condition Assessment

Replace Air Handling Units

Of the 18 original 1995-built AHUs there are 5 that [REDACTED] require replacement within two year's time: AHU-11, AHU-12, AHU-13, AHU-17, and AHU-18 (total cost to replace these 5 AHUs = \$2,239,650). AHUs 1-10, 14-16 are also original but were observed to have approximately 7 years of remaining life (total cost to replace these 13 AHUs = \$5,332,510). Replacement Cost below includes all 18 AHUs.



The following assets are included within this measure:

FCAID-200050 through FCAID-200067



Priority Level: 2
Estimated Cost: \$7,572,160
Remaining Life: 2-7 Years

Replace Fluorescent Interior Lighting

Though 28,655 SF of interior lighting space received an upgrade to LED fixtures in 2022 that vast majority (257,897 SF) of the building is served by original 1995 fluorescent fixtures. Recommend that interior fluorescent fixtures (now 8 years past expected life) be replaced with LED fixtures within two years.



The following assets are included within this measure:

FCAID-200448



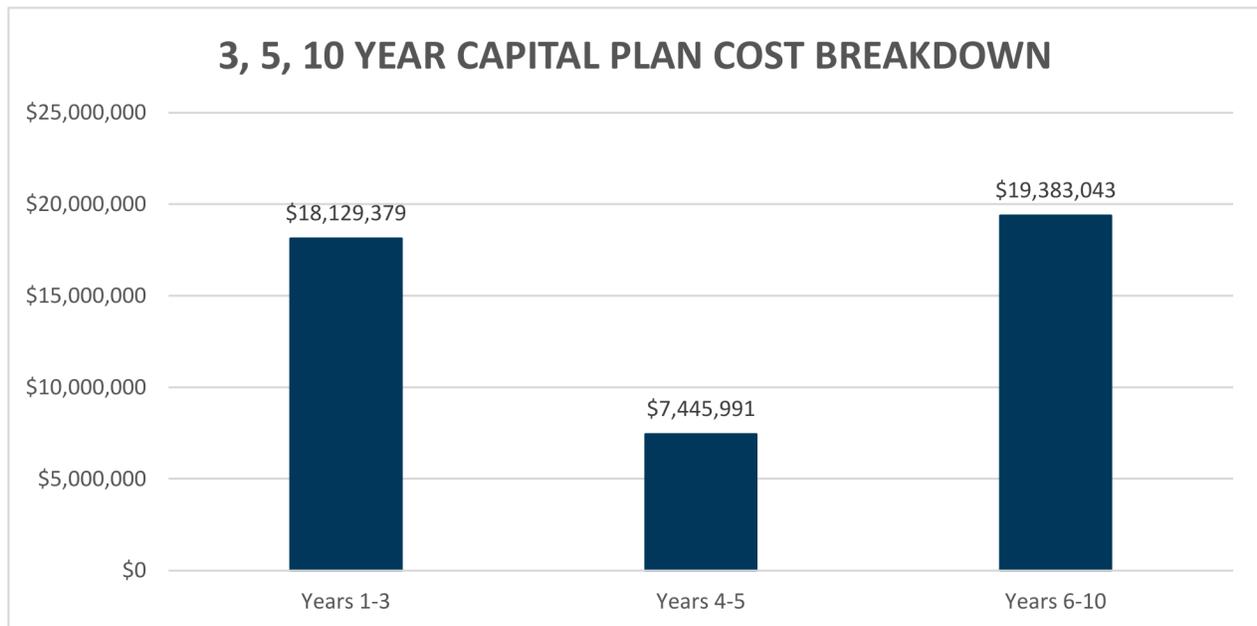
Priority Level: 3
Estimated Cost: \$3,868,460
Remaining Life: 2 Years

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.

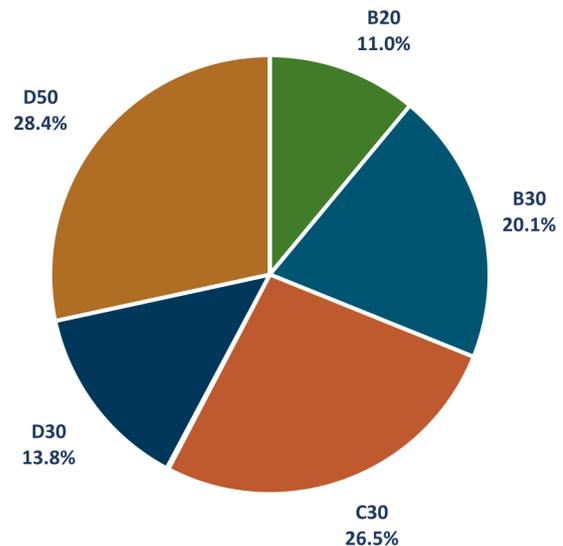
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	51	\$18,129,379
5-Year Plan	234	\$7,445,991
10-Year Plan	144	\$19,383,043
Total	429	\$44,958,413

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 \$18,129,379. The specific assets that will reach end of life in this period are listed in Appendix A.

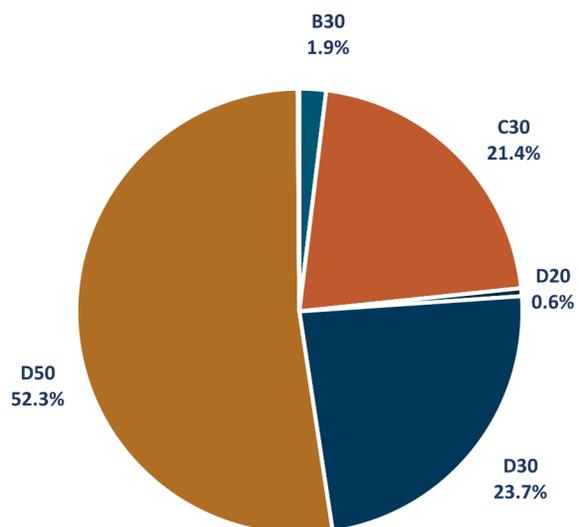
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$1,994,080	11%
B30 - Roofing	\$3,647,215	20%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$4,810,986	27%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$22,982	<1%
D30 - HVAC	\$2,508,766	14%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$5,145,350	28%
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 \$7,445,991. 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	\$144,000	2%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$1,593,884	21%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$42,430	1%
D30 - HVAC	\$1,764,030	24%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$3,893,288	52%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$8,359	<1%

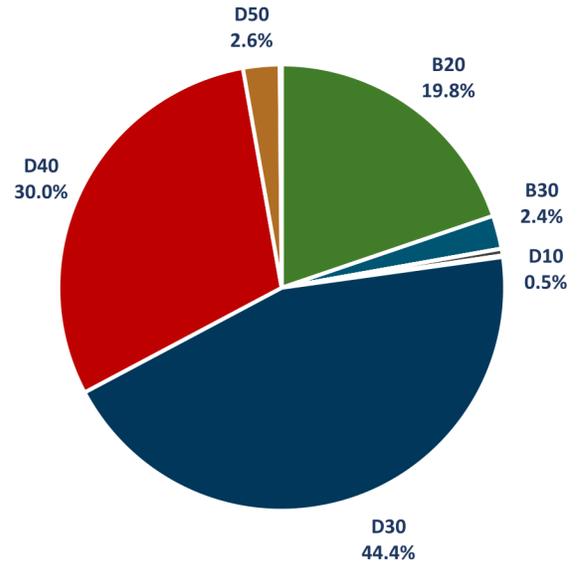


Condition Assessment

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 \$19,383,043. 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	\$3,835,559	20%
B30 - Roofing	\$465,680	2%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$0	0%
D10 - Conveying	\$96,038	<1%
D20 - Plumbing	\$22,991	<1%
D30 - HVAC	\$8,608,170	44%
D40 - Fire Protection	\$5,816,682	30%
D50 - Electrical	\$509,122	3%
E10 - Equipment	\$28,801	<1%
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.

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

Condition Assessment

PRIORITY SCORE SUMMARY - FORT COLLINS HS

		FORT COLLINS HS	
		BUILDING TYPE:	High School
		YEAR BUILT:	1995
		GROSS AREA (SF):	286,552
		DATE ASSESSED:	August 17, 2023
		PRIORITY SCORE:	18.8
SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE	
B20 - Ext. Enclosure	The original building was constructed in 1995. Subsequent renovations to the school were completed in 1996, 1997, 1999, 2001, 2006, 2008, and 2012. Exterior walls are primarily of brick, CMU, and metal clapboard panel construction. Windows are of the aluminum framed type. Exterior doors consist of hollow metal and storefront types [REDACTED]	16.5	
B30 - Roofing	Original 1995 ballasted roofing is present on the majority of the building. Sections of EPDM were replaced in 2013. Metal flashing and skylights are original. The ballasted roofing is 8 years past expected useful life, and is expected to require replacement within three years.	16.7	
C10 - Int. Construction	The interior construction components of the building, including drywall and concrete masonry unit (CMU) walls are original. The interior doors are primarily of the wood and hollow metal type. All interior construction assets date to the 1995 original construction. Also, all interior finishes are original to the 1995 construction, with carpeting, VCT flooring, and hardwood flooring being well past expected useful life. [REDACTED]	13.4	
C30 - Interior Finishes	[REDACTED]	18.2	
D20 - Plumbing	Plumbing assets include three gas-fired water heater, backflow preventers, circulation pumps, a chemical treatment system, and one water filtration unit. Three of the BFPs are original and past expected life. [REDACTED]	12.4	
D30 - HVAC	HVAC assets include (18) air handling units, exhaust fans, duct heating units, cabinet unit heaters, and VAVs with Reheat Coils. During inspection a single hydronic chiller and an associated cooling tower were staged to be newly installed. The heating water system features three gas-fired boilers with associated circulation pumps. The boilers are expected to require replacement within 8 years, [REDACTED]. The BAS was updated in 2012.	19.9	
D40 - Fire Suppression	The fire alarm system was updated in 2012. The wet fire sprinkler system dates to the 1995 original construction, but sprinkler heads were replaced in 2013. The Fire Protection System appears to be well maintained and updated per fire code requirements. No deficiencies were noted with this system.	22.0	
D50 - Electrical	The building includes both 120/208V and 277/480V service. Electrical assets, including panelboards, transformers, MCCs, and the main switchboard date to 1995. Most of the VFDs have been replaced 2016-2023, but VFD-HWP-1 and VFD-HWP-3 are original and outdated. The back-up generator is original, needing replacement in 6 years. Emergency back-up lighting dates to 1995, as does the majority of the building's interior fluorescent lighting fixtures. Recommend replacement of the remaining fluorescent lighting fixtures with LED lighting fixtures in approximately 2 years. The fire alarm system and the security system were both updated in 2012.	23.0	
E10 - Equipment	The Kitchen area is provided one walk-in cooler and one walk-in freezer with associated condensing units. Both units are original to the 1995 construction and are expected to require replacement in approximately 7 years.	15.0	

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.

FORT COLLINS HS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-200447	Emergency Back-Up Lighting	D50 - Electrical	1	\$1,146,210	28
FCAID-200448	Interior Lighting: Fluorescent	D50 - Electrical	2	\$3,868,460	27
FCAID-200052	AHU-11	D30 - HVAC	2	\$319,950	26
FCAID-200058	AHU-17	D30 - HVAC	2	\$639,900	26
FCAID-200054	AHU-13	D30 - HVAC	2	\$319,950	26
FCAID-200053	AHU-12	D30 - HVAC	2	\$319,950	26
FCAID-200059	AHU-18	D30 - HVAC	2	\$639,900	26
FCAID-200028	Interior Floor Finish: Carpet	C30 - Int. Finishes	2	\$2,990,230	19
FCAID-200032	Interior Floor Finish: Hardwood Floor	C30 - Int. Finishes	2	\$454,850	19
FCAID-200030	Interior Floor Finish: Ceramic tile flooring	C30 - Int. Finishes	2	\$797,130	19
FCAID-200359	BP-1	D30 - HVAC	1	\$11,900	18
FCAID-200006	Exterior Walls: Brick - 1995	B20 - Ext. Enclosure	2	\$1,936,000	18
FCAID-200361	BP-3	D30 - HVAC	1	\$11,900	18
FCAID-200360	BP-2	D30 - HVAC	1	\$11,900	18
FCAID-200031	Interior Floor Finish: Vinyl Tile Flooring	C30 - Int. Finishes	2	\$254,610	18
FCAID-200084	CHWP-29-AHU-16 CHW Coil	D30 - HVAC	1	\$9,710	18
FCAID-200014	Roofing: Ballasted	B30 - Roofing	3	\$3,437,850	18
FCAID-200364	HWP-11-AHU-7 HW Coil	D30 - HVAC	2	\$4,630	17
FCAID-200085	CHWP-2-AHU-1 CHW Coil	D30 - HVAC	2	\$6,560	17
FCAID-200369	HWP-28-AHU-16 HW Coil	D30 - HVAC	2	\$6,690	17
FCAID-200029	Interior Floor Finish: Sealed Concrete Floor	C30 - Int. Finishes	2	\$101,880	17
FCAID-200363	HWP-10-AHU-6 HW Coil	D30 - HVAC	2	\$6,690	17
FCAID-200086	CHWP-3-AHU-3 CHW Coil	D30 - HVAC	2	\$6,690	17
FCAID-200097	CU-2-Stage	D30 - HVAC	3	\$25,130	17
FCAID-200096	CU-1-Stage	D30 - HVAC	3	\$10,050	16
FCAID-200373	HWP-6-AHU-4 HW Coil	D30 - HVAC	3	\$6,560	15

FCAID-200048	Chemical Treatment System	D20 - Plumbing	2	\$5,530	15
FCAID-200027	Interior Floor Finish: Athletic Flooring	C30 - Int. Finishes	2	\$72,160	15
FCAID-200367	HWP-24-AHU-14 HW Coil	D30 - HVAC	3	\$6,560	15
FCAID-200049	Water Filter- HWS	D20 - Plumbing	2	\$9,590	15
FCAID-200372	HWP-5-AHU-2 HW Coil	D30 - HVAC	3	\$6,690	15
FCAID-200371	HWP-4-AHU-3 HW Coil	D30 - HVAC	3	\$6,560	15
FCAID-200037	BFP-Fire Sprinklers	D20 - Plumbing	2	\$800	14
FCAID-200535	VFD-HWP-1	D50 - Electrical	2	\$7,100	14
FCAID-200038	BFP-Kitchen	D20 - Plumbing	2	\$400	14
FCAID-200034	BFP-AHU-2 EVAP	D20 - Plumbing	2	\$400	14
FCAID-200537	VFD-HWP-3	D50 - Electrical	2	\$7,100	14
FCAID-200390	UH-Gym 3 Mech-2	D30 - HVAC	3	\$3,520	13
FCAID-200041	DHWCP-2	D20 - Plumbing	3	\$4,630	13
FCAID-200069	AS-2	D30 - HVAC	2	\$17,420	13
FCAID-200384	UH-B09-2	D30 - HVAC	3	\$3,520	13
FCAID-200389	UH-Gym 3 Mech-1	D30 - HVAC	3	\$3,520	13
FCAID-200385	UH-D201-1	D30 - HVAC	3	\$3,520	13
FCAID-200391	UH-Mech U13	D30 - HVAC	3	\$3,520	13
FCAID-200386	UH-D201-2	D30 - HVAC	3	\$3,520	13
FCAID-200381	UH-B06-1	D30 - HVAC	3	\$3,520	13
FCAID-200387	UH-Dock-1	D30 - HVAC	3	\$3,520	13
FCAID-200383	UH-B09-1	D30 - HVAC	3	\$3,520	13
FCAID-200388	UH-Dock-2	D30 - HVAC	3	\$3,520	13
FCAID-200382	UH-B06-2	D30 - HVAC	3	\$3,520	13
FCAID-200039	BFP-Main DCW	D20 - Plumbing	3	\$800	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.

FORT COLLINS HS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-200446	Fire Alarm System	D50 - Electrical	5	\$2,292,420	22
FCAID-200505	Security System	D50 - Electrical	5	\$1,146,210	20
FCAID-200026	Interior Ceiling Finish: Acoustic Tile Ceiling	C30 - Int. Finishes	4	\$1,458,630	16
FCAID-200015	Roofing: Metal Flashing	B30 - Roofing	4	\$113,400	16
FCAID-200227	RHC-J36B	D30 - HVAC	4	\$6,460	15
FCAID-200194	RHC-F212	D30 - HVAC	4	\$6,460	15
FCAID-200178	RHC-F029	D30 - HVAC	4	\$6,460	15
FCAID-200100	RHC-A25B	D30 - HVAC	4	\$6,460	15
FCAID-200211	RHC-H13	D30 - HVAC	4	\$6,460	15
FCAID-200101	RHC-A26	D30 - HVAC	4	\$6,460	15
FCAID-200170	RHC-F024	D30 - HVAC	4	\$6,460	15
FCAID-200102	RHC-B01	D30 - HVAC	4	\$6,460	15
FCAID-200186	RHC-F203	D30 - HVAC	4	\$6,460	15
FCAID-200103	RHC-B02	D30 - HVAC	4	\$6,460	15
FCAID-200203	RHC-F241	D30 - HVAC	4	\$6,460	15
FCAID-200104	RHC-B03	D30 - HVAC	4	\$6,460	15
FCAID-200219	RHC-J21	D30 - HVAC	4	\$6,460	15
FCAID-200105	RHC-C13A	D30 - HVAC	4	\$6,460	15
FCAID-200235	RHC-J44A	D30 - HVAC	4	\$6,460	15
FCAID-200106	RHC-C13B	D30 - HVAC	4	\$6,460	15
FCAID-200174	RHC-F026D	D30 - HVAC	4	\$6,460	15
FCAID-200107	RHC-C17	D30 - HVAC	4	\$6,460	15
FCAID-200182	RHC-F033	D30 - HVAC	4	\$6,460	15
FCAID-200108	RHC-C21	D30 - HVAC	4	\$6,460	15
FCAID-200190	RHC-F207	D30 - HVAC	4	\$6,460	15

FCAID-200109	RHC-C24	D30 - HVAC	4	\$6,460	15
FCAID-200199	RHC-F227	D30 - HVAC	4	\$6,460	15
FCAID-200110	RHCC-A01	D30 - HVAC	4	\$6,460	15
FCAID-200207	RHC-H02	D30 - HVAC	4	\$6,460	15
FCAID-200111	RHCC-A02	D30 - HVAC	4	\$6,460	15
FCAID-200215	RHC-H22	D30 - HVAC	4	\$6,460	15
FCAID-200112	RHCC-A03	D30 - HVAC	4	\$6,460	15
FCAID-200223	RHC-J31	D30 - HVAC	4	\$6,460	15
FCAID-200113	RHCC-A04	D30 - HVAC	4	\$6,460	15
FCAID-200231	RHC-J39	D30 - HVAC	4	\$6,460	15
FCAID-200114	RHCC-A05	D30 - HVAC	4	\$6,460	15
FCAID-200366	HWP-2	D30 - HVAC	5	\$24,640	15
FCAID-200115	RHCC-A06	D30 - HVAC	4	\$6,460	15
FCAID-200172	RHC-F026B	D30 - HVAC	4	\$6,460	15
FCAID-200116	RHCC-A07	D30 - HVAC	4	\$6,460	15
FCAID-200176	RHC-F027B	D30 - HVAC	4	\$6,460	15
FCAID-200117	RHCC-A08	D30 - HVAC	4	\$6,460	15
FCAID-200180	RHC-F031	D30 - HVAC	4	\$6,460	15
FCAID-200118	RHCC-A09	D30 - HVAC	4	\$6,460	15
FCAID-200184	RHC-F039	D30 - HVAC	4	\$6,460	15
FCAID-200119	RHCC-A10	D30 - HVAC	4	\$6,460	15
FCAID-200188	RHC-F205	D30 - HVAC	4	\$6,460	15
FCAID-200120	RHCC-A11	D30 - HVAC	4	\$6,460	15
FCAID-200192	RHC-F209	D30 - HVAC	4	\$6,460	15
FCAID-200121	RHCC-A12	D30 - HVAC	4	\$6,460	15
FCAID-200196	RHC-F222	D30 - HVAC	4	\$6,460	15
FCAID-200122	RHCC-A14	D30 - HVAC	4	\$6,460	15
FCAID-200201	RHC-F230	D30 - HVAC	4	\$6,460	15
FCAID-200123	RHCC-A22A	D30 - HVAC	4	\$6,460	15
FCAID-200205	RHC-F243B	D30 - HVAC	4	\$6,460	15
FCAID-200124	RHCC-A22B	D30 - HVAC	4	\$6,460	15
FCAID-200209	RHC-H06	D30 - HVAC	4	\$6,460	15
FCAID-200125	RHC-E02	D30 - HVAC	4	\$6,460	15
FCAID-200213	RHC-H18	D30 - HVAC	4	\$6,460	15
FCAID-200126	RHC-E03	D30 - HVAC	4	\$6,460	15
FCAID-200217	RHC-H27	D30 - HVAC	4	\$6,460	15
FCAID-200127	RHC-E04	D30 - HVAC	4	\$6,460	15
FCAID-200221	RHC-J24	D30 - HVAC	4	\$6,460	15
FCAID-200128	RHC-E05	D30 - HVAC	4	\$6,460	15
FCAID-200225	RHC-J34	D30 - HVAC	4	\$6,460	15
FCAID-200129	RHC-E06	D30 - HVAC	4	\$6,460	15
FCAID-200229	RHC-J37	D30 - HVAC	4	\$6,460	15
FCAID-200130	RHC-E07	D30 - HVAC	4	\$6,460	15
FCAID-200233	RHC-J42	D30 - HVAC	4	\$6,460	15
FCAID-200131	RHC-E08	D30 - HVAC	4	\$6,460	15
FCAID-200237	RHC-J49	D30 - HVAC	4	\$6,460	15
FCAID-200132	RHC-E09	D30 - HVAC	4	\$6,460	15

FCAID-200169	RHC-F014	D30 - HVAC	4	\$6,460	15
FCAID-200133	RHC-E202	D30 - HVAC	4	\$6,460	15
FCAID-200171	RHC-F026A	D30 - HVAC	4	\$6,460	15
FCAID-200134	RHC-E203	D30 - HVAC	4	\$6,460	15
FCAID-200173	RHC-F026C	D30 - HVAC	4	\$6,460	15
FCAID-200135	RHC-E204	D30 - HVAC	4	\$6,460	15
FCAID-200175	RHC-F027A	D30 - HVAC	4	\$6,460	15
FCAID-200136	RHC-E205	D30 - HVAC	4	\$6,460	15
FCAID-200177	RHC-F028	D30 - HVAC	4	\$6,460	15
FCAID-200137	RHC-E206	D30 - HVAC	4	\$6,460	15
FCAID-200179	RHC-F030	D30 - HVAC	4	\$6,460	15
FCAID-200138	RHC-E207	D30 - HVAC	4	\$6,460	15
FCAID-200181	RHC-F032	D30 - HVAC	4	\$6,460	15
FCAID-200139	RHC-E208	D30 - HVAC	4	\$6,460	15
FCAID-200183	RHC-F037	D30 - HVAC	4	\$6,460	15
FCAID-200140	RHC-E209	D30 - HVAC	4	\$6,460	15
FCAID-200185	RHC-F202	D30 - HVAC	4	\$6,460	15
FCAID-200141	RHC-E224	D30 - HVAC	4	\$6,460	15
FCAID-200187	RHC-F204	D30 - HVAC	4	\$6,460	15
FCAID-200142	RHC-E225E	D30 - HVAC	4	\$6,460	15
FCAID-200189	RHC-F206	D30 - HVAC	4	\$6,460	15
FCAID-200143	RHC-E225W	D30 - HVAC	4	\$6,460	15
FCAID-200191	RHC-F208	D30 - HVAC	4	\$6,460	15
FCAID-200144	RHC-E226	D30 - HVAC	4	\$6,460	15
FCAID-200193	RHC-F211	D30 - HVAC	4	\$6,460	15
FCAID-200145	RHC-E228	D30 - HVAC	4	\$6,460	15
FCAID-200195	RHC-F221	D30 - HVAC	4	\$6,460	15
FCAID-200146	RHC-E229	D30 - HVAC	4	\$6,460	15
FCAID-200198	RHC-F224	D30 - HVAC	4	\$6,460	15
FCAID-200147	RHC-E230	D30 - HVAC	4	\$6,460	15
FCAID-200200	RHC-F229	D30 - HVAC	4	\$6,460	15
FCAID-200148	RHC-E231	D30 - HVAC	4	\$6,460	15
FCAID-200202	RHC-F234A	D30 - HVAC	4	\$6,460	15
FCAID-200149	RHC-E26	D30 - HVAC	4	\$6,460	15
FCAID-200204	RHC-F242	D30 - HVAC	4	\$6,460	15
FCAID-200150	RHC-E27A	D30 - HVAC	4	\$6,460	15
FCAID-200206	RHC-F246	D30 - HVAC	4	\$6,460	15
FCAID-200151	RHC-E27B	D30 - HVAC	4	\$6,460	15
FCAID-200208	RHC-H04	D30 - HVAC	4	\$6,460	15
FCAID-200152	RHC-E28A	D30 - HVAC	4	\$6,460	15
FCAID-200210	RHC-H10	D30 - HVAC	4	\$6,460	15
FCAID-200153	RHC-E28B	D30 - HVAC	4	\$6,460	15
FCAID-200212	RHC-H16	D30 - HVAC	4	\$6,460	15
FCAID-200154	RHC-E30	D30 - HVAC	4	\$6,460	15
FCAID-200214	RHC-H21	D30 - HVAC	4	\$6,460	15
FCAID-200155	RHC-E31	D30 - HVAC	4	\$6,460	15
FCAID-200216	RHC-H23	D30 - HVAC	4	\$6,460	15

FCAID-200156	RHC-E33	D30 - HVAC	4	\$6,460	15
FCAID-200218	RHC-H28	D30 - HVAC	4	\$6,460	15
FCAID-200157	RHC-E34	D30 - HVAC	4	\$6,460	15
FCAID-200220	RHC-J22	D30 - HVAC	4	\$6,460	15
FCAID-200158	RHC-E35	D30 - HVAC	4	\$6,460	15
FCAID-200222	RHC-J27	D30 - HVAC	4	\$6,460	15
FCAID-200159	RHC-E36	D30 - HVAC	4	\$6,460	15
FCAID-200224	RHC-J32	D30 - HVAC	4	\$6,460	15
FCAID-200160	RHC-F002	D30 - HVAC	4	\$6,460	15
FCAID-200226	RHC-J36A	D30 - HVAC	4	\$6,460	15
FCAID-200161	RHC-F003	D30 - HVAC	4	\$6,460	15
FCAID-200228	RHC-J36C	D30 - HVAC	4	\$6,460	15
FCAID-200162	RHC-F005	D30 - HVAC	4	\$6,460	15
FCAID-200230	RHC-J38	D30 - HVAC	4	\$6,460	15
FCAID-200163	RHC-F006	D30 - HVAC	4	\$6,460	15
FCAID-200232	RHC-J41	D30 - HVAC	4	\$6,460	15
FCAID-200164	RHC-F007	D30 - HVAC	4	\$6,460	15
FCAID-200234	RHC-J43	D30 - HVAC	4	\$6,460	15
FCAID-200165	RHC-F008	D30 - HVAC	4	\$6,460	15
FCAID-200236	RHC-J44B	D30 - HVAC	4	\$6,460	15
FCAID-200166	RHC-F009	D30 - HVAC	4	\$6,460	15
FCAID-200362	HWP-1	D30 - HVAC	5	\$24,640	15
FCAID-200370	HWP-3	D30 - HVAC	5	\$24,640	15
FCAID-200099	RHC-A25A	D30 - HVAC	4	\$6,460	15
FCAID-200095	CU-1	D30 - HVAC	5	\$10,050	15
FCAID-200168	RHC-F013	D30 - HVAC	4	\$6,460	15
FCAID-200167	RHC-F011	D30 - HVAC	4	\$6,460	15
FCAID-200197	RHC-F223	D30 - HVAC	4	\$6,460	15
FCAID-200080	CUH-9	D30 - HVAC	4	\$6,610	14
FCAID-200253	EF-27	D30 - HVAC	4	\$8,190	14
FCAID-200251	EF-25	D30 - HVAC	4	\$9,590	14
FCAID-200072	CUH-1	D30 - HVAC	4	\$6,610	14
FCAID-200365	HWP-1-AHU-1 HW Coil	D30 - HVAC	5	\$6,560	14
FCAID-200073	CUH-2	D30 - HVAC	4	\$6,610	14
FCAID-200250	EF-24	D30 - HVAC	4	\$8,660	14
FCAID-200074	CUH-3	D30 - HVAC	4	\$6,610	14
FCAID-200252	EF-26	D30 - HVAC	4	\$12,980	14
FCAID-200075	CUH-4	D30 - HVAC	4	\$6,610	14
FCAID-200078	CUH-7	D30 - HVAC	4	\$6,610	14
FCAID-200076	CUH-5	D30 - HVAC	4	\$6,610	14
FCAID-200079	CUH-8	D30 - HVAC	4	\$6,610	14
FCAID-200077	CUH-6	D30 - HVAC	4	\$6,610	14
FCAID-200374	HWP-8-AHU-5 HW Coil	D30 - HVAC	5	\$6,690	14
FCAID-200249	EF-23	D30 - HVAC	4	\$8,660	14
FCAID-200016	Roofing: Roof Ladder	B30 - Roofing	4	\$8,750	14
FCAID-200421	VAV-G034	D30 - HVAC	4	\$6,460	13
FCAID-200437	VAV-G235	D30 - HVAC	4	\$6,460	13

FCAID-200429	VAV-G215	D30 - HVAC	4	\$6,460	13
FCAID-200246	EF-20	D30 - HVAC	5	\$8,660	13
FCAID-200417	VAV-G030	D30 - HVAC	4	\$6,460	13
FCAID-200044	GWH-1	D20 - Plumbing	5	\$10,610	13
FCAID-200425	VAV-G208	D30 - HVAC	4	\$6,460	13
FCAID-200392	VAV-F214	D30 - HVAC	4	\$6,460	13
FCAID-200433	VAV-G229W	D30 - HVAC	4	\$6,460	13
FCAID-200393	VAV-F215	D30 - HVAC	4	\$6,460	13
FCAID-200441	VAV-G238	D30 - HVAC	4	\$6,460	13
FCAID-200394	VAV-F216	D30 - HVAC	4	\$6,460	13
FCAID-200419	VAV-G032	D30 - HVAC	4	\$6,460	13
FCAID-200395	VAV-F217	D30 - HVAC	4	\$6,460	13
FCAID-200423	VAV-G205	D30 - HVAC	4	\$6,460	13
FCAID-200396	VAV-F218	D30 - HVAC	4	\$6,460	13
FCAID-200427	VAV-G211	D30 - HVAC	4	\$6,460	13
FCAID-200397	VAV-F219	D30 - HVAC	4	\$6,460	13
FCAID-200431	VAV-G228	D30 - HVAC	4	\$6,460	13
FCAID-200398	VAV-F220	D30 - HVAC	4	\$6,460	13
FCAID-200435	VAV-G233	D30 - HVAC	4	\$6,460	13
FCAID-200399	VAV-G002	D30 - HVAC	4	\$6,460	13
FCAID-200439	VAV-G236W	D30 - HVAC	4	\$6,460	13
FCAID-200400	VAV-G003	D30 - HVAC	4	\$6,460	13
FCAID-200416	VAV-G029	D30 - HVAC	4	\$6,460	13
FCAID-200401	VAV-G004	D30 - HVAC	4	\$6,460	13
FCAID-200418	VAV-G031	D30 - HVAC	4	\$6,460	13
FCAID-200402	VAV-G006	D30 - HVAC	4	\$6,460	13
FCAID-200420	VAV-G033	D30 - HVAC	4	\$6,460	13
FCAID-200403	VAV-G008	D30 - HVAC	4	\$6,460	13
FCAID-200422	VAV-G202	D30 - HVAC	4	\$6,460	13
FCAID-200404	VAV-G009	D30 - HVAC	4	\$6,460	13
FCAID-200424	VAV-G207	D30 - HVAC	4	\$6,460	13
FCAID-200405	VAV-G010	D30 - HVAC	4	\$6,460	13
FCAID-200426	VAV-G210	D30 - HVAC	4	\$6,460	13
FCAID-200442	VAV-G239	D30 - HVAC	4	\$6,460	13
FCAID-200428	VAV-G213	D30 - HVAC	4	\$6,460	13
FCAID-200407	VAV-G021	D30 - HVAC	4	\$6,460	13
FCAID-200430	VAV-G227	D30 - HVAC	4	\$6,460	13
FCAID-200408	VAV-G022E	D30 - HVAC	4	\$6,460	13
FCAID-200432	VAV-G229E	D30 - HVAC	4	\$6,460	13
FCAID-200410	VAV-G023I	D30 - HVAC	4	\$6,460	13
FCAID-200434	VAV-G232	D30 - HVAC	4	\$6,460	13
FCAID-200411	VAV-G023X	D30 - HVAC	4	\$6,460	13
FCAID-200436	VAV-G234	D30 - HVAC	4	\$6,460	13
FCAID-200412	VAV-G025	D30 - HVAC	4	\$6,460	13
FCAID-200438	VAV-G236E	D30 - HVAC	4	\$6,460	13
FCAID-200413	VAV-G026	D30 - HVAC	4	\$6,460	13
FCAID-200440	VAV-G237	D30 - HVAC	4	\$6,460	13

FCAID-200414	VAV-G027	D30 - HVAC	4	\$6,460	13
FCAID-200045	GWH-2	D20 - Plumbing	5	\$10,610	13
FCAID-200415	VAV-G028	D30 - HVAC	4	\$6,460	13
FCAID-200406	VAV-G020	D30 - HVAC	4	\$6,460	13
FCAID-200409	VAV-G022W	D30 - HVAC	4	\$6,460	13
FCAID-200512	Surge Protector - U1	D50 - Electrical	4	\$3,850	12
FCAID-200511	Surge Protector - MSB	D50 - Electrical	4	\$3,850	12
FCAID-200036	BFP-Cooling Tower Makeup	D20 - Plumbing	4	\$400	12
FCAID-200444	ATS-1	D50 - Electrical	5	\$13,030	12
FCAID-200541	Electric Meter - HK2-1	G40 - Site Electric	4	\$1,530	11
FCAID-200043	ST-1	D20 - Plumbing	5	\$16,090	11
FCAID-200543	Electric Meter - HK4	G40 - Site Electric	4	\$1,530	11
FCAID-200346	ET-CHWS-2	D30 - HVAC	5	\$33,070	11
FCAID-200540	Electric Meter - HK1	G40 - Site Electric	4	\$1,530	11
FCAID-200544	Electric Meter - MSB	G40 - Site Electric	4	\$1,530	11
FCAID-200542	Electric Meter - HK2-2	G40 - Site Electric	4	\$1,530	11
FCAID-200349	ET-HWS-2	D30 - HVAC	5	\$33,070	11
FCAID-200345	ET-CHWS-1	D30 - HVAC	5	\$33,070	11
FCAID-200350	ET-HWS-3	D30 - HVAC	5	\$33,070	11
FCAID-200348	ET-HWS-1	D30 - HVAC	5	\$33,070	11
FCAID-200012	Roofing: Roof Hatch	B30 - Roofing	5	\$9,350	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.

FORT COLLINS HS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-200066	AHU-8	D30 - HVAC	7	\$853,200	24
FCAID-200067	AHU-9	D30 - HVAC	7	\$426,600	23
FCAID-200062	AHU-4	D30 - HVAC	7	\$426,600	23
FCAID-200352	Boiler-2	D30 - HVAC	8	\$332,530	23
FCAID-200055	AHU-14	D30 - HVAC	7	\$533,250	23
FCAID-200051	AHU-10	D30 - HVAC	7	\$319,950	23
FCAID-200063	AHU-5	D30 - HVAC	7	\$639,900	23
FCAID-200056	AHU-15	D30 - HVAC	7	\$533,250	23
FCAID-200351	Boiler-1	D30 - HVAC	8	\$332,530	23
FCAID-200057	AHU-16	D30 - HVAC	7	\$639,900	23
FCAID-200353	Boiler-3	D30 - HVAC	8	\$332,530	23
FCAID-200060	AHU-2	D30 - HVAC	7	\$213,300	23
FCAID-200061	AHU-3	D30 - HVAC	7	\$319,950	23
FCAID-200064	AHU-6	D30 - HVAC	7	\$159,980	22
FCAID-200443	Wet Fire Sprinkler System	D40 - Fire Prot.	7	\$4,871,380	22
FCAID-200050	AHU-1	D30 - HVAC	7	\$159,980	22
FCAID-200065	AHU-7	D30 - HVAC	7	\$106,650	20
FCAID-200445	Back-Up Generator	D50 - Electrical	6	\$119,630	17
FCAID-200013	Roofing: Skylights	B30 - Roofing	7	\$390,000	17
FCAID-200010	Exterior Windows: Aluminum Framed	B20 - Ext. Enclosure	7	\$2,223,000	17
FCAID-200377	RTU-Comm/Data	D30 - HVAC	7	\$35,380	17
FCAID-200004	Exterior Doors: Storefront, Double	B20 - Ext. Enclosure	7	\$426,560	16
FCAID-200378	RTU-Training Room	D30 - HVAC	9	\$31,160	16
FCAID-200510	Main Switchboard MSB - Section 5 of 5	D50 - Electrical	10	\$56,450	15
FCAID-200507	Main Switchboard MSB - Section 2 of 5	D50 - Electrical	10	\$57,280	15

FCAID-200506	Main Switchboard MSB - Section 1 of 5	D50 - Electrical	10	\$57,280	15
FCAID-200508	Main Switchboard MSB - Section 3 of 5	D50 - Electrical	10	\$56,450	15
FCAID-200033	Elevator-1	D10 - Conveying	7	\$80,430	15
FCAID-200509	Main Switchboard MSB - Section 4 of 5	D50 - Electrical	10	\$56,450	15
FCAID-200003	Exterior Windows: Translucent Panels	B20 - Ext. Enclosure	7	\$327,600	15
FCAID-200538	Walk-In Cooler	E10 - Equipment	7	\$12,060	15
FCAID-200539	Walk-In Freezer	E10 - Equipment	7	\$12,060	15
FCAID-200008	Exterior Doors: Hollow Metal, Double	B20 - Ext. Enclosure	7	\$119,040	14
FCAID-200087	CHWP-7-AHU-4 CHW Coil	D30 - HVAC	7	\$8,240	14
FCAID-200376	HWP-AHU-9-HW Coil	D30 - HVAC	6	\$6,690	14
FCAID-200009	Exterior Doors: Hollow Metal, Single	B20 - Ext. Enclosure	7	\$76,340	13
FCAID-200005	Exterior Doors: Storefront, Single	B20 - Ext. Enclosure	7	\$39,680	13
FCAID-200375	HWP-AHU-8-HW Coil	D30 - HVAC	9	\$11,720	13
FCAID-200089	CHWP-AHU-8-CHW Coil	D30 - HVAC	9	\$9,710	13
FCAID-200090	CHWP-AHU-9-CHW Coil	D30 - HVAC	9	\$8,300	13
FCAID-200380	SF-2	D30 - HVAC	10	\$6,710	13
FCAID-200379	SF-1	D30 - HVAC	10	\$6,710	13
FCAID-200046	GWH-3	D20 - Plumbing	8	\$10,610	12
FCAID-200326	RH-Large-33	D30 - HVAC	10	\$5,430	11
FCAID-200310	RH-Large-19	D30 - HVAC	10	\$5,430	11
FCAID-200257	EF-32	D30 - HVAC	10	\$8,660	11
FCAID-200263	EF-4	D30 - HVAC	10	\$9,590	11
FCAID-200318	RH-Large-26	D30 - HVAC	10	\$5,430	11
FCAID-200264	EF-42	D30 - HVAC	10	\$6,710	11
FCAID-200334	RH-Large-6	D30 - HVAC	10	\$5,430	11
FCAID-200265	EF-43	D30 - HVAC	10	\$8,660	11
FCAID-200306	RH-Large-15	D30 - HVAC	10	\$5,430	11
FCAID-200266	EF-44	D30 - HVAC	10	\$8,660	11
FCAID-200314	RH-Large-22	D30 - HVAC	10	\$5,430	11
FCAID-200267	EF-45	D30 - HVAC	10	\$6,710	11
FCAID-200322	RH-Large-3	D30 - HVAC	10	\$5,430	11
FCAID-200268	EF-46	D30 - HVAC	10	\$6,710	11
FCAID-200330	RH-Large-37	D30 - HVAC	10	\$5,430	11
FCAID-200269	EF-47	D30 - HVAC	10	\$6,710	11
FCAID-200338	RH-Small-1	D30 - HVAC	10	\$5,430	11
FCAID-200270	EF-48	D30 - HVAC	10	\$6,710	11
FCAID-200261	EF-36	D30 - HVAC	10	\$8,660	11
FCAID-200271	EF-49	D30 - HVAC	10	\$6,710	11
FCAID-200308	RH-Large-17	D30 - HVAC	10	\$5,430	11
FCAID-200272	EF-5	D30 - HVAC	10	\$8,660	11
FCAID-200312	RH-Large-20	D30 - HVAC	10	\$5,430	11
FCAID-200273	EF-50	D30 - HVAC	10	\$6,710	11
FCAID-200316	RH-Large-24	D30 - HVAC	10	\$5,430	11
FCAID-200274	EF-51	D30 - HVAC	10	\$8,190	11
FCAID-200320	RH-Large-28	D30 - HVAC	10	\$5,430	11
FCAID-200275	EF-52	D30 - HVAC	10	\$8,660	11
FCAID-200324	RH-Large-31	D30 - HVAC	10	\$5,430	11

FCAID-200276	EF-53	D30 - HVAC	10	\$8,660	11
FCAID-200328	RH-Large-35	D30 - HVAC	10	\$5,430	11
FCAID-200277	EF-54	D30 - HVAC	10	\$8,660	11
FCAID-200332	RH-Large-4	D30 - HVAC	10	\$5,430	11
FCAID-200278	EF-55	D30 - HVAC	10	\$8,660	11
FCAID-200336	RH-Large-8	D30 - HVAC	10	\$5,430	11
FCAID-200279	EF-56	D30 - HVAC	10	\$8,190	11
FCAID-200262	EF-37	D30 - HVAC	10	\$6,710	11
FCAID-200340	RH-Small-3	D30 - HVAC	10	\$5,430	11
FCAID-200280	EF-57	D30 - HVAC	10	\$8,660	11
FCAID-200259	EF-34	D30 - HVAC	10	\$5,550	11
FCAID-200281	EF-59	D30 - HVAC	10	\$8,660	11
FCAID-200305	RH-Large-14	D30 - HVAC	10	\$5,430	11
FCAID-200282	EF-6	D30 - HVAC	10	\$8,660	11
FCAID-200307	RH-Large-16	D30 - HVAC	10	\$5,430	11
FCAID-200283	EF-60	D30 - HVAC	10	\$6,710	11
FCAID-200309	RH-Large-18	D30 - HVAC	10	\$5,430	11
FCAID-200284	EF-61	D30 - HVAC	10	\$8,660	11
FCAID-200311	RH-Large-2	D30 - HVAC	10	\$5,430	11
FCAID-200285	EF-62	D30 - HVAC	10	\$6,710	11
FCAID-200313	RH-Large-21	D30 - HVAC	10	\$5,430	11
FCAID-200286	EF-63	D30 - HVAC	10	\$6,710	11
FCAID-200315	RH-Large-23	D30 - HVAC	10	\$5,430	11
FCAID-200247	EF-21	D30 - HVAC	10	\$6,710	11
FCAID-200317	RH-Large-25	D30 - HVAC	10	\$5,430	11
FCAID-200248	EF-22	D30 - HVAC	10	\$8,190	11
FCAID-200319	RH-Large-27	D30 - HVAC	10	\$5,430	11
FCAID-200289	EF-66	D30 - HVAC	10	\$6,710	11
FCAID-200321	RH-Large-29	D30 - HVAC	10	\$5,430	11
FCAID-200290	EF-67	D30 - HVAC	10	\$8,660	11
FCAID-200323	RH-Large-30	D30 - HVAC	10	\$5,430	11
FCAID-200291	EF-68	D30 - HVAC	10	\$8,660	11
FCAID-200325	RH-Large-32	D30 - HVAC	10	\$5,430	11
FCAID-200292	EF-69	D30 - HVAC	10	\$6,710	11
FCAID-200327	RH-Large-34	D30 - HVAC	10	\$5,430	11
FCAID-200293	EF-70	D30 - HVAC	10	\$8,660	11
FCAID-200329	RH-Large-36	D30 - HVAC	10	\$5,430	11
FCAID-200294	EF-71	D30 - HVAC	10	\$8,660	11
FCAID-200331	RH-Large-38	D30 - HVAC	10	\$5,430	11
FCAID-200295	EF-72	D30 - HVAC	10	\$8,660	11
FCAID-200333	RH-Large-5	D30 - HVAC	10	\$5,430	11
FCAID-200296	EF-72	D30 - HVAC	10	\$8,660	11
FCAID-200335	RH-Large-7	D30 - HVAC	10	\$5,430	11
FCAID-200297	EF-73	D30 - HVAC	10	\$8,190	11
FCAID-200337	RH-Large-9	D30 - HVAC	10	\$5,430	11
FCAID-200298	EF-74	D30 - HVAC	10	\$8,190	11
FCAID-200339	RH-Small-2	D30 - HVAC	10	\$5,430	11

FCAID-200254	EF-3	D30 - HVAC	10	\$6,710	11
FCAID-200341	RH-Small-4	D30 - HVAC	10	\$5,430	11
FCAID-200255	EF-30	D30 - HVAC	10	\$9,590	11
FCAID-200256	EF-31	D30 - HVAC	10	\$6,710	11
FCAID-200239	EF-10	D30 - HVAC	10	\$6,710	11
FCAID-200258	EF-33	D30 - HVAC	10	\$6,710	11
FCAID-200241	EF-12	D30 - HVAC	10	\$6,710	11
FCAID-200260	EF-35	D30 - HVAC	10	\$6,710	11
FCAID-200243	EF-14	D30 - HVAC	10	\$6,710	11
FCAID-200245	EF-2	D30 - HVAC	10	\$8,660	11
FCAID-200299	EF-9	D30 - HVAC	10	\$8,660	11
FCAID-200238	EF-1	D30 - HVAC	10	\$6,710	11
FCAID-200300	RH-Large-1	D30 - HVAC	10	\$5,430	11
FCAID-200240	EF-11	D30 - HVAC	10	\$8,660	11
FCAID-200301	RH-Large-10	D30 - HVAC	10	\$5,430	11
FCAID-200242	EF-13	D30 - HVAC	10	\$6,710	11
FCAID-200302	RH-Large-11	D30 - HVAC	10	\$5,430	11
FCAID-200244	EF-15	D30 - HVAC	10	\$6,710	11
FCAID-200303	RH-Large-12	D30 - HVAC	10	\$5,430	11
FCAID-200304	RH-Large-13	D30 - HVAC	10	\$5,430	11
FCAID-200288	EF-65	D30 - HVAC	10	\$6,710	11
FCAID-200287	EF-64	D30 - HVAC	10	\$6,710	11
FCAID-200040	DHWCP-1	D20 - Plumbing	10	\$4,630	10
FCAID-200047	Water Meter-Cooling Tower Makeup	D20 - Plumbing	7	\$2,830	10
FCAID-200035	BFP-Boiler Makeup	D20 - Plumbing	10	\$400	8