



# 2016 Facility Condition Assessment Final Report

## School District of Palm Beach County

Maintenance & Plant Operations  
June 1, 2016

# School Board



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Chairman**

District 2



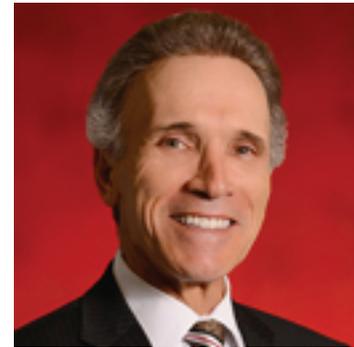
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District 5



**Marcia Andrews**

District 6



**Debra Robinson,  
M.D.**

District 7

To the Palm Beach County community,

Since I arrived in Palm Beach County, I have been continually impressed by the level of commitment you have shown to public education, and to improving our schools. Your support is an important factor in our students' success, and to the success of our District.

There is, however, one area in which Palm Beach County lags behind other top-performing districts in the nation. Our District's infrastructure – the technology that helps our students learn, the buses that take them to and from school, and the schools themselves.

Because of cuts made to school districts' capital budgets by the Florida Legislature, our District's capital revenues have been reduced by \$865 million since 2008. As a result, the District has deferred maintenance of its buildings, addressing only the most critical needs with the money available.

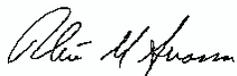
We recognize the tremendous needs at our schools, whether it is replacing old air conditioning and ventilation systems, purchasing new buses or outfitting classrooms with up-to-date technology. These projects, to correct years of deferred maintenance caused by budget cuts, will cost an estimated \$1.4 billion.

This estimate resulted from an extensive review by District staff, with teams inspecting 196 schools and buildings throughout the District to determine what repairs and upgrades are needed. While many of our schools are in good or fair condition, those schools still require significant improvements, such as roof replacement, new HVAC (heating, ventilation and air conditioning) systems and technology upgrades.

The goal of this report is to allow our community to understand the scope of the District's capital needs, and where those needs are greatest. I would like to thank Dr. Donald Fennoy, Chief Operating Officer; Mike Burke, Chief Financial Officer; Steve Backhus, Acting Chief of Support Operations; and their teams for their thorough examination, and for compiling this document.

Transparency is paramount as we continue to move this District forward. Thank you for taking the time to understand our District's capital challenges, and for your assistance in helping us to move forward.

Sincerely,



**Robert M. Avossa, Ed.D.**

Superintendent, School District of Palm Beach County



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## **Background**

During the 1990s and 2000s, Palm Beach County experienced explosive population growth, bringing with it thousands of new students to the District each year. As our schools became increasingly overcrowded, the District embarked on a successful building program, constructing 103 new, remodeled, and replacement schools since 2000. The new, expanded, and updated facilities eased crowding and provided improved facilities that enhanced the learning environment for students. Studies have shown the quality of learning environments to be an important factor contributing to student achievement. As the new buildings begin to age, it is critically important to keep up with preventive and normal, life cycle maintenance of the building structures, and support systems. We must protect the investment in buildings and maintain quality environments for both our students and teachers. The reductions in funding for capital maintenance experienced during the recent recession have placed a strain on our program and made it imperative to secure other funding.

During the Great Recession that began in 2008, the Florida Legislature reduced the taxing authority of the School Board. The capital millage levy was reduced from 2.0 mils to 1.75 mils in 2009 and further reduced it to 1.5 mils in 2010. Coupled with the decline in property values brought on by the recession, the result was lost revenue totaling \$865 million over the last eight years.

With the severe decline in capital funding, monies available for maintenance, technology, bus replacement, and other non-construction projects have not been sufficient to maintain scheduled replacement cycles for building infrastructure, security, technology and buses. The Maintenance workforce was reduced from 634 staff positions in 2008 to 382 positions in 2016, and the budget for maintenance declined from \$54.6 million in 2008 to \$46.8 million in 2016. As a result of the significant reductions in both staff and capital budget, the District has accumulated a lengthy list of deferred, basic needs maintenance projects that include replacement of air conditioning systems, roofs, lighting systems, and other major capital investments.

First and foremost, the District must repair or replace those assets that are, at present, critically deficient and secondly, the District must plan for the repair or replacement of assets that will become critically deficient in the near future. Without significant investment in a maintenance program today, the District is likely to find itself in a severely compromised situation tomorrow.

## Introduction

The Division of Support Operations, in partnership with School Police and Information Technology, is responsible for ensuring that all facility assets are provided and maintained in a safe, clean, reliable, and fiscally-responsible manner. Studies have shown the quality of learning environments to be an important factor that contributes to student achievement. As such, the District is very cognizant of the fact that having well-maintained, high-performing buildings plays a vital role in the overall educational experience and aligns directly with two of the District's current strategic themes: *high performance culture* and *positive and supportive school climate*.

The District owns and maintains 29,588,732 square feet of buildings and \$5.5 billion in insured assets at a current replacement cost of approximately \$7.6 billion based on square footage and current construction costs; the average age of District facilities is 20 years.

At the request of the School Board of Palm Beach County, Maintenance & Plant Operations (M&PO) completed a comprehensive Facility Condition Assessment (FCA) project to accurately identify and quantify the District's current and most critical deferred maintenance and capital renewal needs. This report outlines the assessment data gathered by M&PO during the period of December 2015 through March 2016 and includes both onsite physical inspections and evaluations, as well as feedback provided by facility maintenance personnel and school administrators.

In addition to deferred maintenance, this report also addresses the needs identified in the areas of school security enhancements and technology infrastructure. The building maintenance projects and costs included in this report are based on the following assumptions and/or qualifiers:

- The list of deferred maintenance projects, tasks and costs included in this report represent the most critical of all deferred maintenance items. It is important to note that there are other deferred maintenance items that are not included in this "critical needs" list. However, based on declining age and/or condition, these tasks are likely to become critical in future years.
- The list of projects does not include any new school construction, modernizations, additions, or expansions.

It is important to note that the findings presented in this report represent when, not if, assets will require renewal/replacement. The purpose of this report is therefore not to make the case for the wholesale replacement of entire school facilities (i.e., demolition and rebuild), but rather, to demonstrate that a substantial and imminent investment in most of the District's existing school facilities will allow those buildings to successfully achieve their full life expectancy. Simply put, District schools are worth the investment.

The data collected as a result of this FCA will be used to assess and prioritize facility deferred maintenance and capital renewal needs throughout the District and make recommendations to the School Board regarding the appropriate financial outlays to address deferred maintenance and capital renewal projects. In addition, the collected facility condition data will be entered into Tririga, the existing computer-aided facility management software system, and used as a future project planning and tracking tool.

## **Executive Summary**

This report outlines the assessment data gathered by M&PO during the period of December 2015 through March 2016 and includes both onsite physical inspections and evaluations, as well as feedback provided by facility maintenance personnel and school administrators. More than 600,000 individual data points related to asset age and condition were collected and analyzed.

The purpose of this report is to identify the current and near-future capital needs of the School District of Palm Beach County as they relate to three specific operational areas: building maintenance, information technology, and security. Also included in the final presentation of costs are vehicle needs, as well as special capital projects.

The intended outcomes of the FCA were as follows:

- Collect and document information on each school and ancillary facility as it exists currently
- Document a list of facility deficiencies
- Calculate each facility's comprehensive Facility Condition Index (FCI) rating
- Provide a forecast about asset replacement timing and cost

Below is a summary of the major findings to be discussed in this report:

### **Facility Condition Assessment Findings**

1. The District's school facilities are, on average, newer than both the national and regional averages for school buildings and the majority (more than 93%) have not reached their expected life span of 50 years.
2. Of the 196 total school and ancillary facilities assessed, 101 (or 51%) are in "Good" condition, 55 (or 28%) are in "Fair" condition, 31 (or 16%) are in "Poor" condition, and 9 (or 5%) are in "Unsatisfactory" condition.
3. Of the 196 District schools and facilities assessed, the elementary schools are generally in fair condition (average FCI=15.2%), the middle schools are generally in good condition (average FCI = 13.1%), the high schools are generally in good condition (average FCI = 14.9%), and the ancillary facilities are generally in fair condition (average FCI = 23.1%). The overall District FCI average is 15.0%, which is in the "good" range, but borders on the "fair" range, which begins at 15.1%.
4. The total capital funding needed to address critical deferred maintenance items is \$1,165,818,079. More than half (61%) of the total estimated deferred maintenance costs will be needed to address the following four asset categories: HVAC (20%), building envelope (18%), interior (13%), and plumbing (10%).
5. Of the total estimated deferred maintenance costs, 43% is attributed to elementary schools (110 schools), 18% to middle schools (34 schools), 30% to high schools (32 schools), and 9% to ancillary (20 facilities).
6. The vast majority of District schools, regardless of age, are in need of major capital improvements, such as building envelope projects, classroom lighting retrofits and fire alarm system upgrades. In addition, all schools and ancillary facilities are in need of security and technology enhancements.
7. In some cases, complete building replacement may provide a more cost-effective, long-term solution.
8. The total capital need of the School District of Palm Beach County as it relates to critical deferred building maintenance, technology upgrades, security enhancements, school buses and support vehicles, is \$1,402,674,079.

## Facility Condition Assessment Methodology

This comprehensive Facility Condition Assessment was completed using a five-phase approach. Each phase is described below.

### FCA Project Phases

Project Phase	Tasks	Timeframe
<b>Phase 1: Project Development</b>	<ul style="list-style-type: none"> <li>▪ Assembled project team</li> <li>▪ Prepared work plan</li> <li>▪ Developed scoring rubric</li> <li>▪ Developed assessment instruments and data collection methodology</li> <li>▪ Built Excel master database</li> <li>▪ Trained assessment teams on data collection methodology</li> <li>▪ Developed FCA summary report format and online survey tool for principal feedback</li> </ul>	Phase I was completed between November and December 2015.
<b>Phase 2: Data Collection &amp; Validation</b>	<ul style="list-style-type: none"> <li>▪ Gathered pre-existing condition information and populated database</li> <li>▪ Performed physical and targeted site assessments</li> <li>▪ Vetted results</li> <li>▪ Populated master database</li> </ul>	Phase 2 was completed between January and March 2016.
<b>Phase 3: Cost Estimation</b>	<ul style="list-style-type: none"> <li>▪ Developed accurate scopes of work and cost estimates in collaboration with outside architects and engineering firms</li> </ul>	Phase 3 was completed between February and March 2016.
<b>Phase 4: Data Sharing</b>	<ul style="list-style-type: none"> <li>▪ Provided principals and administrators with FCA Summary Report of Findings</li> <li>▪ Requested feedback/input using online survey tool</li> <li>▪ Re-vetted school/asset scoring based on administrators comments (if necessary)</li> <li>▪ Share final results with the School Board (June 1, 2016 workshop)</li> </ul>	Phase 4 was completed between January and April 2016 with the principals. A Board workshop will occur on June 1, 2016.
<b>Phase 5: Public Interface</b>	<ul style="list-style-type: none"> <li>▪ Launch public-facing website dedicated to the proposed referendum projects</li> </ul>	<i>Phase 5 will be completed between May and September 2016.</i>

## Phase 1 – Project Development

The first phase of the FCA was completed in November and December of 2015.

### ➤ Project Team

A project team was assembled (Appendix A). The team consists of project managers and coordinators, field data collection teams, data entry personnel, data validation teams, and cost estimators. All team members are District personnel.

### ➤ Work Plan

The project team developed a project work plan and timeline for project completion in mid-December 2015. This work plan contained project milestones and task assignments (Appendix B).

### ➤ Scoring Rubric

A scoring rubric was developed to measure and rate various asset criteria to determine an overall facility condition assessment score. The rubric scores the condition of the primary essential functional assets, the age of the facility components or primary equipment and staff input.

## Asset Condition Rating System

Condition Rating	Description
1	<b>Currently Critical</b> – Conditions that require immediate action. Equipment graded as “1” have life/safety implications, potential safety hazards, and to prevent potential environmental hazards
2	<b>Potentially Critical</b> – Conditions that require attention with in the next 1-2 years. If conditions are not scheduled to be repaired, further degradation of equipment is imminent
3	<b>Necessary, But Not Critical</b> – needed within 3-5 years. Predictable maintenance must be scheduled to prevent unnecessary failures
4	<b>Recommended at 6-9 years</b> – Predicting conditions based on life expectancy; suggestions for future improvements
5	<b>No current issues</b> - Need to reevaluate in 10 + years. No action is required at this time.

### *Calculating Condition Ratings*

Based on the data collected, the team then vetted the overall results to produce a final, weighted condition rating (CR) that was calculated based on three variables: (1) documented asset age (A) at 50%, (2) observed asset condition (C) at 35%, and (3) school staff input (S) at 15%.

**The formula is represented as:  $CR = (A)(.50) + (C)(.35) + (S)(.15)$ .**

For example, a roof that is 3 years old and has an expected life span of 20 years would be rated a “5” in terms of age, because it is not expected to need replacement for at least 17 more years. However, the assessment team observed that the roof is aging faster than would be expected and has experienced numerous small leaks over the last 6 months, based on recent work order history. The team, therefore rates the roof a “3” because corrective measures are needed to prevent premature failure of the roof. The principal believes that based on the fact that the roof has leaked recently, it should be rated a “4” and she indicates that in her survey response. The final condition rating for this asset would therefore be:

$$\text{Condition Rating} = (5)(.5) + (3)(.35) + (4)(.15)$$

$$\text{Condition Rating} = 2.5 + 1.05 + 0.6$$

**Condition Rating = 4.15, or “4”**

#### ➤ Condition Assessment Data Collection Methodology

To ensure that each condition assessment team rated assets fairly, objectively and similarly, a set of component-specific rating criteria was developed (Appendix C). Rating criteria were developed for the following major equipment components and classes:

- Building Envelope – The building envelope is comprised of all the elements of the outer shell that maintain a dry, heated or cooled indoor environment and facilitate the building’s climate control, including the roofing system, gutters/downspouts, windows and exterior doors, and water intrusion/exterior painting. It also encompasses exterior finishes (e.g., stucco/decorative trim). This category also includes building envelope tasks for modular classrooms (modulars include concrete modular classrooms, but not wooden portables).
- Building Services/Exterior – The category of Building Services includes playground equipment, play courts, custodial equipment, running tracks, stage curtains, interior and exterior bleacher replacement, and gymnasium flooring. It also includes exterior items such as shade structure systems, concessions, exterior stadium bleacher refurbishment, perimeter fencing, and irrigation.
- Compliance – Compliance items include Comprehensive Safety Inspection Reports (CSIRs) and those tasks required to achieve compliance with the Americans with Disabilities Act (ADA).
- Electrical/Electronic Equipment – Electrical includes intercom systems, athletic field lighting, classroom lighting, electronic marquees/scoreboards, outside area lighting, and switchgear.
- Fire Life Safety/Elevators & Wheelchair Lifts – includes emergency generators, fire alarm panels, fire sprinkler systems, and fire pumps. It also includes elevator and wheelchair lift controls/cabs.

- Heating Ventilation & Air Conditioning (HVAC) – HVAC systems include cooling towers, chillers, chilled water piping, air handlers, exhaust fans, energy management system (EMS) controls, and boilers. This category also includes HVAC tasks for modulars.
- Interior/Bathrooms/Furniture, Fixtures and Equipment (FF&E) – A building’s interior includes acoustical ceiling tiles, vinyl flooring, interior finishes, interior paint, and casework. FF&E includes classroom and office furniture. Bathroom renovation tasks may include fixtures, partitions, lighting, and tile. Interior piping and water fountains are also included.
- Trade Services – Trade services includes sheet metal ductwork and outside air dampers.

➤ Data Collection Team Training

To ensure that all FCA data collection teams were consistent in their approach and implementation, a set of protocol for conducting and documenting facility condition assessments was established (Appendix D) and shared with the entire FCA project team. Cameras were issued to each team to photo-document their findings.

➤ Online Survey Tool for Principal Feedback

An online survey tool was developed (using Google Forms) to collect principal responses to the FCA summary reports. A sample FCA summary report and survey are provided in Appendix E.

***Phase 2 – Data Collection & Validation***

The second phase of the FCA was completed between January and March 2016.

Facility condition assessments were separated into two (2) categories: (1) comprehensive onsite facility assessments and (2) targeted facility condition assessments. Although the District maintains 198 facilities, a total of 196 facilities were assessed and are included in this report. Comprehensive onsite facility assessments were performed on 118 of the District’s oldest schools and ancillary facilities (i.e., those constructed and/or modernized in or before 2001) and 78 targeted assessments for newer facilities (i.e., those constructed and/or modernized in or after 2002) or those already known to be in unsatisfactory condition. Two (2) facilities were not assessed (Adult Education Center and Gold Coast Community School) due to previous Board actions.

Each comprehensive on-site facility condition assessment was performed by a two-person team. Each team completed a facility condition assessment checklist (Appendix F) and collected photographs of all major facility assets. Targeted assessments, based on documented asset condition data, were performed by committee and then vetted by the Facility Management Coordinator responsible for that facility. To ensure the highest level of data integrity, each condition assessment was vetted, and in some cases re-vetted, by a committee of senior-level MPO staff. In sum, the FCA assessment team collected and analyzed in excess of 600,000 individual data points, making this assessment extremely robust and data-driven. All facility data and photo-documentation are stored in a secure Microsoft SharePoint folder.

### Phase 3 – Cost Estimation

The third phase of the FCA was completed between February and March 2016.

A four-source costing method was used in developing the final FCA costs; the sources include the following:

- **2015 RS Means Square Foot Cost for Construction Estimating Guide** – this guide provides the unit cost (per square foot) estimate for each facility asset or component.
- **Actual local costs** – the national *RS Means* unit cost was compared to actual local cost of construction currently being paid by the District.
- **Consultant estimates** – the District contracted with local consulting firms, Johnson, Levinson, Ragan, and Davila, Inc. (JLRD), Harvard Jolly Architecture, Inc. and its sub-consultant, Cooper Construction Management and Consulting, Inc., to provide replacement costs for various assets and components identified by the FCA. The consultants’ estimated replacement costs were recorded in the appropriate unit of measure. See table, below, for more detail.
- **Current term contracts** – contracts currently in place by M&PO, in addition to additional project costs, were identified. These costs were then compared to the consultants’ estimates. In most cases, the costs reflected in the current term contracts were extremely close to the consultants’ estimates, therefore, the consultants’ estimates were used. Where discrepancies were found, the District used the most conservative figure.

The costs provided were entered into the District's FCA database by District staff. The database includes the latest Florida Inventory of School House (FISH) data from the Florida Department of Education (FLDOE). FISH includes the net square footage for each of the District's facilities. The data was sorted by various room designs (e.g., bathrooms, classrooms) and based on the room design parameters, the cost per square foot was used to provide replacement repair costs. For assets not based on square footage, per-unit replacement costs were used.

Facility Level	Replacement Cost (per square foot)
Elementary	\$266/ft <sup>2</sup>
Middle	\$270/ ft <sup>2</sup>
High	\$279/ ft <sup>2</sup>
Ancillary	\$270/ ft <sup>2</sup>

The predicted life expectancy of various assets was also factored into the cost model. Life expectancy data were obtained from various sources, including American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) and the original equipment manufacturers (OEM).

Using a combination of each asset condition, life expectancy, and replacement cost, a cost model for each school and ancillary facility was developed; the cost model serves as an estimate for current needs, as well as a prediction of future capital needs. Each model looks at the individual assets and components per school or facility. Based on the findings of the FCA, the cost data appear to align very closely with actual life expectancies.

#### ***Phase 4 – Data Sharing***

The fourth phase of the FCA was completed between January and April 2016.

Each principal received her/his FCA Summary Report approximately 2-3 weeks after the completion and vetting of their facility's assessment. Principals were asked to review the report and provide feedback within 10 business days via an online survey (using Google Forms). In all cases, the vetting team reviewed each principal's comments and if necessary, coordinated a meeting between the principal and the Facility Management Coordinator to discuss the findings. In some cases, school asset scores were adjusted in response to the principal's feedback.

- 184 FCA reports and surveys were sent to principals/facility administrators and 183 were returned, representing a 99.5% return rate.
- Of the 183 principals/facility administrators who responded, approximately 69% of the respondents agreed with all of the findings cited in the FCA report.
- Approximately 31% of the respondents disagreed with one or more of the findings and provided specific feedback related to their disagreement. Of the total number of findings (14,193 individual data points), only 743 data points (or 5%) were cited by the principals in disagreement.
- Approximately 633 data points (or 4.2% of the total) of the facility asset scores were adjusted to reflect the principals' input.

#### ***Phase 5 – Public Interface***

*Phase 5 is currently in progress and will be completed between May and September 2016.*

A public-facing website will be launched during the summer of 2016 and will reflect a summary of deferred maintenance items for each of the District's schools and facilities. Technology and security projects will also be described in general terms. The database will be searchable by school/facility name, school/facility identification number, zip code, and street name.

# **FINDINGS OF THE FACILITY CONDITION ASSESSMENT**

## ***Facilities and Deferred Building Maintenance***

This portion of the report details the overall findings as they relate to the physical condition of various building systems and components found at each facility. The data presented herein was collected using the methods described previously in this report. It is important to note that any condition assessment is simply a snapshot in time; because facilities and building systems deteriorate with age and continued use, asset conditions will change in the future. It is also important to recognize that the findings in this report are based, in part, on the condition of the overall facility (as determined by the Facility Condition Index, or FCI) and in greater part, by the condition of individual building systems.

### *Calculating the Facility Condition Index (FCI)*

One of the most important outcomes of the FCA was to determine each school and ancillary facility’s Facility Condition Index (FCI). A tool developed and published in 1991 by the National Association of College and University Business Officers (NACUBO), the FCI is a measure widely used in facilities management to represent the physical condition of a facility (or asset) as compared to its replacement value. The lower the FCI, the better the facility condition.

The formula below describes how the FCI is calculated:

$$\text{FCI} = \frac{\text{Maintenance, Repair, and Replacement Deficiencies of the Facilities}}{\text{Current Replacement Value of the Facilities}}$$

For example, if a facility’s replacement value is \$30,000,000 and the cost of correcting its current deficiencies is \$3,000,000, then the FCI is \$3,000,000 ÷ \$30,000,000, or 10%. An FCI of 10% represents a facility in “Good” overall condition, based on the table below.

Based on the quantitative result of the calculation, the standard also offers corresponding qualitative condition ratings, including, “Good”, “Fair”, “Poor”, and “Unsatisfactory.”

The table below describes this model:

### Facility Condition Index Used by School District of Palm Beach County

<u>FCI (%)</u>	<u>Qualitative Rating</u>	<u>Qualitative Description</u>
0% to 15%	<b>GOOD</b>	The facility is in good overall physical condition, with 15% or less of the value of the key building components requiring repair or replacement.
15.1% to 30%	<b>FAIR</b>	The facility is in fair overall physical condition, with 15.1% to 30% of the value of the key building components requiring repair or replacement.
30.1% to 50%	<b>POOR</b>	The facility is in fair overall physical condition, with 30.1% to 50% of the value of the key building components requiring repair or replacement. Many of the building components have met or exceeded their expected useful life.
50.1% or greater	<b>UNSATISFACTORY</b>	The facility is in fair overall physical condition, with more than 50% of the value of the key building components requiring repair or replacement. Many components are failing and/or no longer meet the needs of the building occupants.

The table located on the next five (5) pages represents the comprehensive Facility Condition Index for all District facilities and contains the current age, facility level, current estimated deferred maintenance cost, current estimated replacement value, Facility Condition Index (FCI) score, and corresponding condition rating for each school and ancillary facility within the School District of Palm Beach County. This table is arranged alphabetically by facility name. The findings and recommendations contained in this report were derived from the FCI table.

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
ACREAGE PINES ELEMENTARY	1992	24	Elementary	\$ 7,189,889	\$ 19,164,522	37.52%	Poor
ADDISON MIZNER ELEMENTARY	1966	50	Elementary	\$ 9,435,583	\$ 20,827,232	45.30%	Poor
ALEXANDER W DREYFOOS JR SCHOOL OF THE ARTS	1997	19	High	\$ 18,834,056	\$ 71,522,778	26.33%	Fair
ALLAMANDA ELEMENTARY	2008	8	Elementary	\$ 535,223	\$ 33,606,483	1.59%	Good
ANCILLARY @ CO TAYLOR/KIRKLANE	2010	6	Ancillary	\$ 103,000	\$ 993,410	10.37%	Good
ANCILLARY @ MARY & ROBERT PEW LEADERSHIP CTR (HL WATKINS MS)	1992	24	Ancillary	\$ 1,843,803	\$ 2,903,653	63.50%	Unsatisfactory
ANCILLARY AT CENTRAL AREA ADMINISTRATION	1965	51	Ancillary	\$ 1,761,166	\$ 2,822,325	62.40%	Unsatisfactory
ANCILLARY AT FLORIDA MANGO (MCKESSON)	1996	20	Ancillary	\$ 2,651,081	\$ 19,851,327	13.35%	Good
ANCILLARY AT FULTON-HOLLAND EDUCATIONAL SERVICES CENTER***	1992	24	Ancillary	\$ 9,974,264	\$ 78,463,154	12.71%	Good
ANCILLARY AT LANTANA ELEM	1995	21	Ancillary	\$ 1,098,500	\$ 1,369,754	80.20%	Unsatisfactory
ANCILLARY AT NORTH COUNTY SUPPORT CENTER	2002	14	Ancillary	\$ 2,163,762	\$ 20,375,419	10.62%	Good
ANCILLARY AT TEC WAREHOUSE (AUSTRALIAN)	1980	36	Ancillary	\$ 1,852,912	\$ 16,747,268	11.06%	Good
ANCILLARY AT WEST GATE ELEM	1996	20	Ancillary	\$ 844,993	\$ 2,375,949	35.56%	Poor
ATLANTIC COMMUNITY HIGH	2005	11	High	\$ 6,068,578	\$ 107,118,541	5.67%	Good
BAK MIDDLE SCHOOL OF THE ARTS	2006	10	Middle	\$ 1,759,288	\$ 58,898,482	2.99%	Good
BANYAN CREEK ELEMENTARY	1988	28	Elementary	\$ 8,647,328	\$ 34,484,053	25.08%	Fair
BARTON ELEMENTARY	2007	9	Elementary	\$ 967,772	\$ 41,843,170	2.31%	Good
BEACON COVE INTERMEDIATE BESSIE DUBOIS CAMPUS	2001	15	Elementary	\$ 2,476,791	\$ 30,648,710	8.08%	Good
BEAR LAKES MIDDLE	1989	27	Middle	\$ 15,841,494	\$ 47,012,767	33.70%	Poor
BELLE GLADE ELEMENTARY	1996/2010	20/6	Elementary	\$ 4,156,677	\$ 32,806,881	12.67%	Good
BELVEDERE ELEMENTARY	1941	75	Elementary	\$ 2,873,004	\$ 24,885,513	11.54%	Good
BENOIST FARMS ELEMENTARY	2002	14	Elementary	\$ 2,449,700	\$ 31,025,163	7.90%	Good
BERKSHIRE ELEMENTARY	2006	10	Elementary	\$ 2,075,127	\$ 37,483,364	5.54%	Good
BINKS FOREST ELEMENTARY	2000	16	Elementary	\$ 3,016,577	\$ 32,144,287	9.38%	Good
BOCA RATON COMMUNITY HIGH	2004	12	High	\$ 8,186,181	\$ 101,854,809	8.04%	Good
BOCA RATON COMMUNITY MIDDLE	2006	10	Middle	\$ 2,870,823	\$ 52,476,734	5.47%	Good
BOCA RATON ELEMENTARY	2002	14	Elementary	\$ 995,879	\$ 18,044,370	5.52%	Good
BOYNTON BEACH COMMUNITY HIGH	2001	15	High	\$ 10,601,888	\$ 92,102,321	11.51%	Good
CALUSA ELEMENTARY	1987	29	Elementary	\$ 9,317,164	\$ 24,884,821	37.44%	Poor
CARVER COMMUNITY MIDDLE	1994	22	Middle	\$ 7,326,588	\$ 43,924,307	16.68%	Fair
CHOLEE LAKE ELEMENTARY	2002	14	Elementary	\$ 2,967,665	\$ 32,984,280	9.00%	Good
CHRISTA MCAULIFFE MIDDLE	1986	30	Middle	\$ 10,241,428	\$ 40,580,054	25.24%	Fair
CITRUS COVE ELEMENTARY	1990	26	Elementary	\$ 6,414,979	\$ 33,594,493	19.10%	Fair
CLIFFORD O TAYLOR/KIRKLANE ELEMENTARY	2009	7	Elementary	\$ 361,528	\$ 46,366,632	0.78%	Good
CONGRESS MIDDLE	2006	10	Middle	\$ 1,490,441	\$ 52,197,279	2.86%	Good
CONNISTON COMMUNITY MIDDLE	2004	12	Middle	\$ 7,730,910	\$ 45,653,031	16.93%	Fair
CORAL REEF ELEMENTARY	1999	17	Elementary	\$ 2,546,907	\$ 36,746,819	6.93%	Good
CORAL SUNSET ELEMENTARY	1985/2006	31/10	Elementary	\$ 8,572,810	\$ 30,621,578	28.00%	Fair
CRESTWOOD MIDDLE	1982	34	Middle	\$ 9,837,099	\$ 48,834,417	20.14%	Fair
CROSS ROADS ACADEMY (LAKE SHORE ANNEX)	2009	7	High	\$ 1,515,731	\$ 10,422,152	14.54%	Good
CROSSPOINTE ELEMENTARY	2002	14	Elementary	\$ 2,499,924	\$ 29,990,898	8.34%	Good
CRYSTAL LAKES ELEMENTARY	1991	25	Elementary	\$ 7,043,383	\$ 24,360,706	28.91%	Fair
CYPRESS TRAILS ELEMENTARY	1990	26	Elementary	\$ 8,224,050	\$ 22,607,675	36.38%	Poor
DEL PRADO ELEMENTARY	1989	27	Elementary	\$ 8,262,199	\$ 23,820,389	34.69%	Poor
DELRAY FULL SERVICE CENTER**	1958	58	Ancillary	\$ 9,559,610	\$ 32,800,028	29.15%	Fair
DIAMOND VIEW ELEMENTARY	2003	13	Elementary	\$ 3,561,619	\$ 36,418,724	9.78%	Good
DISCOVERY KEY ELEMENTARY	2001	15	Elementary	\$ 2,070,829	\$ 34,670,368	5.97%	Good
DON ESTRIDGE HIGH TECH MIDDLE	2004	12	Middle	\$ 1,617,614	\$ 51,046,506	3.17%	Good

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
DR MARY MCLEOD BETHUNE ELEMENTARY	2000	16	Elementary	\$ 2,955,328	\$ 31,321,782	9.44%	Good
DWIGHT D EISENHOWER ELEMENTARY (2007)	2007	9	Elementary	\$ 1,208,997	\$ 35,916,880	3.37%	Good
EAGLES LANDING MIDDLE	1998	18	Middle	\$ 10,400,965	\$ 45,250,937	22.99%	Fair
EGRET LAKE ELEMENTARY	1995	21	Elementary	\$ 8,379,797	\$ 21,696,340	38.62%	Poor
ELBRIDGE GALE ELEMENTARY	2006	10	Elementary	\$ 934,267	\$ 32,388,859	2.88%	Good
EMERALD COVE MIDDLE	2007	9	Middle	\$ 1,261,542	\$ 54,200,594	2.33%	Good
EQUESTRIAN TRAILS ELEMENTARY	2003	13	Elementary	\$ 2,694,030	\$ 31,616,228	8.52%	Good
EVERGLADES ELEMENTARY SCHOOL	2010	6	Elementary	\$ 276,660	\$ 32,612,707	0.85%	Good
FOREST HILL COMMUNITY HIGH	2004	12	High	\$ 11,507,079	\$ 81,976,319	14.04%	Good
FOREST HILL ELEMENTARY	2002	14	Elementary	\$ 5,945,293	\$ 31,414,909	18.93%	Fair
FOREST PARK ELEMENTARY	2008	8	Elementary	\$ 539,631	\$ 31,711,925	1.70%	Good
FREEDOM SHORES ELEMENTARY	2002	14	Elementary	\$ 3,483,186	\$ 34,332,866	10.15%	Good
FRONTIER ELEMENTARY	2001	15	Elementary	\$ 3,069,097	\$ 31,093,904	9.87%	Good
GALAXY ELEMENTARY	2013	3	Elementary	\$ 99,000	\$ 33,653,319	0.29%	Good
GLADE VIEW ELEMENTARY	2015	1	Elementary	\$ 333,906	\$ 16,963,857	1.97%	Good
GLADES CENTRAL COMMUNITY HIGH	1995	21	High	\$ 17,201,181	\$ 67,247,054	25.58%	Fair
GOLDEN GROVE ELEMENTARY	1997	19	Elementary	\$ 8,525,681	\$ 28,449,415	29.97%	Fair
GOVE ELEMENTARY	2013	3	Elementary	\$ 283,600	\$ 26,074,903	1.09%	Good
GRASSY WATERS ELEMENTARY	2004	12	Elementary	\$ 1,152,924	\$ 32,744,590	3.52%	Good
GREENACRES ELEMENTARY	2003	13	Elementary	\$ 2,917,877	\$ 25,939,934	11.25%	Good
GROVE PARK ELEMENTARY	1966/2004	50/12	Elementary	\$ 8,702,328	\$ 22,895,655	38.01%	Poor
H L JOHNSON ELEMENTARY	1984	32	Elementary	\$ 9,111,489	\$ 33,230,396	27.42%	Fair
HAGEN ROAD ELEMENTARY	2008	8	Elementary	\$ 449,654	\$ 31,832,460	1.41%	Good
HAMMOCK POINTE ELEMENTARY	1992/2006	24/10	Elementary	\$ 8,624,624	\$ 32,100,460	26.87%	Fair
HERITAGE ELEMENTARY	2000	16	Elementary	\$ 3,297,226	\$ 33,932,354	9.72%	Good
HIDDEN OAKS ELEMENTARY	2005	11	Elementary	\$ 1,794,809	\$ 36,063,408	4.98%	Good
HIGHLAND ELEMENTARY	1998	18	Elementary	\$ 8,621,651	\$ 34,328,697	25.11%	Fair
HOPE CENTENNIAL ELEMENTARY	2009	7	Elementary	\$ 292,004	\$ 33,065,525	0.88%	Good
HOWELL L WATKINS MIDDLE	2005	11	Middle	\$ 2,374,282	\$ 50,669,238	4.69%	Good
INDEPENDENCE MIDDLE	2002	14	Middle	\$ 4,364,258	\$ 49,914,619	8.74%	Good
INDIAN PINES ELEMENTARY	1990	26	Elementary	\$ 8,309,193	\$ 35,441,248	23.44%	Fair
INDIAN RIDGE SCHOOL	2007	9	Elementary	\$ 485,427	\$ 20,468,666	2.37%	Good
INLET GROVE @ OLD SUNCOAST	1967	49	High	\$ 18,997,680	\$ 40,102,329	47.37%	Poor
J C MITCHELL ELEMENTARY	2005	11	Elementary	\$ 9,247,361	\$ 36,306,546	25.47%	Fair
JEAGA MIDDLE	2003	13	Middle	\$ 4,788,262	\$ 46,677,068	10.26%	Good
JERRY THOMAS ELEMENTARY	1980/2006	36/10	Elementary	\$ 4,684,428	\$ 32,429,529	14.44%	Good
JOHN F KENNEDY MIDDLE	2006	10	Middle	\$ 1,529,303	\$ 51,537,849	2.97%	Good
JOHN I LEONARD SENIOR HIGH	2006	10	High	\$ 3,388,810	\$ 104,121,541	3.25%	Good
JUPITER COMMUNITY HIGH	2003	13	High	\$ 6,538,555	\$ 96,202,337	6.80%	Good
JUPITER ELEMENTARY	2003	13	Elementary	\$ 5,468,597	\$ 31,298,933	17.47%	Fair
JUPITER FARMS ELEMENTARY	1990	26	Elementary	\$ 6,968,959	\$ 20,606,989	33.82%	Poor
JUPITER MIDDLE	1981	35	Middle	\$ 11,204,408	\$ 44,283,768	25.30%	Fair
K E CUNNINGHAM/CANAL POINT ELEMENTARY	1988	28	Elementary	\$ 7,226,271	\$ 21,125,451	34.21%	Poor
L.C. SWAIN MIDDLE	2005	11	Middle	\$ 2,476,899	\$ 52,209,132	4.74%	Good
LAKE PARK ELEMENTARY	2002	14	Elementary	\$ 4,799,756	\$ 18,728,675	25.63%	Fair
LAKE SHORE MIDDLE	2000	16	Middle	\$ 2,264,983	\$ 50,894,997	4.45%	Good
LAKE WORTH COMMUNITY HIGH	1997	19	High	\$ 24,365,417	\$ 91,604,876	26.60%	Fair
LAKE WORTH MIDDLE	1989	27	Middle	\$ 9,307,327	\$ 42,940,055	21.68%	Fair

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
LANTANA COMMUNITY MIDDLE	2003	13	Middle	\$ 4,587,614	\$ 39,827,614	11.52%	Good
LANTANA ELEMENTARY	2004	12	Elementary	\$ 3,406,684	\$ 24,983,199	13.64%	Good
LIBERTY PARK ELEMENTARY	1990/2006	26/10	Elementary	\$ 8,302,869	\$ 32,388,728	25.64%	Fair
LIGHTHOUSE ELEMENTARY	1988	28	Elementary	\$ 8,524,871	\$ 23,489,755	36.29%	Poor
LIMESTONE CREEK ELEMENTARY	1989/2006	27/10	Elementary	\$ 8,458,726	\$ 34,304,297	24.66%	Fair
LINCOLN ELEMENTARY	2000	16	Elementary	\$ 3,137,227	\$ 44,719,003	7.02%	Good
LOGGERS RUN MIDDLE	1983	33	Middle	\$ 10,522,677	\$ 36,448,253	28.87%	Fair
LOXAHATCHEE GROVES ELEMENTARY	1986	30	Elementary	\$ 10,383,106	\$ 25,709,232	40.39%	Poor
MAINTENANCE & TRANSPORTATION @ SUMMIT	1987	29	Ancillary	\$ 5,876,987	\$ 32,141,610	18.28%	Fair
MAINTENANCE AT CRESTWOOD	1976	40	Ancillary	\$ 677,096	\$ 1,598,283	42.36%	Poor
MANATEE ELEMENTARY	1994	22	Elementary	\$ 5,174,826	\$ 47,346,730	10.93%	Good
MARSH POINTE ELEMENTARY	2007	9	Elementary	\$ 882,797	\$ 31,854,523	2.77%	Good
MEADOW PARK ELEMENTARY	2005	11	Elementary	\$ 3,139,652	\$ 29,350,125	10.70%	Good
MELALEUCA ELEMENTARY	1966/1992	50/24	Elementary	\$ 7,649,725	\$ 22,759,483	33.61%	Poor
MORIKAMI PARK ELEMENTARY	1998	18	Elementary	\$ 6,659,751	\$ 29,071,600	22.91%	Fair
NEW HORIZONS ELEMENTARY	1990	26	Elementary	\$ 7,605,409	\$ 21,667,070	35.10%	Poor
NORTH GRADE ELEMENTARY	2000	16	Elementary	\$ 5,652,654	\$ 29,947,657	18.88%	Fair
NORTHBORO ELEMENTARY	2009	7	Elementary	\$ 2,617,176	\$ 33,740,862	7.76%	Good
NORTHMORE ELEMENTARY	2000	16	Elementary	\$ 5,281,562	\$ 26,826,111	19.69%	Fair
ODYSSEY MIDDLE	2001	15	Middle	\$ 3,543,961	\$ 49,433,813	7.17%	Good
OKEEHOLEE MIDDLE	1996	20	Middle	\$ 8,127,059	\$ 51,074,088	15.91%	Fair
OLYMPIC HEIGHTS COMMUNITY HIGH	1991	25	High	\$ 23,132,010	\$ 89,376,906	25.88%	Fair
OMNI MIDDLE	1989	27	Middle	\$ 11,376,127	\$ 39,217,181	29.01%	Fair
ORCHARD VIEW ELEMENTARY	1995	21	Elementary	\$ 7,000,919	\$ 30,308,398	23.10%	Fair
OSCEOLA CREEK MIDDLE	2004	12	Middle	\$ 2,279,190	\$ 45,288,056	5.03%	Good
PAHOKEE ELEMENTARY	1999	17	Elementary	\$ 3,782,484	\$ 22,034,904	17.17%	Fair
PAHOKEE JR / SENIOR HIGH	2010	6	High	\$ 5,634,365	\$ 77,383,464	7.28%	Good
PALM BEACH CENTRAL HIGH	2003	13	High	\$ 6,615,754	\$ 99,372,751	6.66%	Good
PALM BEACH GARDENS COMMUNITY HIGH	2009	7	High	\$ 808,727	\$ 109,128,426	0.74%	Good
PALM BEACH GARDENS ELEMENTARY	2008	8	Elementary	\$ 796,839	\$ 30,830,207	2.58%	Good
PALM BEACH LAKES COMMUNITY HIGH	1988	28	High	\$ 18,297,691	\$ 107,312,731	17.05%	Fair
PALM BEACH PUBLIC SCHOOL	2006	10	Elementary	\$ 758,931	\$ 17,923,475	4.23%	Good
PALM SPRINGS COMMUNITY MIDDLE	2006	10	Middle	\$ 1,612,067	\$ 56,144,222	2.87%	Good
PALM SPRINGS ELEMENTARY	2004	12	Elementary	\$ 4,582,713	\$ 34,151,630	13.42%	Good
PALMETTO ELEMENTARY	2002	14	Elementary	\$ 2,209,428	\$ 30,481,023	7.25%	Good
PANTHER RUN ELEMENTARY	1991/2006	25/10	Elementary	\$ 3,877,962	\$ 32,466,541	11.94%	Good
PARK VISTA COMMUNITY HIGH	2004	12	High	\$ 3,446,513	\$ 114,029,154	3.02%	Good
PIERCE HAMMOCK ELEMENTARY	2004	12	Elementary	\$ 1,065,250	\$ 31,315,795	3.40%	Good
PINE GROVE ELEMENTARY	1966/2007	50/9	Elementary	\$ 7,292,725	\$ 24,248,797	30.07%	Poor
PINE JOG ELEMENTARY	2008	8	Elementary	\$ 485,026	\$ 34,130,769	1.42%	Good
PIONEER PARK ELEMENTARY	1995	21	Elementary	\$ 5,476,230	\$ 28,225,397	19.40%	Fair
PLEASANT CITY ELEMENTARY	2002	14	Elementary	\$ 1,209,248	\$ 17,868,473	6.77%	Good
PLUMOSA ELEMENTARY	1954	62	Elementary	\$ 5,996,915	\$ 16,782,541	35.73%	Poor
PLUMOSA ELEMENTARY SCHOOL OF THE ARTS	2010	6	Elementary	\$ 230,372	\$ 40,764,862	0.57%	Good
POINCIANA ELEMENTARY	1996	20	Elementary	\$ 7,089,324	\$ 26,202,782	27.06%	Fair
POLO PARK MIDDLE	2000	16	Middle	\$ 4,068,443	\$ 47,876,000	8.50%	Good
RIVIERA BEACH PREPARATORY & ACHIEVEMENT ACADEMY	1967	49	High	\$ 14,177,227	\$ 27,109,894	52.30%	Unsatisfactory
ROLLING GREEN ELEMENTARY	2007	9	Elementary	\$ 2,990,416	\$ 36,513,211	8.19%	Good

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
ROOSEVELT COMMUNITY MIDDLE	1995	21	Middle	\$ 7,454,111	\$ 53,693,800	13.88%	Good
ROOSEVELT ELEMENTARY	2004	12	Elementary	\$ 4,514,318	\$ 30,229,793	14.93%	Good
ROOSEVELT FULL SERVICE CENTER**	1954	62	Ancillary	\$ 9,423,022	\$ 25,832,469	36.48%	Poor
ROSENWALD ELEMENTARY	2015	1	Elementary	\$ 119,000	\$ 17,689,000	0.67%	Good
ROYAL PALM BEACH COMMUNITY HIGH	1997	19	High	\$ 18,677,889	\$ 85,197,647	21.92%	Fair
ROYAL PALM BEACH ELEMENTARY	2002	14	Elementary	\$ 3,185,621	\$ 28,858,856	11.04%	Good
ROYAL PALM SCHOOL	2009	7	Elementary	\$ 353,334	\$ 38,157,763	0.93%	Good
S D SPADY ELEMENTARY	2005	11	Elementary	\$ 3,770,242	\$ 23,240,333	16.22%	Fair
SABAL PALM/HIGHRIDGE	1959	57	High	\$ 6,280,290	\$ 2,270,895	276.56%	Unsatisfactory
SANDPIPER SHORES ELEMENTARY	1989	27	Elementary	\$ 7,481,774	\$ 25,415,180	29.44%	Fair
SANTALUCES COMMUNITY HIGH	1981	35	High	\$ 19,327,564	\$ 95,347,506	20.27%	Fair
SEACREST TRAINING CENTER	1998	18	Ancillary	\$ 1,690,044	\$ 3,446,222	49.04%	Poor
SEMINOLE RIDGE COMMUNITY HIGH	2005	11	High	\$ 3,994,918	\$ 100,767,596	3.96%	Good
SEMINOLE TRAILS ELEMENTARY	1989	27	Elementary	\$ 5,574,266	\$ 33,007,221	16.89%	Fair
SOUTH AREA SCHOOL OF CHOICE (INTENSIVE TRANSITION)	1965	51	High	\$ 13,194,557	\$ 5,632,303	234.27%	Unsatisfactory
SOUTH GRADE ELEMENTARY	2000	16	Elementary	\$ 3,479,746	\$ 26,406,549	13.18%	Good
SOUTH ITV STATION (THE EDUCATION NETWORK AT BOYNTON BEACH)	1969	47	Ancillary	\$ 3,206,722	\$ 8,479,141	37.82%	Poor
SOUTH OLIVE ELEMENTARY	2003	13	Elementary	\$ 6,270,580	\$ 26,466,813	23.69%	Fair
SOUTH TECHNICAL COMMUNITY HIGH	1975	41	High	\$ 15,573,449	\$ 44,702,410	34.84%	Poor
SPANISH RIVER COMMUNITY HIGH	1983	33	High	\$ 18,335,643	\$ 93,479,188	19.61%	Fair
STARLIGHT COVE ELEMENTARY	1995	21	Elementary	\$ 6,157,396	\$ 35,431,866	17.38%	Fair
SUNCOAST COMMUNITY HIGH SCHOOL	2010	6	High	\$ 735,980	\$ 81,669,339	0.90%	Good
SUNRISE PARK ELEMENTARY	2001	15	Elementary	\$ 4,713,638	\$ 34,338,595	13.73%	Good
SUNSET PALMS ELEMENTARY	2008	8	Elementary	\$ 394,388	\$ 33,586,902	1.17%	Good
THE CONSERVATORY SCHOOL AT NORTH PALM BEACH	2014	2	Middle	\$ 86,000	\$ 28,368,012	0.30%	Good
TIMBER TRACE ELEMENTARY	1990	26	Elementary	\$ 8,760,866	\$ 25,920,645	33.80%	Poor
TRADEWINDS MIDDLE	2004	12	Middle	\$ 3,010,598	\$ 51,563,876	5.84%	Good
TRANSPORTATION AND MPO AT NORTH AREA (BLUE HERON)	1984	32	Ancillary	\$ 2,447,010	\$ 7,719,891	31.70%	Poor
TRANSPORTATION AT EAST (RANCH ROAD)	2003	13	Ancillary	\$ 1,098,473	\$ 11,047,284	9.94%	Good
TRANSPORTATION AT SOUTH AREA	1989	27	Ancillary	\$ 3,037,501	\$ 3,103,679	97.87%	Unsatisfactory
TRANSPORTATION AT WEST CENTRAL (ROYAL PALM)	1994	22	Ancillary	\$ 2,166,549	\$ 2,201,646	98.41%	Unsatisfactory
TRANSPORTATION WEST AREA (BELLE GLADE)	1973	43	Ancillary	\$ 2,786,149	\$ 4,324,281	64.43%	Unsatisfactory
TURNING POINTS ACADEMY	2007	9	High	\$ 604,826	\$ 17,098,441	3.54%	Good
U B KINSEY/PALMVIEW ELEMENTARY	2005	11	Elementary	\$ 2,217,118	\$ 27,432,391	8.08%	Good
VERDE ELEMENTARY	1980	36	Elementary	\$ 9,911,466	\$ 24,519,168	40.42%	Poor
VILLAGE ACADEMY	2000	16	High	\$ 4,161,951	\$ 40,702,076	10.23%	Good
WASHINGTON ELEMENTARY	1964/1990	52/26	Elementary	\$ 6,797,765	\$ 17,658,120	38.50%	Poor
WATERS EDGE ELEMENTARY	1996	20	Elementary	\$ 9,109,403	\$ 30,712,586	29.66%	Fair
WATSON B DUNCAN MIDDLE	1990	26	Middle	\$ 12,245,297	\$ 37,259,272	32.87%	Poor
WELLINGTON COMMUNITY HIGH	1981	35	High	\$ 16,902,995	\$ 94,113,183	17.96%	Fair
WELLINGTON ELEMENTARY	1990	26	Elementary	\$ 5,232,946	\$ 32,635,601	16.03%	Fair
WELLINGTON LANDINGS MIDDLE	1987/2006	29/10	Middle	\$ 14,730,651	\$ 42,966,936	34.28%	Poor
WEST BOCA RATON COMMUNITY HIGH	2004	12	High	\$ 1,870,874	\$ 99,477,543	1.88%	Good
WEST GATE ELEMENTARY	2002	14	Elementary	\$ 3,422,732	\$ 33,682,470	10.16%	Good
WEST RIVIERA ELEMENTARY	1966	50	Elementary	\$ 6,603,796	\$ 22,374,799	29.51%	Fair
WEST TECHNICAL EDUCATION CENTER	1978	38	High	\$ 12,182,614	\$ 25,837,502	47.15%	Poor
WESTERN PINES MIDDLE	1997	19	Middle	\$ 8,179,718	\$ 41,329,763	19.79%	Fair
WESTWARD ELEMENTARY	2008	8	Elementary	\$ 854,100	\$ 33,156,093	2.58%	Good

Facility Name	Year Built *	Current Age	Facility Level	Estimated	Estimated Current	FCI %	Condition Rating
				Deferred	Replacement Cost		
				Maintenance Cost			
WHISPERING PINES ELEMENTARY	1984	32	Elementary	\$ 8,998,123	\$ 33,193,971	27.11%	Fair
WILLIAM T DWYER HIGH	1990/2006	26/10	High	\$ 22,534,946	\$ 91,600,837	24.60%	Fair
WOODLANDS MIDDLE	1995	21	Middle	\$ 9,291,773	\$ 49,200,545	18.89%	Fair
WYNNEBROOK ELEMENTARY	1966/1995	50/21	Elementary	\$ 6,866,205	\$ 22,459,145	30.57%	Poor
<b>Subtotal</b>				<b>\$ 1,121,818,079</b>	<b>\$ 7,498,174,483</b>		
<b>Special Capital Projects</b>				<b>Estimated Cost</b>			
old GOVE ELEMENTARY (1964) - demo & site restoration			Elementary	\$ 2,000,000			
old DWIGHT D EISENHOWER ELEMENTARY (1970) - demo & site restoration			Elementary	\$ 2,000,000			
TRANSPORTATION - REPLACEMENT OF 3 FACILITIES (TO BE DETERMINED)			Ancillary	\$ 40,000,000			
<b>Grand Total</b>				<b>\$ 1,165,818,079</b>			

\*\* Castaldi reports exist; Estimated Deferred Maintenance Cost may not be sufficient to bring the facilities up to current building code

\*\*\* Includes ~\$2.5M for county-wide Security Projects

**Finding #1: The District’s school facilities are, on average, newer than both the national and regional averages for school buildings and the majority (more than 93%) have not reached their expected life span of 50 years.**

According to the National Center for Education Statistics (NCES), the mean age of public schools across the United States is 42 years, while the average age of schools in the Southeastern region of the United States is 37 years.

The School District cites an expected life span of 50 years for its building portfolio.

Of the 196 assessed District facilities:

- The average District facility was built in 1996 and is now, therefore, 20 years old.
- More than 93% of District facilities have not yet met their anticipated life span of 50 years.
- The vast majority of schools are considered “middle-aged” (i.e., between 15 and 30 years old).

**Average SDPBC Facility Age Compared to Southeastern U.S. Facility Age**

Facility Age	SDPBC Facilities		NCES (Southeastern Region)
Average Age	20 years old (built in 1996)		37 years old
Built Before 1950	1	1%	28%
Built Between 1950 and 1969	11	6%	45%
Built Between 1970 and 1984	15	8%	17%
Built After 1985	155	79%	10%
Campuses with buildings of varying ages	14	7%	N/A

**Finding #2: Of the 196 total school and ancillary facilities assessed, 101 (or 51%) are in “Good” condition, 55 (or 28%) are in “Fair” condition, 31 (or 16%) are in “Poor” condition, and 9 (or 5%) are in “Unsatisfactory” condition.**

The table located on the next five (5) pages represents all 196 assessed schools and ancillary facilities, sorted alphabetically within each condition rating, ranging from “Good” to “Unsatisfactory”. The lower the FCI, the better the condition of the facility. Generally, the older the facility, the higher the FCI. The newly-constructed schools tend to have the lowest overall FCI ratings, which is to be expected. The FCI scores range from the lowest value (0.29%) at Galaxy E3 Elementary (constructed in 2013) to the highest FCI rating (276%) at Sabal Palm/Highridge (built in 1959).

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
ALLAMANDA ELEMENTARY	2008	8	Elementary	\$ 535,223	\$ 33,606,483	1.59%	Good
ANCILLARY @ CO TAYLOR/KIRKLANE	2010	6	Ancillary	\$ 103,000	\$ 993,410	10.37%	Good
ANCILLARY AT FLORIDA MANGO (MCKESSON)	1996	20	Ancillary	\$ 2,651,081	\$ 19,851,327	13.35%	Good
ANCILLARY AT FULTON-HOLLAND EDUCATIONAL SERVICES CENTER***	1992	24	Ancillary	\$ 9,974,264	\$ 78,463,154	12.71%	Good
ANCILLARY AT NORTH COUNTY SUPPORT CENTER	2002	14	Ancillary	\$ 2,163,762	\$ 20,375,419	10.62%	Good
ANCILLARY AT TEC WAREHOUSE (AUSTRALIAN)	1980	36	Ancillary	\$ 1,852,912	\$ 16,747,268	11.06%	Good
ATLANTIC COMMUNITY HIGH	2005	11	High	\$ 6,068,578	\$ 107,118,541	5.67%	Good
BAK MIDDLE SCHOOL OF THE ARTS	2006	10	Middle	\$ 1,759,288	\$ 58,898,482	2.99%	Good
BARTON ELEMENTARY	2007	9	Elementary	\$ 967,772	\$ 41,843,170	2.31%	Good
BEACON COVE INTERMEDIATE BESSIE DUBOIS CAMPUS	2001	15	Elementary	\$ 2,476,791	\$ 30,648,710	8.08%	Good
BELLE GLADE ELEMENTARY	1996/2010	20/6	Elementary	\$ 4,156,677	\$ 32,806,881	12.67%	Good
BELVEDERE ELEMENTARY	1941	75	Elementary	\$ 2,873,004	\$ 24,885,513	11.54%	Good
BENOIST FARMS ELEMENTARY	2002	14	Elementary	\$ 2,449,700	\$ 31,025,163	7.90%	Good
BERKSHIRE ELEMENTARY	2006	10	Elementary	\$ 2,075,127	\$ 37,483,364	5.54%	Good
BINKS FOREST ELEMENTARY	2000	16	Elementary	\$ 3,016,577	\$ 32,144,287	9.38%	Good
BOCA RATON COMMUNITY HIGH	2004	12	High	\$ 8,186,181	\$ 101,854,809	8.04%	Good
BOCA RATON COMMUNITY MIDDLE	2006	10	Middle	\$ 2,870,823	\$ 52,476,734	5.47%	Good
BOCA RATON ELEMENTARY	2002	14	Elementary	\$ 995,879	\$ 18,044,370	5.52%	Good
BOYNTON BEACH COMMUNITY HIGH	2001	15	High	\$ 10,601,888	\$ 92,102,321	11.51%	Good
CHOLEE LAKE ELEMENTARY	2002	14	Elementary	\$ 2,967,665	\$ 32,984,280	9.00%	Good
CLIFFORD O TAYLOR/KIRKLANE ELEMENTARY	2009	7	Elementary	\$ 361,528	\$ 46,366,632	0.78%	Good
CONGRESS MIDDLE	2006	10	Middle	\$ 1,490,441	\$ 52,197,279	2.86%	Good
CORAL REEF ELEMENTARY	1999	17	Elementary	\$ 2,546,907	\$ 36,746,819	6.93%	Good
CROSS ROADS ACADEMY (LAKE SHORE ANNEX)	2009	7	High	\$ 1,515,731	\$ 10,422,152	14.54%	Good
CROSSPOINTE ELEMENTARY	2002	14	Elementary	\$ 2,499,924	\$ 29,990,898	8.34%	Good
DIAMOND VIEW ELEMENTARY	2003	13	Elementary	\$ 3,561,619	\$ 36,418,724	9.78%	Good
DISCOVERY KEY ELEMENTARY	2001	15	Elementary	\$ 2,070,829	\$ 34,670,368	5.97%	Good
DON ESTRIDGE HIGH TECH MIDDLE	2004	12	Middle	\$ 1,617,614	\$ 51,046,506	3.17%	Good
DR MARY MCLEOD BETHUNE ELEMENTARY	2000	16	Elementary	\$ 2,955,328	\$ 31,321,782	9.44%	Good
DWIGHT D EISENHOWER ELEMENTARY (2007)	2007	9	Elementary	\$ 1,208,997	\$ 35,916,880	3.37%	Good
ELBRIDGE GALE ELEMENTARY	2006	10	Elementary	\$ 934,267	\$ 32,388,859	2.88%	Good
EMERALD COVE MIDDLE	2007	9	Middle	\$ 1,261,542	\$ 54,200,594	2.33%	Good
EQUESTRIAN TRAILS ELEMENTARY	2003	13	Elementary	\$ 2,694,030	\$ 31,616,228	8.52%	Good
EVERGLADES ELEMENTARY SCHOOL	2010	6	Elementary	\$ 276,660	\$ 32,612,707	0.85%	Good
FOREST HILL COMMUNITY HIGH	2004	12	High	\$ 11,507,079	\$ 81,976,319	14.04%	Good
FOREST PARK ELEMENTARY	2008	8	Elementary	\$ 539,631	\$ 31,711,925	1.70%	Good
FREEDOM SHORES ELEMENTARY	2002	14	Elementary	\$ 3,483,186	\$ 34,332,866	10.15%	Good
FRONTIER ELEMENTARY	2001	15	Elementary	\$ 3,069,097	\$ 31,093,904	9.87%	Good
GALAXY ELEMENTARY	2013	3	Elementary	\$ 99,000	\$ 33,653,319	0.29%	Good
GLADE VIEW ELEMENTARY	2015	1	Elementary	\$ 333,906	\$ 16,963,857	1.97%	Good
GOVE ELEMENTARY	2013	3	Elementary	\$ 283,600	\$ 26,074,903	1.09%	Good
GRASSY WATERS ELEMENTARY	2004	12	Elementary	\$ 1,152,924	\$ 32,744,590	3.52%	Good
GREENACRES ELEMENTARY	2003	13	Elementary	\$ 2,917,877	\$ 25,939,934	11.25%	Good
HAGEN ROAD ELEMENTARY	2008	8	Elementary	\$ 449,654	\$ 31,832,460	1.41%	Good
HERITAGE ELEMENTARY	2000	16	Elementary	\$ 3,297,226	\$ 33,932,354	9.72%	Good
HIDDEN OAKS ELEMENTARY	2005	11	Elementary	\$ 1,794,809	\$ 36,063,408	4.98%	Good
HOPE CENTENNIAL ELEMENTARY	2009	7	Elementary	\$ 292,004	\$ 33,065,525	0.88%	Good
HOWELL L WATKINS MIDDLE	2005	11	Middle	\$ 2,374,282	\$ 50,669,238	4.69%	Good

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
INDEPENDENCE MIDDLE	2002	14	Middle	\$ 4,364,258	\$ 49,914,619	8.74%	Good
INDIAN RIDGE SCHOOL	2007	9	Elementary	\$ 485,427	\$ 20,468,666	2.37%	Good
JEAGA MIDDLE	2003	13	Middle	\$ 4,788,262	\$ 46,677,068	10.26%	Good
JERRY THOMAS ELEMENTARY	1980/2006	36/10	Elementary	\$ 4,684,428	\$ 32,429,529	14.44%	Good
JOHN F KENNEDY MIDDLE	2006	10	Middle	\$ 1,529,303	\$ 51,537,849	2.97%	Good
JOHN I LEONARD SENIOR HIGH	2006	10	High	\$ 3,388,810	\$ 104,121,541	3.25%	Good
JUPITER COMMUNITY HIGH	2003	13	High	\$ 6,538,555	\$ 96,202,337	6.80%	Good
L.C. SWAIN MIDDLE	2005	11	Middle	\$ 2,476,899	\$ 52,209,132	4.74%	Good
LAKE SHORE MIDDLE	2000	16	Middle	\$ 2,264,983	\$ 50,894,997	4.45%	Good
LANTANA COMMUNITY MIDDLE	2003	13	Middle	\$ 4,587,614	\$ 39,827,614	11.52%	Good
LANTANA ELEMENTARY	2004	12	Elementary	\$ 3,406,684	\$ 24,983,199	13.64%	Good
LINCOLN ELEMENTARY	2000	16	Elementary	\$ 3,137,227	\$ 44,719,003	7.02%	Good
MANATEE ELEMENTARY	1994	22	Elementary	\$ 5,174,826	\$ 47,346,730	10.93%	Good
MARSH POINTE ELEMENTARY	2007	9	Elementary	\$ 882,797	\$ 31,854,523	2.77%	Good
MEADOW PARK ELEMENTARY	2005	11	Elementary	\$ 3,139,652	\$ 29,350,125	10.70%	Good
NORTHBORO ELEMENTARY	2009	7	Elementary	\$ 2,617,176	\$ 33,740,862	7.76%	Good
ODYSSEY MIDDLE	2001	15	Middle	\$ 3,543,961	\$ 49,433,813	7.17%	Good
OSCEOLA CREEK MIDDLE	2004	12	Middle	\$ 2,279,190	\$ 45,288,056	5.03%	Good
PAHOKEE JR / SENIOR HIGH	2010	6	High	\$ 5,634,365	\$ 77,383,464	7.28%	Good
PALM BEACH CENTRAL HIGH	2003	13	High	\$ 6,615,754	\$ 99,372,751	6.66%	Good
PALM BEACH GARDENS COMMUNITY HIGH	2009	7	High	\$ 808,727	\$ 109,128,426	0.74%	Good
PALM BEACH GARDENS ELEMENTARY	2008	8	Elementary	\$ 796,839	\$ 30,830,207	2.58%	Good
PALM BEACH PUBLIC SCHOOL	2006	10	Elementary	\$ 758,931	\$ 17,923,475	4.23%	Good
PALM SPRINGS COMMUNITY MIDDLE	2006	10	Middle	\$ 1,612,067	\$ 56,144,222	2.87%	Good
PALM SPRINGS ELEMENTARY	2004	12	Elementary	\$ 4,582,713	\$ 34,151,630	13.42%	Good
PALMETTO ELEMENTARY	2002	14	Elementary	\$ 2,209,428	\$ 30,481,023	7.25%	Good
PANTHER RUN ELEMENTARY	1991/2006	25/10	Elementary	\$ 3,877,962	\$ 32,466,541	11.94%	Good
PARK VISTA COMMUNITY HIGH	2004	12	High	\$ 3,446,513	\$ 114,029,154	3.02%	Good
PIERCE HAMMOCK ELEMENTARY	2004	12	Elementary	\$ 1,065,250	\$ 31,315,795	3.40%	Good
PINE JOG ELEMENTARY	2008	8	Elementary	\$ 485,026	\$ 34,130,769	1.42%	Good
PLEASANT CITY ELEMENTARY	2002	14	Elementary	\$ 1,209,248	\$ 17,868,473	6.77%	Good
PLUMOSA ELEMENTARY SCHOOL OF THE ARTS	2010	6	Elementary	\$ 230,372	\$ 40,764,862	0.57%	Good
POLO PARK MIDDLE	2000	16	Middle	\$ 4,068,443	\$ 47,876,000	8.50%	Good
ROLLING GREEN ELEMENTARY	2007	9	Elementary	\$ 2,990,416	\$ 36,513,211	8.19%	Good
ROOSEVELT COMMUNITY MIDDLE	1995	21	Middle	\$ 7,454,111	\$ 53,693,800	13.88%	Good
ROOSEVELT ELEMENTARY	2004	12	Elementary	\$ 4,514,318	\$ 30,229,793	14.93%	Good
ROSENWALD ELEMENTARY	2015	1	Elementary	\$ 119,000	\$ 17,689,000	0.67%	Good
ROYAL PALM BEACH ELEMENTARY	2002	14	Elementary	\$ 3,185,621	\$ 28,858,856	11.04%	Good
ROYAL PALM SCHOOL	2009	7	Elementary	\$ 353,334	\$ 38,157,763	0.93%	Good
SEMINOLE RIDGE COMMUNITY HIGH	2005	11	High	\$ 3,994,918	\$ 100,767,596	3.96%	Good
SOUTH GRADE ELEMENTARY	2000	16	Elementary	\$ 3,479,746	\$ 26,406,549	13.18%	Good
SUNCOAST COMMUNITY HIGH SCHOOL	2010	6	High	\$ 735,980	\$ 81,669,339	0.90%	Good
SUNRISE PARK ELEMENTARY	2001	15	Elementary	\$ 4,713,638	\$ 34,338,595	13.73%	Good
SUNSET PALMS ELEMENTARY	2008	8	Elementary	\$ 394,388	\$ 33,586,902	1.17%	Good
THE CONSERVATORY SCHOOL AT NORTH PALM BEACH	2014	2	Middle	\$ 86,000	\$ 28,368,012	0.30%	Good
TRADEWINDS MIDDLE	2004	12	Middle	\$ 3,010,598	\$ 51,563,876	5.84%	Good
TRANSPORTATION AT EAST (RANCH ROAD)	2003	13	Ancillary	\$ 1,098,473	\$ 11,047,284	9.94%	Good
TURNING POINTS ACADEMY	2007	9	High	\$ 604,826	\$ 17,098,441	3.54%	Good

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
U B KINSEY/PALMVIEW ELEMENTARY	2005	11	Elementary	\$ 2,217,118	\$ 27,432,391	8.08%	Good
VILLAGE ACADEMY	2000	16	High	\$ 4,161,951	\$ 40,702,076	10.23%	Good
WEST BOCA RATON COMMUNITY HIGH	2004	12	High	\$ 1,870,874	\$ 99,477,543	1.88%	Good
WEST GATE ELEMENTARY	2002	14	Elementary	\$ 3,422,732	\$ 33,682,470	10.16%	Good
WESTWARD ELEMENTARY	2008	8	Elementary	\$ 854,100	\$ 33,156,093	2.58%	Good
ALEXANDER W DREYFOOS JR SCHOOL OF THE ARTS	1997	19	High	\$ 18,834,056	\$ 71,522,778	26.33%	Fair
BANYAN CREEK ELEMENTARY	1988	28	Elementary	\$ 8,647,328	\$ 34,484,053	25.08%	Fair
CARVER COMMUNITY MIDDLE	1994	22	Middle	\$ 7,326,588	\$ 43,924,307	16.68%	Fair
CHRISTA MCAULIFFE MIDDLE	1986	30	Middle	\$ 10,241,428	\$ 40,580,054	25.24%	Fair
CITRUS COVE ELEMENTARY	1990	26	Elementary	\$ 6,414,979	\$ 33,594,493	19.10%	Fair
CONNISTON COMMUNITY MIDDLE	2004	12	Middle	\$ 7,730,910	\$ 45,653,031	16.93%	Fair
CORAL SUNSET ELEMENTARY	1985/2006	31/10	Elementary	\$ 8,572,810	\$ 30,621,578	28.00%	Fair
CRESTWOOD MIDDLE	1982	34	Middle	\$ 9,837,099	\$ 48,834,417	20.14%	Fair
CRYSTAL LAKES ELEMENTARY	1991	25	Elementary	\$ 7,043,383	\$ 24,360,706	28.91%	Fair
DELRAY FULL SERVICE CENTER**	1958	58	Ancillary	\$ 9,559,610	\$ 32,800,028	29.15%	Fair
EAGLES LANDING MIDDLE	1998	18	Middle	\$ 10,400,965	\$ 45,250,937	22.99%	Fair
FOREST HILL ELEMENTARY	2002	14	Elementary	\$ 5,945,293	\$ 31,414,909	18.93%	Fair
GLADES CENTRAL COMMUNITY HIGH	1995	21	High	\$ 17,201,181	\$ 67,247,054	25.58%	Fair
GOLDEN GROVE ELEMENTARY	1997	19	Elementary	\$ 8,525,681	\$ 28,449,415	29.97%	Fair
H L JOHNSON ELEMENTARY	1984	32	Elementary	\$ 9,111,489	\$ 33,230,396	27.42%	Fair
HAMMOCK POINTE ELEMENTARY	1992/2006	24/10	Elementary	\$ 8,624,624	\$ 32,100,460	26.87%	Fair
HIGHLAND ELEMENTARY	1998	18	Elementary	\$ 8,621,651	\$ 34,328,697	25.11%	Fair
INDIAN PINES ELEMENTARY	1990	26	Elementary	\$ 8,309,193	\$ 35,441,248	23.44%	Fair
J C MITCHELL ELEMENTARY	2005	11	Elementary	\$ 9,247,361	\$ 36,306,546	25.47%	Fair
JUPITER ELEMENTARY	2003	13	Elementary	\$ 5,468,597	\$ 31,298,933	17.47%	Fair
JUPITER MIDDLE	1981	35	Middle	\$ 11,204,408	\$ 44,283,768	25.30%	Fair
LAKE PARK ELEMENTARY	2002	14	Elementary	\$ 4,799,756	\$ 18,728,675	25.63%	Fair
LAKE WORTH COMMUNITY HIGH	1997	19	High	\$ 24,365,417	\$ 91,604,876	26.60%	Fair
LAKE WORTH MIDDLE	1989	27	Middle	\$ 9,307,327	\$ 42,940,055	21.68%	Fair
LIBERTY PARK ELEMENTARY	1990/2006	26/10	Elementary	\$ 8,302,869	\$ 32,388,728	25.64%	Fair
LIMESTONE CREEK ELEMENTARY	1989/2006	27/10	Elementary	\$ 8,458,726	\$ 34,304,297	24.66%	Fair
LOGGERS RUN MIDDLE	1983	33	Middle	\$ 10,522,677	\$ 36,448,253	28.87%	Fair
MAINTENANCE & TRANSPORTATION @ SUMMIT	1987	29	Ancillary	\$ 5,876,987	\$ 32,141,610	18.28%	Fair
MORIKAMI PARK ELEMENTARY	1998	18	Elementary	\$ 6,659,751	\$ 29,071,600	22.91%	Fair
NORTH GRADE ELEMENTARY	2000	16	Elementary	\$ 5,652,654	\$ 29,947,657	18.88%	Fair
NORTHMORE ELEMENTARY	2000	16	Elementary	\$ 5,281,562	\$ 26,826,111	19.69%	Fair
OKEEHIEEE MIDDLE	1996	20	Middle	\$ 8,127,059	\$ 51,074,088	15.91%	Fair
OLYMPIC HEIGHTS COMMUNITY HIGH	1991	25	High	\$ 23,132,010	\$ 89,376,906	25.88%	Fair
OMNI MIDDLE	1989	27	Middle	\$ 11,376,127	\$ 39,217,181	29.01%	Fair
ORCHARD VIEW ELEMENTARY	1995	21	Elementary	\$ 7,000,919	\$ 30,308,398	23.10%	Fair
PAHOKEE ELEMENTARY	1999	17	Elementary	\$ 3,782,484	\$ 22,034,904	17.17%	Fair
PALM BEACH LAKES COMMUNITY HIGH	1988	28	High	\$ 18,297,691	\$ 107,312,731	17.05%	Fair
PIONEER PARK ELEMENTARY	1995	21	Elementary	\$ 5,476,230	\$ 28,225,397	19.40%	Fair
POINCIANA ELEMENTARY	1996	20	Elementary	\$ 7,089,324	\$ 26,202,782	27.06%	Fair
ROYAL PALM BEACH COMMUNITY HIGH	1997	19	High	\$ 18,677,889	\$ 85,197,647	21.92%	Fair
S D SPADY ELEMENTARY	2005	11	Elementary	\$ 3,770,242	\$ 23,240,333	16.22%	Fair
SANDPIPER SHORES ELEMENTARY	1989	27	Elementary	\$ 7,481,774	\$ 25,415,180	29.44%	Fair

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
SANTALUCES COMMUNITY HIGH	1981	35	High	\$ 19,327,564	\$ 95,347,506	20.27%	Fair
SEMINOLE TRAILS ELEMENTARY	1989	27	Elementary	\$ 5,574,266	\$ 33,007,221	16.89%	Fair
SOUTH OLIVE ELEMENTARY	2003	13	Elementary	\$ 6,270,580	\$ 26,466,813	23.69%	Fair
SPANISH RIVER COMMUNITY HIGH	1983	33	High	\$ 18,335,643	\$ 93,479,188	19.61%	Fair
STARLIGHT COVE ELEMENTARY	1995	21	Elementary	\$ 6,157,396	\$ 35,431,866	17.38%	Fair
WATERS EDGE ELEMENTARY	1996	20	Elementary	\$ 9,109,403	\$ 30,712,586	29.66%	Fair
WELLINGTON COMMUNITY HIGH	1981	35	High	\$ 16,902,995	\$ 94,113,183	17.96%	Fair
WELLINGTON ELEMENTARY	1990	26	Elementary	\$ 5,232,946	\$ 32,635,601	16.03%	Fair
WEST RIVIERA ELEMENTARY	1966	50	Elementary	\$ 6,603,796	\$ 22,374,799	29.51%	Fair
WESTERN PINES MIDDLE	1997	19	Middle	\$ 8,179,718	\$ 41,329,763	19.79%	Fair
WHISPERING PINES ELEMENTARY	1984	32	Elementary	\$ 8,998,123	\$ 33,193,971	27.11%	Fair
WILLIAM T DWYER HIGH	1990/2006	26/10	High	\$ 22,534,946	\$ 91,600,837	24.60%	Fair
WOODLANDS MIDDLE	1995	21	Middle	\$ 9,291,773	\$ 49,200,545	18.89%	Fair
ACREAGE PINES ELEMENTARY	1992	24	Elementary	\$ 7,189,889	\$ 19,164,522	37.52%	Poor
ADDISON MIZNER ELEMENTARY	1966	50	Elementary	\$ 9,435,583	\$ 20,827,232	45.30%	Poor
ANCILLARY AT WEST GATE ELEM	1996	20	Ancillary	\$ 844,993	\$ 2,375,949	35.56%	Poor
BEAR LAKES MIDDLE	1989	27	Middle	\$ 15,841,494	\$ 47,012,767	33.70%	Poor
CALUSA ELEMENTARY	1987	29	Elementary	\$ 9,317,164	\$ 24,884,821	37.44%	Poor
CYPRESS TRAILS ELEMENTARY	1990	26	Elementary	\$ 8,224,050	\$ 22,607,675	36.38%	Poor
DEL PRADO ELEMENTARY	1989	27	Elementary	\$ 8,262,199	\$ 23,820,389	34.69%	Poor
EGRET LAKE ELEMENTARY	1995	21	Elementary	\$ 8,379,797	\$ 21,696,340	38.62%	Poor
GROVE PARK ELEMENTARY	1966/2004	50/12	Elementary	\$ 8,702,328	\$ 22,895,655	38.01%	Poor
INLET GROVE @ OLD SUNCOAST	1967	49	High	\$ 18,997,680	\$ 40,102,329	47.37%	Poor
JUPITER FARMS ELEMENTARY	1990	26	Elementary	\$ 6,968,959	\$ 20,606,989	33.82%	Poor
K E CUNNINGHAM/CANAL POINT ELEMENTARY	1988	28	Elementary	\$ 7,226,271	\$ 21,125,451	34.21%	Poor
LIGHTHOUSE ELEMENTARY	1988	28	Elementary	\$ 8,524,871	\$ 23,489,755	36.29%	Poor
LOXAHATCHEE GROVES ELEMENTARY	1986	30	Elementary	\$ 10,383,106	\$ 25,709,232	40.39%	Poor
MAINTENANCE AT CRESTWOOD	1976	40	Ancillary	\$ 677,096	\$ 1,598,283	42.36%	Poor
MELALEUCA ELEMENTARY	1966/1992	50/24	Elementary	\$ 7,649,725	\$ 22,759,483	33.61%	Poor
NEW HORIZONS ELEMENTARY	1990	26	Elementary	\$ 7,605,409	\$ 21,667,070	35.10%	Poor
PINE GROVE ELEMENTARY	1966/2007	50/9	Elementary	\$ 7,292,725	\$ 24,248,797	30.07%	Poor
PLUMOSA ELEMENTARY	1954	62	Elementary	\$ 5,996,915	\$ 16,782,541	35.73%	Poor
ROOSEVELT FULL SERVICE CENTER**	1954	62	Ancillary	\$ 9,423,022	\$ 25,832,469	36.48%	Poor
SEACREST TRAINING CENTER	1998	18	Ancillary	\$ 1,690,044	\$ 3,446,222	49.04%	Poor
SOUTH ITV STATION (THE EDUCATION NETWORK AT BOYNTON BEACH)	1969	47	Ancillary	\$ 3,206,722	\$ 8,479,141	37.82%	Poor
SOUTH TECHNICAL COMMUNITY HIGH	1975	41	High	\$ 15,573,449	\$ 44,702,410	34.84%	Poor
TIMBER TRACE ELEMENTARY	1990	26	Elementary	\$ 8,760,866	\$ 25,920,645	33.80%	Poor
TRANSPORTATION AND MPO AT NORTH AREA (BLUE HERON)	1984	32	Ancillary	\$ 2,447,010	\$ 7,719,891	31.70%	Poor
VERDE ELEMENTARY	1980	36	Elementary	\$ 9,911,466	\$ 24,519,168	40.42%	Poor
WASHINGTON ELEMENTARY	1964/1990	52/26	Elementary	\$ 6,797,765	\$ 17,658,120	38.50%	Poor
WATSON B DUNCAN MIDDLE	1990	26	Middle	\$ 12,245,297	\$ 37,259,272	32.87%	Poor
WELLINGTON LANDINGS MIDDLE	1987/2006	29/10	Middle	\$ 14,730,651	\$ 42,966,936	34.28%	Poor
WEST TECHNICAL EDUCATION CENTER	1978	38	High	\$ 12,182,614	\$ 25,837,502	47.15%	Poor
WYNNEBROOK ELEMENTARY	1966/1995	50/21	Elementary	\$ 6,866,205	\$ 22,459,145	30.57%	Poor
ANCILLARY @ MARY & ROBERT PEW LEADERSHIP CTR (HL WATKINS MS)	1992	24	Ancillary	\$ 1,843,803	\$ 2,903,653	63.50%	Unsatisfactory
ANCILLARY AT CENTRAL AREA ADMINISTRATION	1965	51	Ancillary	\$ 1,761,166	\$ 2,822,325	62.40%	Unsatisfactory

Facility Name	Year Built *	Current Age	Facility Level	Estimated		FCI %	Condition Rating
				Deferred Maintenance Cost	Estimated Current Replacement Cost		
ANCILLARY AT LANTANA ELEM	1995	21	Ancillary	\$ 1,098,500	\$ 1,369,754	80.20%	Unsatisfactory
RIVIERA BEACH PREPARATORY & ACHIEVEMENT ACADEMY	1967	49	High	\$ 14,177,227	\$ 27,109,894	52.30%	Unsatisfactory
SABAL PALM/HIGHRIDGE	1959	57	High	\$ 6,280,290	\$ 2,270,895	276.56%	Unsatisfactory
SOUTH AREA SCHOOL OF CHOICE (INTENSIVE TRANSITION)	1965	51	High	\$ 13,194,557	\$ 5,632,303	234.27%	Unsatisfactory
TRANSPORTATION AT SOUTH AREA	1989	27	Ancillary	\$ 3,037,501	\$ 3,103,679	97.87%	Unsatisfactory
TRANSPORTATION AT WEST CENTRAL (ROYAL PALM)	1994	22	Ancillary	\$ 2,166,549	\$ 2,201,646	98.41%	Unsatisfactory
TRANSPORTATION WEST AREA (BELLE GLADE)	1973	43	Ancillary	\$ 2,786,149	\$ 4,324,281	64.43%	Unsatisfactory
<b>Subtotal</b>				<b>\$ 1,121,818,079</b>	<b>\$ 7,498,174,483</b>		
<b>Special Capital Projects</b>				<b>Estimated Cost</b>			
old GOVE ELEMENTARY (1964)			Elementary	\$ 2,000,000			
old DWIGHT D EISENHOWER ELEMENTARY (1970)			Elementary	\$ 2,000,000			
TRANSPORTATION - REPLACEMENT OF 3 FACILITIES (TO BE DETERMINED)			Ancillary	\$ 40,000,000			
<b>Grand Total</b>				<b>\$ 1,165,818,079</b>			

\*\* Castaldi reports exist; Estimated Deferred Maintenance Cost may not be sufficient to bring the facilities up to current building code

\*\*\* Includes ~\$2.5M for county-wide Security Projects

**Finding #3: Of the 196 District schools and facilities assessed, the elementary schools are generally in fair condition (average FCI=15.2%), the middle schools are generally in good condition (average FCI = 13.1%), the high schools are generally in good condition (average FCI = 14.9%), and the ancillary facilities are generally in fair condition (average FCI = 23.1%). The overall District FCI average is 15.0%, which is in the “good” range, but borders on the “fair” range, which begins at 15.1%.**

The table below reflects each facility level (elementary, middle, high, and ancillary) and corresponding estimated deferred maintenance cost, estimated current replacement cost, average FCI and condition rating.

### **Combined FCI for All School District of Palm Beach County Facilities**

<b>Facility Level</b>	<b>Estimated Deferred Maintenance Cost</b>	<b>Estimated Current Replacement Cost</b>	<b>Average FCI %</b>	<b>Condition Rating</b>
Elementary	\$ 494,056,297	\$ 3,254,799,580	15.2%	<b>Fair</b> (borders on Good)
Middle	\$ 209,803,199	\$ 1,598,893,264	13.1%	<b>Good</b>
High	\$ 353,695,941	\$ 2,365,884,848	14.9%	<b>Good</b> (borders on Fair)
Ancillary	\$ 64,262,642	\$ 278,596,791	23.1%	<b>Fair</b>
<b>District total</b>	<b>\$ 1,121,818,079 (*)</b>	<b>\$ 7,498,174,483</b>	<b>15.0%</b>	<b>Good</b> (borders on Fair)

*(\*) This total does not include any of the additional costs related to technology upgrades, but does include security enhancements needed for each facility. The total also excludes any special capital projects.*

**Finding #4: The total capital funding needed to address critical deferred maintenance items is \$1,165,818,079. More than half (61%) of the total estimated deferred maintenance costs will be needed to address the following four asset categories: HVAC (20%), building envelope (18%), interior (13%), and plumbing (10%).**

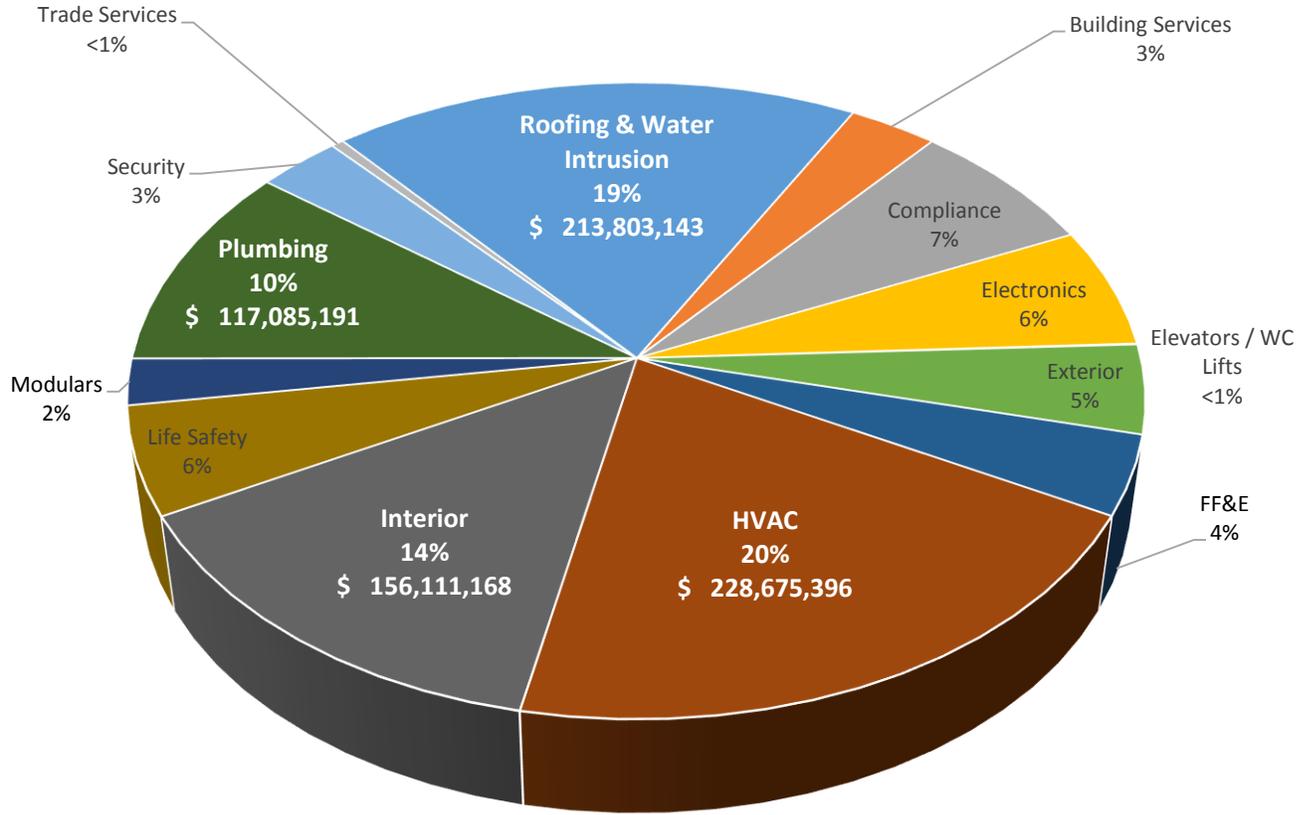
The following table and chart indicate specific capital needs within asset categories (including security projects). The top four categories (HVAC, building envelope, interior, and plumbing) by overall percentage of costs are highlighted.

### Deferred Building Maintenance Costs by Asset Category

Asset Category	Grand Total	Percentage of Total Costs
Heating, Ventilation & Air Conditioning (HVAC)	\$ 228,675,396	20%
Building Envelope (roofing & water intrusion)	\$ 213,803,143	18%
Interior (acoustical ceiling tiles, interior flooring, casework and finishes)	\$ 156,111,168	13%
Plumbing (bathroom partitions, fixtures, lighting and tile, interior piping)	\$ 117,085,191	10%
Compliance (CSIRs and ADA)	\$ 78,559,441	7%
Electronics	\$ 68,426,258	6%
Life Safety	\$ 61,525,836	5%
Exterior	\$ 50,656,341	4%
Furniture, Fixtures & Equipment (FF&E)	\$ 45,144,376	4%
Special Projects (*)	\$ 44,000,000	4%
Building Services	\$ 35,945,130	3%
Security	\$ 33,878,000	3%
Modulars	\$ 26,443,400	2%
Trade Services	\$ 5,073,199	<1%
Elevators / Wheelchair Lifts	\$ 491,200	<1%
<b>Grand Total</b>	<b>\$ 1,165,818,079</b>	<b>100%</b>

**61% of  
total costs**

# Estimated Costs by Asset Category



**Finding #5: Of the total estimated deferred maintenance costs, 43% is attributed to elementary schools (110 schools), 18% to middle schools (34 schools), 30% to high schools (32 schools), and 9% to ancillary (20 facilities).**

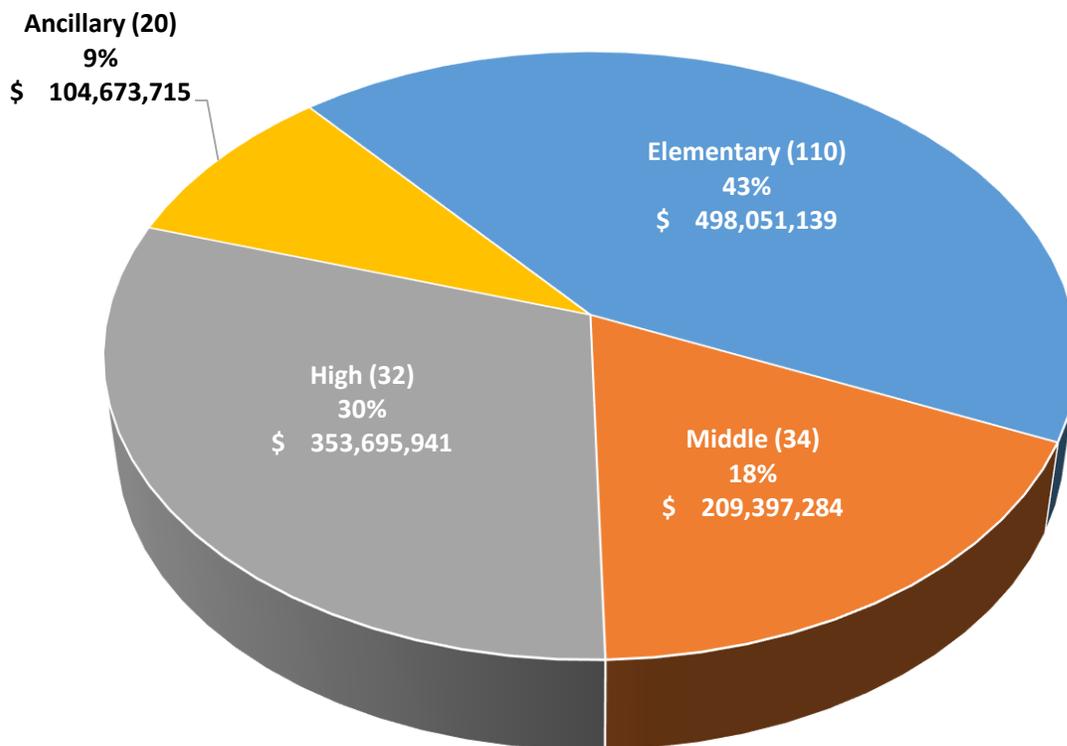
The following table and chart indicate specific capital needs within asset categories (excluding technology projects) by facility level (elementary, middle, high, and ancillary).

### Deferred Building Maintenance Costs by Facility Level

Asset Category	Facility Level (*)				
	Elementary (110)	Middle (34)	High (32)	Ancillary (20)	Grand Total (196)
Building Envelope	\$ 97,065,498	\$ 27,396,555	\$ 74,387,399	\$ 14,953,690	\$ 213,803,143
Building Services	\$ 12,246,205	\$ 10,871,858	\$ 12,809,878	\$ 17,188	\$ 35,945,130
Compliance	\$ 24,194,818	\$ 15,684,876	\$ 33,111,972	\$ 5,567,775	\$ 78,559,441
Electronics	\$ 21,257,670	\$ 11,502,078	\$ 34,651,954	\$ 1,014,555	\$ 68,426,258
Elevators/Lifts	\$ 164,800	\$ 81,600	\$ 244,800	\$ -	\$ 491,200
Exterior	\$ 22,378,046	\$ 9,848,502	\$ 17,783,966	\$ 645,827	\$ 50,656,341
FF&E	\$ 17,297,777	\$ 12,557,317	\$ 14,455,397	\$ 833,885	\$ 45,144,376
HVAC	\$ 112,151,069	\$ 46,219,650	\$ 54,629,044	\$ 15,675,634	\$ 228,675,396
Interior	\$ 77,369,222	\$ 33,041,476	\$ 40,958,182	\$ 4,742,288	\$ 156,111,168
Life Safety	\$ 25,889,833	\$ 10,517,312	\$ 22,234,191	\$ 2,884,502	\$ 61,525,836
Modular	\$ 14,431,200	\$ 6,354,400	\$ 4,794,800	\$ 863,000	\$ 26,443,400
Plumbing	\$ 52,028,903	\$ 19,128,160	\$ 35,454,358	\$ 10,473,771	\$ 117,085,191
Security	\$ 15,644,500	\$ 5,203,500	\$ 6,770,000	\$ 6,260,000	\$ 33,878,000
Special	\$ 4,000,000	\$ -	\$ -	\$ 40,000,000	\$ 44,000,000
Trade Services	\$ 1,931,600	\$ 990,000	\$ 1,410,000	\$ 741,600	\$ 5,073,200
<b>Grand Total</b>	<b>\$ 498,051,139</b>	<b>\$ 209,397,284</b>	<b>\$ 353,695,941</b>	<b>\$ 104,673,715</b>	<b>\$ 1,165,818,079</b>
<b>Percentage of Total</b>	<b>43%</b>	<b>18%</b>	<b>30%</b>	<b>9%</b>	<b>100%</b>

(\*) For the purposes of this report, Adult, Alternative, Combination, and ESE facility levels were categorized at the highest student level accommodated at each facility (i.e., a K-8 was categorized as a middle school).

### Estimated Costs by Facility Level



**Finding #6: The vast majority of District schools, regardless of age, are in need of major capital improvements, such as building envelope projects, classroom lighting retrofits and fire alarm system upgrades. In addition, all schools and ancillary facilities are in need of security and technology enhancements.**

**Overview of Deferred Maintenance Deficiencies by School**

The table contained on the next three pages includes an overview of all of the major asset components and the total costs for each school and ancillary facility in the District. This table reflects security and technology enhancement projects, as well as deferred building maintenance needs. The table is presented in alphabetical order by facility name.

Facility Name	Facility Level	Estimated Deferred Maintenance Cost	Roofing & Water Intrusion		Building Services	Compliance	Electronics	Elevators / WC Lifts		Exterior	FF&E	HVAC	Interior	Life Safety	Modular	Plumbing	Security	Special	Technology	Trade Services	
ACREAGE PINES ELEMENTARY	Elementary	\$ 7,189,889																			
ADDISON MIZNER ELEMENTARY	Elementary	\$ 9,435,583																			
ALEXANDER W DREYFOOS JR SCHOOL OF THE ARTS	High	\$ 18,834,056																			
ALLAMANDA ELEMENTARY	Elementary	\$ 535,223																			
ANCILLARY @ CO TAYLOR/KIRKLANE	Ancillary	\$ 103,000																			
ANCILLARY @ MARY & ROBERT PEW LEADERSHIP CTR (HL WATKINS MS)	Ancillary	\$ 1,843,803																			
ANCILLARY AT CENTRAL AREA ADMINISTRATION	Ancillary	\$ 1,761,166																			
ANCILLARY AT FLORIDA MANGO (MCKESSON)	Ancillary	\$ 2,651,081																			
ANCILLARY AT FULTON-HOLLAND EDUCATIONAL SERVICES CENTER***	Ancillary	\$ 9,974,264																			
ANCILLARY AT LANTANA ELEM	Ancillary	\$ 1,098,500																			
ANCILLARY AT NORTH COUNTY SUPPORT CENTER	Ancillary	\$ 2,163,762																			
ANCILLARY AT TEC WAREHOUSE (AUSTRALIAN)	Ancillary	\$ 1,852,912																			
ANCILLARY AT WEST GATE ELEM	Ancillary	\$ 844,993																			
ATLANTIC COMMUNITY HIGH	High	\$ 6,068,578																			
BAK MIDDLE SCHOOL OF THE ARTS	Middle	\$ 1,759,288																			
BANYAN CREEK ELEMENTARY	Elementary	\$ 8,647,328																			
BARTON ELEMENTARY	Elementary	\$ 967,772																			
BEACON COVE INTERMEDIATE BESSIE DUBOIS CAMPUS	Elementary	\$ 2,476,791																			
BEAR LAKES MIDDLE	Middle	\$ 15,841,494																			
BELLE GLADE ELEMENTARY	Elementary	\$ 4,156,677																			
BELVEDERE ELEMENTARY	Elementary	\$ 2,873,004																			
BENOIST FARMS ELEMENTARY	Elementary	\$ 2,449,700																			
BERKSHIRE ELEMENTARY	Elementary	\$ 2,075,127																			
BINKS FOREST ELEMENTARY	Elementary	\$ 3,016,577																			
BOCA RATON COMMUNITY HIGH	High	\$ 8,186,181																			
BOCA RATON COMMUNITY MIDDLE	Middle	\$ 2,870,823																			
BOCA RATON ELEMENTARY	Elementary	\$ 995,879																			
BOYNTON BEACH COMMUNITY HIGH	High	\$ 10,601,888																			
CALUSA ELEMENTARY	Elementary	\$ 9,317,164																			
CARVER COMMUNITY MIDDLE	Middle	\$ 7,326,588																			
CHOLEE LAKE ELEMENTARY	Elementary	\$ 2,967,665																			
CHRISTA MCAULIFFE MIDDLE	Middle	\$ 10,241,428																			
CITRUS COVE ELEMENTARY	Elementary	\$ 6,414,979																			
CLIFFORD O TAYLOR/KIRKLANE ELEMENTARY	Elementary	\$ 361,528																			
CONGRESS MIDDLE	Middle	\$ 1,490,441																			
CONNISTON COMMUNITY MIDDLE	Middle	\$ 7,730,910																			
CORAL REEF ELEMENTARY	Elementary	\$ 2,546,907																			
CORAL SUNSET ELEMENTARY	Elementary	\$ 8,572,810																			
CRESTWOOD MIDDLE	Middle	\$ 9,837,099																			
CROSS ROADS ACADEMY (LAKE SHORE ANNEX)	High	\$ 1,515,731																			
CROSSPOINTE ELEMENTARY	Elementary	\$ 2,499,924																			
CRYSTAL LAKES ELEMENTARY	Elementary	\$ 7,043,383																			
CYPRESS TRAILS ELEMENTARY	Elementary	\$ 8,224,050																			
DEL PRADO ELEMENTARY	Elementary	\$ 8,262,199																			
DELRAY FULL SERVICE CENTER**	Ancillary	\$ 9,559,610																			
DIAMOND VIEW ELEMENTARY	Elementary	\$ 3,561,619																			
DISCOVERY KEY ELEMENTARY	Elementary	\$ 2,070,829																			
DON ESTRIDGE HIGH TECH MIDDLE	Middle	\$ 1,617,614																			
DR MARY MCLEOD BETHUNE ELEMENTARY	Elementary	\$ 2,955,328																			
DWIGHT D EISENHOWER ELEMENTARY (2007)	Elementary	\$ 1,208,997																			
EAGLES LANDING MIDDLE	Middle	\$ 10,400,965																			
EGRET LAKE ELEMENTARY	Elementary	\$ 8,379,797																			
ELBRIDGE GALE ELEMENTARY	Elementary	\$ 934,267																			
EMERALD COVE MIDDLE	Middle	\$ 1,261,542																			
EQUESTRIAN TRAILS ELEMENTARY	Elementary	\$ 2,694,030																			
EVERGLADES ELEMENTARY SCHOOL	Elementary	\$ 276,660																			
FOREST HILL COMMUNITY HIGH	High	\$ 11,507,079																			
FOREST HILL ELEMENTARY	Elementary	\$ 5,945,293																			
FOREST PARK ELEMENTARY	Elementary	\$ 539,631																			
FREEDOM SHORES ELEMENTARY	Elementary	\$ 3,483,186																			
FRONTIER ELEMENTARY	Elementary	\$ 3,069,097																			
GALAXY ELEMENTARY	Elementary	\$ 99,000																			
GLADE VIEW ELEMENTARY	Elementary	\$ 333,906																			
GLADES CENTRAL COMMUNITY HIGH	High	\$ 17,201,181																			
GOLDEN GROVE ELEMENTARY	Elementary	\$ 8,525,681																			
GOVE ELEMENTARY	Elementary	\$ 283,600																			
GRASSY WATERS ELEMENTARY	Elementary	\$ 1,152,924																			
GREENACRES ELEMENTARY	Elementary	\$ 2,917,877																			
GROVE PARK ELEMENTARY	Elementary	\$ 8,702,328																			
H L JOHNSON ELEMENTARY	Elementary	\$ 9,111,489																			
HAGEN ROAD ELEMENTARY	Elementary	\$ 449,654																			
HAMMOCK POINTE ELEMENTARY	Elementary	\$ 8,624,624																			
HERITAGE ELEMENTARY	Elementary	\$ 3,297,226																			
HIDDEN OAKS ELEMENTARY	Elementary	\$ 1,794,809																			
HIGHLAND ELEMENTARY	Elementary	\$ 8,621,651																			
HOPE CENTENNIAL ELEMENTARY	Elementary	\$ 292,004																			
HOWELL L WATKINS MIDDLE	Middle	\$ 2,374,282																			
INDEPENDENCE MIDDLE	Middle	\$ 4,364,258																			
INDIAN PINES ELEMENTARY	Elementary	\$ 8,309,193																			
INDIAN RIDGE SCHOOL	Elementary	\$ 485,427																			
INLET GROVE @ OLD SUNCOAST	High	\$ 18,997,680																			
J C MITCHELL ELEMENTARY	Elementary	\$ 9,247,361																			
JEAGA MIDDLE	Middle	\$ 4,788,262																			
JERRY THOMAS ELEMENTARY	Elementary	\$ 4,684,428																			
JOHN F KENNEDY MIDDLE	Middle	\$ 1,529,303																			
JOHN I LEONARD SENIOR HIGH	High	\$ 3,388,810																			

Facility Name	Facility Level	Estimated	Roofing &	Building	Compliance	Electronics	Elevators /	Exterior	FF&E	HVAC	Interior	Life Safety	Modular	Plumbing	Security	Special	Technology	Trade
		Deferred	Water	Services														Services
		Maintenance Cost	Intrusion				WC Lifts											Services
JUPITER COMMUNITY HIGH	High	\$ 6,538,555	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
JUPITER ELEMENTARY	Elementary	\$ 5,468,597	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
JUPITER FARMS ELEMENTARY	Elementary	\$ 6,968,959	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
JUPITER MIDDLE	Middle	\$ 11,204,408	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
K E CUNNINGHAM/CANAL POINT ELEMENTARY	Elementary	\$ 7,226,271	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
L.C. SWAIN MIDDLE	Middle	\$ 2,476,899	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LAKE PARK ELEMENTARY	Elementary	\$ 4,799,756	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LAKE SHORE MIDDLE	Middle	\$ 2,264,983	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LAKE WORTH COMMUNITY HIGH	High	\$ 24,365,417	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LAKE WORTH MIDDLE	Middle	\$ 9,307,327	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LANTANA COMMUNITY MIDDLE	Middle	\$ 4,587,614	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LANTANA ELEMENTARY	Elementary	\$ 3,406,684	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LIBERTY PARK ELEMENTARY	Elementary	\$ 8,302,869	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LIGHTHOUSE ELEMENTARY	Elementary	\$ 8,524,871	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LIMESTONE CREEK ELEMENTARY	Elementary	\$ 8,458,726	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LINCOLN ELEMENTARY	Elementary	\$ 3,137,227	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LOGGERS RUN MIDDLE	Middle	\$ 10,522,677	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
LOXAHATCHEE GROVES ELEMENTARY	Elementary	\$ 10,383,106	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MAINTENANCE & TRANSPORTATION @ SUMMIT	Ancillary	\$ 5,876,987	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MAINTENANCE AT CRESTWOOD	Ancillary	\$ 677,096	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MANATEE ELEMENTARY	Elementary	\$ 5,174,826	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MARSH POINTE ELEMENTARY	Elementary	\$ 882,797	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MEADOW PARK ELEMENTARY	Elementary	\$ 3,139,652	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MELALEUCA ELEMENTARY	Elementary	\$ 7,649,725	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
MORIKAMI PARK ELEMENTARY	Elementary	\$ 6,659,751	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
NEW HORIZONS ELEMENTARY	Elementary	\$ 7,605,409	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
NORTH GRADE ELEMENTARY	Elementary	\$ 5,652,654	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
NORTHBORO ELEMENTARY	Elementary	\$ 2,617,176	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
NORTHMORE ELEMENTARY	Elementary	\$ 5,281,562	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ODYSSEY MIDDLE	Middle	\$ 3,543,961	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OKEEHEELEE MIDDLE	Middle	\$ 8,127,059	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OLYMPIC HEIGHTS COMMUNITY HIGH	High	\$ 23,132,010	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OMNI MIDDLE	Middle	\$ 11,376,127	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ORCHARD VIEW ELEMENTARY	Elementary	\$ 7,000,919	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OSCEOLA CREEK MIDDLE	Middle	\$ 2,279,190	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PAHOKEE ELEMENTARY	Elementary	\$ 3,782,484	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PAHOKEE JR / SENIOR HIGH	High	\$ 5,634,365	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PALM BEACH CENTRAL HIGH	High	\$ 6,615,754	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PALM BEACH GARDENS COMMUNITY HIGH	High	\$ 808,727	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PALM BEACH GARDENS ELEMENTARY	Elementary	\$ 796,839	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PALM BEACH LAKES COMMUNITY HIGH	High	\$ 18,297,691	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PALM BEACH PUBLIC SCHOOL	Elementary	\$ 758,931	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PALM SPRINGS COMMUNITY MIDDLE	Middle	\$ 1,612,067	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PALM SPRINGS ELEMENTARY	Elementary	\$ 4,582,713	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PALMETTO ELEMENTARY	Elementary	\$ 2,209,428	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PANTHER RUN ELEMENTARY	Elementary	\$ 3,877,962	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PARK VISTA COMMUNITY HIGH	High	\$ 3,446,513	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PIERCE HAMMOCK ELEMENTARY	Elementary	\$ 1,065,250	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PINE GROVE ELEMENTARY	Elementary	\$ 7,292,725	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PINE JOG ELEMENTARY	Elementary	\$ 485,026	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PIONEER PARK ELEMENTARY	Elementary	\$ 5,476,230	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PLEASANT CITY ELEMENTARY	Elementary	\$ 1,209,248	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PLUMOSA ELEMENTARY	Elementary	\$ 5,996,915	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PLUMOSA ELEMENTARY SCHOOL OF THE ARTS	Elementary	\$ 230,372	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
POINCIANA ELEMENTARY	Elementary	\$ 7,089,324	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
POLO PARK MIDDLE	Middle	\$ 4,068,443	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
RIVIERA BEACH PREPARATORY & ACHIEVEMENT ACADEMY	High	\$ 14,177,227	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ROLLING GREEN ELEMENTARY	Elementary	\$ 2,990,416	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ROOSEVELT COMMUNITY MIDDLE	Middle	\$ 7,454,111	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ROOSEVELT ELEMENTARY	Elementary	\$ 4,514,318	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ROOSEVELT FULL SERVICE CENTER**	Ancillary	\$ 9,423,022	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ROSENWALD ELEMENTARY	Elementary	\$ 119,000	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ROYAL PALM BEACH COMMUNITY HIGH	High	\$ 18,677,889	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ROYAL PALM BEACH ELEMENTARY	Elementary	\$ 3,185,621	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ROYAL PALM SCHOOL	Elementary	\$ 353,334	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
S D SPADY ELEMENTARY	Elementary	\$ 3,770,242	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SABAL PALM/HIGHRIDGE	High	\$ 6,280,290	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SANDPIPER SHORES ELEMENTARY	Elementary	\$ 7,481,774	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SANTALUCES COMMUNITY HIGH	High	\$ 19,327,564	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SEACREST TRAINING CENTER	Ancillary	\$ 1,690,044	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SEMINOLE RIDGE COMMUNITY HIGH	High	\$ 3,994,918	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SEMINOLE TRAILS ELEMENTARY	Elementary	\$ 5,574,266	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SOUTH AREA SCHOOL OF CHOICE (INTENSIVE TRANSITION)	High	\$ 13,194,557	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SOUTH GRADE ELEMENTARY	Elementary	\$ 3,479,746	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SOUTH ITV STATION (THE EDUCATION NETWORK AT BOYNTON BEACH)	Ancillary	\$ 3,206,722	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SOUTH OLIVE ELEMENTARY	Elementary	\$ 6,270,580	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SOUTH TECHNICAL COMMUNITY HIGH	High	\$ 15,573,449	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SPANISH RIVER COMMUNITY HIGH	High	\$ 18,335,643	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
STARLIGHT COVE ELEMENTARY	Elementary	\$ 6,157,396	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SUNCOAST COMMUNITY HIGH SCHOOL	High	\$ 735,980	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SUNRISE PARK ELEMENTARY	Elementary	\$ 4,713,638	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SUNSET PALMS ELEMENTARY	Elementary	\$ 394,388	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
THE CONSERVATORY SCHOOL AT NORTH PALM BEACH	Middle	\$ 86,000	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
TIMBER TRACE ELEMENTARY	Elementary	\$ 8,760,866	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
TRADEWINDS MIDDLE	Middle	\$ 3,010,598	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
TRANSPORTATION AND MPO AT NORTH AREA (BLUE HERON)	Ancillary	\$ 2,447,010	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

Facility Name	Facility Level	Estimated Deferred Maintenance Cost	Roofing & Water Intrusion	Building Services	Compliance	Electronics	Elevators / WC Lifts	Exterior	FF&E	HVAC	Interior	Life Safety	Modular	Plumbing	Security	Special	Technology	Trade Services
TRANSPORTATION AT EAST (RANCH ROAD)	Ancillary	\$ 1,098,473	•	•	•					•	•	•		•	•		•	•
TRANSPORTATION AT SOUTH AREA	Ancillary	\$ 3,037,501	•	•	•			•	•	•	•	•	•	•	•		•	•
TRANSPORTATION AT WEST CENTRAL (ROYAL PALM)	Ancillary	\$ 2,166,549	•	•	•	•			•	•	•	•	•	•	•		•	•
TRANSPORTATION WEST AREA (BELLE GLADE)	Ancillary	\$ 2,786,149	•	•	•				•	•	•	•	•	•	•		•	•
TURNING POINTS ACADEMY	High	\$ 604,826	•	•	•				•	•	•	•	•	•	•		•	•
U B KINSEY/PALMVIEW ELEMENTARY	Elementary	\$ 2,217,118	•	•	•			•	•	•	•	•	•	•	•		•	•
VERDE ELEMENTARY	Elementary	\$ 9,911,466	•	•	•	•		•	•	•	•	•	•	•	•		•	•
VILLAGE ACADEMY	High	\$ 4,161,951	•	•	•				•	•	•	•	•	•	•		•	•
WASHINGTON ELEMENTARY	Elementary	\$ 6,797,765	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WATERS EDGE ELEMENTARY	Elementary	\$ 9,109,403	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WATSON B DUNCAN MIDDLE	Middle	\$ 12,245,297	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WELLINGTON COMMUNITY HIGH	High	\$ 16,902,995	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WELLINGTON ELEMENTARY	Elementary	\$ 5,232,946	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WELLINGTON LANDINGS MIDDLE	Middle	\$ 14,730,651	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WEST BOCA RATON COMMUNITY HIGH	High	\$ 1,870,874	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WEST GATE ELEMENTARY	Elementary	\$ 3,422,732	•	•	•			•	•	•	•	•	•	•	•		•	•
WEST RIVIERA ELEMENTARY	Elementary	\$ 6,603,796	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•
WEST TECHNICAL EDUCATION CENTER	High	\$ 12,182,614	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WESTERN PINES MIDDLE	Middle	\$ 8,179,718	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WESTWARD ELEMENTARY	Elementary	\$ 854,100	•	•	•			•	•	•	•	•	•	•	•		•	•
WHISPERING PINES ELEMENTARY	Elementary	\$ 8,998,123	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WILLIAM T DWYER HIGH	High	\$ 22,534,946	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WOODLANDS MIDDLE	Middle	\$ 9,291,773	•	•	•	•		•	•	•	•	•	•	•	•		•	•
WYNNEBROOK ELEMENTARY	Elementary	\$ 6,866,205	•	•	•	•		•	•	•	•	•	•	•	•		•	•
<b>Subtotal</b>		<b>\$ 1,121,818,079</b>																
<b>Special Capital Projects</b>		<b>Estimated Cost</b>																
old GOVE ELEMENTARY (1964)	Elementary	\$ 2,000,000																•
old DWIGHT D EISENHOWER ELEMENTARY (1970)	Elementary	\$ 2,000,000																•
TRANSPORTATION - REPLACEMENT OF 3 FACILITIES (TO BE DETERMINED)	Ancillary	\$ 40,000,000																•
<b>Grand Total</b>		<b>\$ 1,165,818,079</b>																

\*\* Castaldi reports exist; Estimated Deferred Maintenance Cost may not be sufficient to bring the facilities up to current building code  
\*\*\* Includes ~\$2.5M for county-wide Security Projects

**Finding #7: In some cases, complete building replacement may provide a more cost-effective, long-term solution.**

Under certain conditions, the replacement of an entire building or facility, as opposed to the renewal of individual building components, may be a more cost-effective, long-term solution.

- **Schools or ancillary facilities with a high FCI score**
  - A high FCI score indicates that the cost of deferred maintenance has reached a significant portion of potential total replacement cost.
- **Schools or ancillary facilities approaching or exceeding their building life expectancy**
  - Generally, school facilities are expected to have a life span of approximately 50 years.
- **Schools or ancillary facilities approved for demolition by the Florida Department of Education based upon the results of Castaldi analysis**
  - In cases where schools are being considered for replacement, the District will perform a Castaldi analysis in accordance with School Board Policy 7.125. Castaldi analysis is the method used by the Department of Education (DOE) as a mathematical computation to determine if it is more cost effective to build a new educational facility or remodel, add to, or upgrade the existing facility. The analysis factors in the age of the facility and the replacement value of that facility and may be completed either by DOE or the School District.

**Finding #8: The total capital need of the School District of Palm Beach County as it relates to critical deferred building maintenance, technology upgrades, security enhancements, school buses and support vehicles, is \$1,402,674,079.**

The table and paragraphs, below, summarizes the District’s total capital needs:

Capital Need	Estimated Cost
Critical deferred building maintenance (includes security projects valued at \$33,878,000)	\$ 1,165,818,079
Technology upgrades	\$ 133,880,000
Security enhancements	<i>included in deferred maintenance line item</i>
School buses and support vehicles	\$ 102,976,000
<b>District Total</b>	<b>\$ 1,402,674,079</b>

**School Security Enhancements**

There is no higher priority than student safety. Creating a safe environment for students and staff is essential to the teaching and learning process. The reduction to capital funding has placed added pressure on the process of maintaining and improving security. The District needs additional funding to bolster campus security through the installation of additional alarms, video surveillance, car and school radios, facility hardening measures, and other security systems.

***The total estimated costs for the above stated school security enhancements are \$33,878,000.***

**Technology Infrastructure**

The interactive multimedia classroom currently in place was envisioned beginning in 2000 for implementation beginning in 2004 in new construction. Infrastructure needs to be updated to accommodate new instructional options, increased use of wireless technology and the rise of student-owned devices. Classroom technology updates are needed to offer students digitally-rich, personalized learning environments, as well as replace existing devices.

The IT Department has determined that the following infrastructure needs are critical:

- School internal connections and wireless network access points
- Wide area network (WAN)
- Internet connectivity

In addition, the following are identified technology needs:

- Digital classroom technology
- School routers and switches

- School network security and CIPA compliance
- School phone systems and PBX
- School server and storage infrastructure
- Data center server and storage infrastructure supporting schools

***The projected costs for the above stated technology infrastructure is \$133,880,000.***

### ***School Bus and Support Vehicle Needs***

The following vehicle needs have been identified:

- School buses (\$90,976,000)
- School Police and security fleet vehicles (\$8,000,000)
- Maintenance & Plant Operations white fleet vehicles (\$4,000,000)

***The projected costs for school buses and support vehicles is \$102,976,000.***

## CONCLUSIONS

**Conclusion #1: System replacement is the recommended course of action for the majority of the District’s buildings. A substantial and imminent investment in infrastructure will allow most school buildings to achieve their full life expectancy.**

The results of the FCA reveal that overall, the facilities owned by the School District of Palm Beach County are in good to fair condition and are generally newer than the national and regional averages. However, due to many years of deferred maintenance, the District has amassed a large backlog of building system replacements and/or major repairs. So while the overall framework of the buildings themselves are in relatively good condition, these same buildings contain major building components that are in highly deficient or failing condition. By choosing to invest in building system replacements now, buildings will likely be able to achieve their full anticipated lifespan and therefore, maximize the return on that investment going forward.

**Conclusion #2: System replacement has secondary beneficial outcomes, many of which represent cost savings or cost avoidance benefits.**

Replacing many of the major building components also has a secondary cost savings and cost avoidance component, as well. A few specific examples are provided in the table, below.

### Beneficial Outcomes of System Replacement

Building Component	Beneficial Outcomes
<p><b>Building envelope</b> – roof coating, roof replacement, waterproof application, wet-sealing of windows, and other water intrusion mitigation measures</p>	<ul style="list-style-type: none"> <li>• Prevents water intrusion</li> <li>• Minimizes wasteful energy losses</li> <li>• Minimizes damage to building interiors</li> <li>• Minimizes mold and mildew issues</li> <li>• Minimizes indoor air quality (IAQ) complaints and remediation</li> <li>• Minimizes replacement of flooring, drywall, cabinetry, furniture</li> <li>• Minimizes disruption to classroom activities</li> </ul>
<p><b>HVAC replacement</b>– replacement of older equipment with the most modern, energy-efficient equipment</p>	<ul style="list-style-type: none"> <li>• Creates energy cost savings as a result of higher efficiency</li> <li>• Minimizes equipment “down-time”</li> <li>• Minimizes HVAC work orders</li> <li>• Minimizes disruption to classroom activities</li> <li>• Includes 10-year parts and labor warranties on chillers, lessening the burden on MPO staff</li> </ul>

<p><b>Lighting retrofits</b> – converting classroom and hallway lighting from fluorescent to light-emitting diode (LED) technology</p>	<ul style="list-style-type: none"> <li>• Creates energy cost savings (LED costs \$0.06 per square foot less than T-8 fluorescent bulbs to operate; the greater the square footage, the bigger the savings). In fact, it has been estimated that for schools requiring new lighting, replacing fluorescents with LEDs over the next 5 years will yield a cost savings of ~ \$500,000.</li> <li>• Provides a lower heat load, which saves money on air conditioning costs</li> <li>• Provides a brighter light level, which aids, and perhaps enhances, student performance</li> <li>• Requires a lesser number of light fixtures</li> <li>• Reduces frequency of bulb change-outs (much longer life span), lessening the burden on custodial staff</li> <li>• Includes 10-year warranty, also lessening the burden on custodial staff</li> </ul>
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**Conclusion #3: Additional annual funding for maintenance activities in future years will reduce the likelihood of future backlogs of deferred maintenance.**

Currently, the District budgets approximately \$45,000,000, (or, 0.6%) for building maintenance based on the current replacement value of \$7.6B, which is substantially lower than the recommended funding level of 1.5 to 2 percent per year. In its study, *Committing to the Cost of Ownership: Maintenance and Repair of Public Buildings*, the National Research Council (NRC) recommends that owners spend between 2 percent and 4 percent of the current replacement value of a building every year on maintenance, with maintenance including routine and preventive maintenance and repairs, as well as capital replacements and renewals of major systems as they reach their expected life. A 2 percent spend rate assumes the facility has a 50-year life expectancy, and a 4 percent spend rate assumes the facility has a 25-year life expectancy.

The NRC further states that where school facilities are well maintained, a district allocates operating budget funds of 1.5 percent to 2 percent of the current replacement value of assets for preventive and routine maintenance and minor repairs. In addition to operating budget expenditures for facilities maintenance and repair, a well-managed school district will allocate another 1 percent-2 percent for systems replacements and even entire school replacement if it is determined that replacing a facility may be more cost effective than modernizing it.

**Conclusion #4: Data collected through the FCA will serve as a basis for future maintenance planning and decision-making.**

The data produced by the FCA will prove useful as the District continues to collect and analyze metrics; that is, all of the condition assessment, life cycle, replacement cost, and other information relevant to building systems will be used to populate the District’s current computer-aided facility management system, Tririga. Data exchanges between software programs can be technically challenging and as such, this phase of the project will not occur until after the FCA is completed in its entirety.

## **Appendix A – FCA Project Team**

## Facility Condition Assessment Project Team

Name	Title	Function
Backhus, Steve	Director, Maintenance & Plant Operations	Project sponsor
Avery, Sabra	Manager, Financial Applications	Data and financial manager
Marshall, Stacey	Facilities Management Administrator	Project leader
Davis, Christina	Facility Management Coordinator/Special Projects	Project leader
Singleary, Craig	Facilities Management Administrator	Project coordinator
Esplin, Ian	Program Data Administrator	Project coordinator
Wagner, Karen	Administrative Assistant – M&PO	Data validation
Mead, Lisa	Administrative Assistant – DSO	Data validation
Woodruff, Tim	Sr. Project Administrator	Project cost estimation
Kelly, Carey	District Architect – Minor Projects	Data manager/project cost estimation
Garcia, Angel	Sr. Project Administrator – Major Capital Projects	Project cost estimation
Armbruster, Glen	Sr. Project Administrator – Major Capital Projects	Project cost estimation
Cotter, Amanda	Facilities Management Support Technician	Data entry/coordination
Everman, Katy	Facilities Management Support Technician	Data entry/coordination
Hewlett, Dawn	Tririga Functional Specialist	Tririga data integration
Peeples, Rick	Facility Management Coordinator – Zones 3 & 10	Collection of field data/ validation of documented data

Hughes, Dan	Facility Management Coordinator – HVAC	Collection of field data/ validation of documented data
Wally, Jim	Facility Management Coordinator – Zones 4 &5	Collection of field data/ validation of documented data
Cabrera, David	Facility Management Coordinator – Zones 1 &2	Validation of field observations and documented data
Christie, Wes	Facility Management Coordinator – Zones 6 &9	Validation of field observations and documented data
Pinto, Bill	Facility Management Coordinator – Zones 11 & 12	Validation of field observations and documented data
Everman, Rusty	Facility Management Coordinator – Zones 7 & 8	Validation of field observations and documented data
Pickering, Jimmy	Facility Management Coordinator – Custodial	Collection of field data
DeStefanis, Mark	Task Leader	Collection of field data
Jackson, Bob	Task Leader	Collection of field data
Jenkins, Jim	Task Leader	Collection of field data
Payne, Byron	Task Leader	Collection of field data
Mann, Rickie	Task Leader	Collection of field data
Jernigan, Steve	Task Leader	Collection of field data
Manchester, Scott	Task Leader	Collection of field data
Stancavage, Richard	Task Leader	Collection of field data
Pollard, George	Electrical Systems Senior Technician	Collection of field data
Jones, Tim	Multi-Task Foreperson	Collection of field data

Ashworth, Bob	Task Leader	Collection of field data
Baker, Mike	Multi-Task Foreperson	Collection of field data
Wright, Dan	Multi-Task Foreperson	Collection of field data
Lacroix, John	Multi-Task Foreperson	Collection of field data
DeYounks, Aaron	Mechanical Systems Senior Technician	Collection of field data
Bansbach, Mike	Multi-Task Foreperson	Collection of field data
Woodley, Ron	Task Leader	Collection of field data
Fort, Bill	Electrical Systems Senior Technician	Collection of field data
Brown, Ken	Multi-Task Foreperson	Collection of field data

**Appendix B – FCA Project Work Plan & Timeline**

# Facility Condition Assessment (FCA): Project Work Plan and Timeline

## **Phase I – Project Development (November 16 – December 18, 2015)** (7 Resources)

- Develop Facility Condition Assessment Rubric
  - 4 Resources – 1 Week ...
- Develop FCA Framework Criteria
  - 4 Resources – 4 Weeks ...
- Develop FCA Site-Specific Spreadsheet
  - 2 Resources – 1 Week ...
- Develop Site-Specific Draft Survey
  - 2 Resources – 2 Weeks ...
- Develop Facility Condition Assessment Database
  - 2 Resource – 4 Weeks ...
- Meet with Architect/Engineering Firms Re: Data Validation (Complete; December 10, 2015)
- Develop ADA/CSIRs Data
  - Program Management – 2 Resources ... Deadline: February 15, 2016

## **Phase II – Data Gathering (December 1, 2015 – March 31, 2016)**

- Perform table-top facility assessments with FMCs and document results.
- Populate the FCA Database with information gathered during the table-top exercise and other existing condition data.
- Perform and document school assessments to gather additional condition information and field-verify data procured through the table-top exercise; these walk-throughs will occur at approximately 80 schools using 10 teams of 2 persons each (13 weeks, beginning on December 21, 2015)
- School assessments will include:
  - Thorough walk-through
  - Photographs of specified assets/components
  - Notations about exceptions/discrepancies observed
  - Completed assessment spreadsheet, using the *Condition Assessment Framework Criteria* as a basis for evaluation
- Data Submitted to Financial Group (December 21, 2015 – March 31, 2016)
  - 2 Resources – 13 Weeks
- Review Assessment Form for Completeness - Data will be sent back to Assessment Team for confirmation or additional information if clarification is required.
- Review Submittal for Logic and Continuity (December 21, 2015 – March 31, 2016); 4 Resources – 13 Weeks
- Data will be sent back to Assessment Team for confirmation or additional information if clarification is required.
- Survey Developed Specific to Each School – Survey lists top 5 – 10 items identified as needing attention at the school; 2 Resources – 13 Weeks

### **Phase III – Data Validation (April 1, 2016 – April 30, 2016)**

- Survey Submitted to Superintendent for Approval of Representative Data
  - Authorization of Process (First Survey Only)
- Survey sent to Principal for Agree/Disagree Input (Turnaround Time – 5 Days)
  - 1 Resource – 13 Weeks
  - Copies to Area Superintendents
  - Disagreement on the part of the principal will warrant re-evaluation
- Condition Assessment Needs List sent to Architect/Engineering Firm
  - Provide asset specific cost estimate as price per square foot

### **Phase IV – Sharing Facility Condition Assessment Data**

- Develop Public Facing Document/Website for Referendum
  - Merge school story (historical background and general information regarding construction and renovation projects) with the Facility Condition Assessment Needs List
- Prepare Board Agenda Item for Board Approval of Facility Condition Assessment Plan
- Develop Tririga Interface

### **Phase V – Referendum Project Implementation**

- Develop accurate Scope of Work specific to the school and the prioritized projects, so projects can be bid when money becomes available.
- Implement Tririga Interface
- Determine most effective and cost efficient process for execution of projects
  - Project Management Firm
    - Job Order Contracting (JOCs)
  - General Contractor

## **Appendix C – FCA Framework Criteria**

# **Facility Condition Assessment Framework Criteria**

**Palm Beach County School District  
Maintenance & Plant Operations**

**December 2015**

**Condition Assessment Framework Criteria**

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A scoring rubric has been developed to measure and rate various asset criteria to determine an overall facility condition assessment score. The rubric scores the condition of the primary essential functional assets, the age of the facility components or primary equipment and staff input.

### **Condition Assessment Asset Criteria**

Facility condition assessed using a defined scale for each functional asset item in the school.

- **FC-1 – Currently Critical** – Conditions that require immediate action. Equipment graded as FC1 have life safety issues, potential safety hazards, necessary to prevent potential Environmental hazards from happening
- **FC-2 – Potentially Critical** – Conditions require attention with in the next 1-2 years; if conditions are not scheduled for correction, further degradation of equipment is imminent
- **FC-3 – Necessary, But Not Critical** – needed within 3-5 years; predictable maintenance must be scheduled to prevent unnecessary failures
- **FC-4 – Recommendations at 6-9 years** – Conditions predicted based on life expectancy; suggestions for future improvements
- **FC-5** – No issues; need to reevaluate in 10 + years; no action is required at this time

### **Age Condition Point System**

Facility Condition (FC) points will be assessed for each school based on the age of the separate components/assets. Where there is a building on site that is older than the rest of the facility, that building and its components will be assessed separately based on its age.

### **School Administration Input**

Facility impact score determined based on input received through a survey completed by each school principal or designee.

- SI-1 – School administration strongly agrees with findings
- SI-2 – School administration agrees with findings
- SI-3 – School administration is neutral or provided no input
- SI-4 – School administration disagrees with findings; school assessment will be revisited with staff
- SI-5 – School administration strongly disagrees with findings; school assessment will be revisited with staff

## Building Envelope Assessment

### Structural Covered Walkways

- **FC-1 Structural Covered Walkways** – 76% or more of the campus walkways have damage; at or past its life expectancy of 50 years
- **FC-2 Structural Covered Walkways** – Damage to 51% - 75% of the campus walkways
- **FC-3 Structural Covered Walkways** – Damage to 26% - 50% of the campus walkways
- **FC-4 Structural Covered Walkways** – Damage to 0 – 25% of the campus walkways
- **FC-5 Structural Covered Walkways** – No issues noted

### Exterior Doors

- **FC-1 Exterior Doors** – More than 76% of the exterior doors need complete replacement due to damage or rust
- **FC-2 Exterior Doors** – 51% - 75% of the exterior doors need replacement due to damage or rust
- **FC-3 Exterior Doors** – 26% - 50% of the exterior doors need replacement due to damage or rust
- **FC-4 Exterior Doors** – 0 -25% of the exterior doors need replacement due to damage or rust
- **FC-5 Exterior Doors** – All doors 100% functional

### Exterior Finishes (Stucco/Decorative Trim)

- **FC-1 Exterior Finishes** – Stucco or decorative trim is no longer fully adhered or is showing signs of stress cracking over 76% of the building
- **FC-2 Exterior Finishes** – Stucco or decorative trim is no longer fully adhered or is showing signs of stress cracking over 51-75% of the building
- **FC-3 Exterior Finishes** – Stucco or decorative trim is no longer fully adhered or is showing signs of stress cracking over 26-50% of the building
- **FC-4 Exterior Finishes** – Stucco or decorative trim is no longer fully adhered or is showing signs of stress cracking over 0-25% of the building
- **FC-5 Exterior Finishes** – Stucco or decorative trim is 100% functional

### **Gutters and Downspouts**

- **FC-1 Gutters & Downspouts** – Over 76% of the campus has sheet metal gutters that are rusting out or leaking and/or PVC gutters are dry rotting
- **FC-2 Gutters & Downspouts** – 51-75% of the campus has sheet metal gutters that are rusting or leaking and/or PVC Gutters are dry rotting
- **FC-3 Gutters & Downspouts** – 26-50% of the campus has sheet metal gutters that are rusting or leaking and/or PVC Gutters are dry rotting
- **FC-4 Gutters & Downspouts** – Between 0-25% of the campus has sheet metal gutters that are rusting or leaking and/or PVC Gutters are dry rotting
- **FC-5 Gutters & Downspouts** - No Issues noted

### **Roof Repairs**

- **FC-1 Roof Repairs** – Over 76% of the campus needs major roof repairs. (This rating reflects a requirement for roof replacement.)
- **FC-2 Roof Repairs** - 51% -75% of the campus needs roof minor repairs
- **FC-3 Roof Repairs** – 25% - 50% of the campus needs roof minor repairs
- **FC-4 Roof Repairs** – 0 – 25% of the campus needs roof minor repairs
- **FC-5 Roof Repairs** – No repairs needed and/or recent installation of new roof

### **Roof Replacement**

- **FC-1 Roof** – Life expectancy of asphalt/shingle roof and modified roofs is 20 years. Life expectancy of stand and seam metal roofs is 30 years. Roof has reached the manufacturer’s life expectancy and is experiencing numerous leaks requiring frequent repair; membrane has failed (bubbled); repair costs exceed replacement costs; roof replacement required.
- **FC-2 Roof** – Roof repairs required for more than 25% of the roof or roof is nearing its life expectancy; roof replacement required
- **FC-3 Roof** – Roof has multiple minor leaks, but overall is still functional. Roof needs to be seal coated to prevent requirement for premature replacement
- **FC-4 Roof** – Preventive maintenance required to reach life expectancy
- **FC-5 Roof** – Roof is 100% functional, no current issues

### **Water Intrusion/Waterproof Application – Exterior**

- **FC-1 – Building Envelope** – Life expectancy on exterior coating is 7 years. Exterior caulk failing on tilt wall construction, numerous Indoor Air Quality (IAQ) complaints; exterior coating at/or past life expectancy
- **FC-2 – Building Envelope** – Exterior coating almost at life expectancy; caulk replacement, exterior waterproofing required
- **FC-3 – Building Envelope** – Requires pressure cleaning, minor caulking
- **FC-4 – Building Envelope** – Pressure cleaning required in limited areas
- **FC-5 – Building Envelope** – No evidence exhibited to indicate building envelope has been compromised

### **Windows**

- **FC-1 Windows** – Over 50% of the campus windows are rusting and leaking
- **FC-2 Windows** – Windows are starting to rust, windows need wet sealing
- **FC-3 Windows** - Windows need wet sealing or repairs
- **FC-4 Windows** – Windows need repairs
- **FC-5 Windows** – No issues noted

## **Building Services Assessment**

### **Bleachers (Interior)/Gym Area Replacement**

- **FC-1 Interior Bleachers** – Life expectancy for bleachers is 25 years. System at or past life expectancy; major electrical issues, parts obsolete, or bleachers have completely failed
- **FC-2 Interior Bleachers** - Near life expectancy; parts are hard to find
- **FC-3 Interior Bleachers** - Numerous service calls; repeated failure or various components
- **FC-4 Interior Bleachers** - Minor issues
- **FC-5 Interior Bleachers** - No issues

### **Custodial Equipment - Replacement**

Custodial Equipment life expectancy is based on 10 years or 15 years depending on the type of equipment and the usage at the schools. Schools have various types and ages of custodial equipment. This was taken into account when each school was assessed. Specific type and age of all equipment at each facility is tracked on a separate spreadsheet.

- **FC-3 Custodial Equipment** – All schools were assessed at a 3 for general purpose. Funding level for each facility is determined from the master spreadsheet.

### **Gym Floor - Refinishing**

- **FC-1 Gym Floor Refinishing** – Flooring is at or past its life expectancy of 50 years. Floor has exceeded the recommended number of sandings (5 per lifetime), major termite damage, water damaged floor boards (causing them to ripple or buckle)
- **FC-2 Gym Floor Refinishing** - Nearing life expectancy; sanding, finishing and/or paint is needed, finish is yellowing and/or minor termite damage
- **FC-3 Gym Floor Refinishing** – Flooring needs to be screened, painted and recoated; wood is still in good condition (no termite damage); paint may have small blemishes; floor sanded in the last 5-7 years
- **FC-4 Gym Floor Refinishing** - No discoloration of finish, paint in good condition, no peeling; floor sanded within the past 3 - 4 years
- **FC-5 Gym Floor Refinishing** - No issues, floor sanded within the last 1-2 years

### **Play Courts**

Play courts refers to the actual exterior courts, usually constructed out of asphalt or concrete. This includes basketball, tennis, racquetball, and four square courts. Life expectancy is 10 years.

- **FC-1 Play Courts** – Play courts have severe cracking, fading, and asphalt failing in areas and/or has potential safety hazards
- **FC-2 Play Courts** - Play courts experiencing numerous cracking, fading, or asphalt failures
- **FC-3 Play Courts** - Play courts have minor cracking, fading, or asphalt failing in areas
- **FC-4 Play Courts** – Play courts have minor fading
- **FC-5 Play Courts** – No issues noted

## **Playground Equipment**

Schools typically have numerous playgrounds on their campuses, ranging from K-2, 2-3 and 3-5. Each playground type was assessed separately. Life expectancy on playground equipment is 15 years; structural support of the playground equipment has a lifetime warranty.

- **FC-1 Play Equipment** – Equipment is at or past its life expectancy of 15 years, parts are obsolete, equipment has been condemned due to safety issues cited by Risk Management.
- **FC-2 Play Equipment** – Nearing life expectancy, parts are hard to find, coatings (paint surface/PVC coating) starting to fail
- **FC-3 Play Equipment** – Still able to maintain equipment
- **FC-4 Play Equipment** – Minor issues
- **FC-5 Play Equipment** – No issues

## **Playground Surfacing/Poured in Place (PIP), Rubber Re-Cap**

Poured-In-Place (PIP) rubber matting is a surfacing material used on playgrounds in lieu of mulch or sand. Life expectancy on PIP is 10 years.

- **FC-1 PIP** – Playground is shut down due to PIP failure of the Risk Management Drop Test or over 76% of repairs needed
- **FC-2 PIP** – 51-75% of the PIP requires repairs
- **FC-3 PIP** – 25-50% of the PIP needs repairs
- **FC-4 PIP** – 0-25% of the PIP needs repairs
- **FC-5 PIP** – PIP has no issues

## **Running Tracks**

- **FC-1 Running Track** – Track is at or past its life expectancy of 10 years. Numerous patches (over 76% of the track); asphalt base completely failing
- **FC-2 Running Track** - Nearing life expectancy, 51-75% of the track has been patched
- **FC-3 Running Track** – Multiple areas of patching, 26-50% of the track
- **FC-4 Running Track** – Minimal patching of the track - 0-25%
- **FC-5 Running Track** - No issues

### **Stadium Bleacher (Exterior) – Replacement**

Assessment performed for exterior stadium bleachers only; portable bleachers were not assessed. Life expectancy for stadium bleachers is 40 years.

- **FC-1 Stadium Bleachers** - System at or past life expectancy; major electrical issues, parts obsolete, extreme metal corrosion and/or bleachers have completely failed
- **FC-2 Stadium Bleachers** - Near life expectancy; metal corrosion throughout structure, parts are hard to find
- **FC-3 Stadium Bleachers** - Numerous service calls; repeated failure of various components
- **FC-4 Stadium Bleachers** - Minor issues
- **FC-5 Stadium Bleachers** - No issues

### **Stage Curtains and Rigging**

- **FC-1 Stage Curtains** – Stage curtains are at or past 20-year life expectancy; curtains are ripped, torn, faded and/or damaged; stage rigging needs major repairs
- **FC-2 Stage Curtains** - Nearing life expectancy; stage curtains have rips, tears, fading and/or damaged areas and stage rigging may need minor repairs
- **FC-3 Stage Curtains** – At 10 years life expectancy; stage curtains may have minor damage and/or be beginning to fade
- **FC-4 Stage Curtains** – At 5 years life expectancy; stage curtains may have small blemishes
- **FC-5 Stage Curtains** – No Issues

## **Compliance Assessment**

### **ADA (American with Disabilities Act) Violations**

ADA violations were assigned by the Building Department. Each citation was given a priority rating of H1 (High) M1 (Medium) L1 (Low). We used their ratings for condition assessment.

### **CSIR (Comprehensive Safety Inspection Report) Citations**

CSIR inspections are done annually. Each citation has been evaluated by Program Management and/or Maintenance & Plant Operations and has been assigned a corrective action completion date. All citations are rated by type of corrective action required [MS (Maintenance Serious),

CS (Capital Serious), OS (Operations Serious) M (Maintenance) C (Capital) O (Operations)]. These ratings are taken into account when a corrective action date is assigned.

- **FC-1 CSIR** - Corrective action date 0-4 years (Must be completed by 2020)
- **FC-2 CSIR** - Corrective action date 5-6 years (Must be completed by 2026)
- **FC-3 CSIR** - Corrective action date 7-8 years (Must be completed by 2034)
- **FC-4 CSIR** - Corrective action date 9-10 years (Must be completed by 2044)
- **FC-5 CSIR** - Corrective action date 11 years +

### **Signage (Includes Fire Alarm Programming/Intercom)**

Signage refers to the replacement of outdated or illegible signs.

- **FC-1 Signage** – Signage original to school; concerns with 76% of the signs (numerous signs missing, signage not up to code with Braille, incorrect FISH numbers)
- **FC-2 Signage** – 51-75% of signage missing/broken/damaged
- **FC-3 Signage** - 26-50% of signage missing/broken/damaged
- **FC-4 Signage** - 0-25% of signage missing/broken/damaged
- **FC-5 Signage** – New signage, no issues

## **Electronics Assessment**

### **Athletic Field Lighting**

- **FC-1 Athletic Field** – Lighting should be replaced when lights have exceeded their life expectancy; experiencing multiple failures; or cost to replace exceeds the cost of new. Life expectancy for athletic field lights 20 +/- due to proximity to the salt water.
- **FC-2 Athletic Field** – Frequent lighting failures
- **FC-3 Athletic Field** – Facility is experiencing moderate lighting failures
- **FC-4 Athletic Field** – Minimal lighting failures
- **FC-5 Athletic Field** – 100% operational

### **Classroom Lighting**

- **FC-1 Classroom Lighting** – Classroom lumens measure at or below 60 foot candles, or over 76% of the school has T-12 lighting

- **FC-2 Classroom Lighting** – Classroom lumens measure below 60 foot candles, or 51% - 75% of the school has T-12 lighting
- **FC-3 Classroom Lighting** – Classroom lumens measure below 60+ foot candles, or 26% - 50% of the school has T-12 lighting
- **FC-4 Classroom Lighting** – Classroom lumens measure below 60+ foot candles, or 0-25% of the school has T-12 lighting
- **FC-5 Classroom Lighting** – Classroom is at or above 60+ foot candles, and is 100% operational

### **Electrical Switchgear/Panels**

- **FC-1 Electrical Switchgear** – Switchgear panels require OEM refurbishment or inspection at 25 years. Replacement is not required unless there is an actual failure. Panels require evaluation at 20 years.
- **FC-2 Electrical Switchgear** – 18-24 years old
- **FC-3 Electrical Switchgear** – 12-17 years old
- **FC-4 Electrical Switchgear** – 6-11 years old
- **FC-5 Electrical Switchgear** – 0-6 years old

### **Intercom Replacement**

- **FC-1 Intercom** – System is at or past OEM life expectancy, experiencing major failures. Complete replacement required (wires, speakers, boards, and call buttons, etc.). Life expectancy of an intercom system is 20 years
- **FC-2 Intercom** – Panel is at or past OEM life expectancy, experiencing major failures/troubles and requires upgrade. All other components are 100% functional.
- **FC-3 Intercom** – Software/hardware upgrades are required, schedule panel upgrade in the next 3-5 years
- **FC-4 Intercom** – Software upgrade required
- **FC-5 Intercom** – 100% functional system

### **Marquee Signs, Electronic - Repair**

ONLY digital marquees were assessed. Schools without digital marquees received a score of 'zero'.

- **FC-1 Marquee** – Major electrical issues, parts are obsolete, the sign is currently not working and/or is falling apart
- **FC-2 Marquee** – Starting to have electrical issues, parts are hard to find – corrosion showing
- **FC-3 Marquee** – Intermittent electrical issues
- **FC-4 Marquee** – Minor electrical issues
- **FC-5 Marquee** – No issues

### **Scoreboards/Gym or Outside Area Replacement**

- **FC-1 Scoreboards** – At or past life expectancy of 20 years. Parts are obsolete.
- **FC-2 Scoreboards** – Nearing life expectancy; parts are hard to find.
- **FC-3 Scoreboards** – Components failing frequently.
- **FC-4 Scoreboards** – Minor issues with controls
- **FC-5 Scoreboards** - No Issues

### **Exterior Assessments**

#### **Bleachers, Exterior – Repair (Not Replacement)**

Assessment performed for repair of exterior bleacher bleachers. Life expectancy is 40 years. Repairs include loose components due to missing bolts or damaged hardware, seats, steps, handrails and/or framing concerns.

- **FC-1 Exterior Bleachers** – Metal corrosion consistent throughout structure; parts are difficult to find. CSIR Annual Safety Inspection has shut-down the structure
- **FC-2 Exterior Bleachers** – Minor metal corrosion issues, repairs required for bolts and hardware; safety citations from CSIR Annual Safety Inspection
- **FC-3 Exterior Bleachers** – Minimal metal corrosion issues; bleachers are still maintainable
- **FC-4 Exterior Bleachers** - Minor issues
- **FC-5 Exterior Bleachers** - No issues

## Irrigation

- **FC-1 Irrigation** – Well is bad, Control are at or past life expectancy of 20 years. Parts are obsolete.
- **FC-2 Irrigation** – Starting to have problems with the well. Parts are hard to find. Nearing Life expectancy
- **FC-3 Irrigation** – Half way through life expectancy – control issues.
- **FC-4 Irrigation** – Minor issues with controls
- **FC-5 Irrigation** - No Issues

## Parking Lot Paving/Recoating/Restriping

- **FC-1 Parking Lot** – Parking lot at or exceeded life expectancy of 15 years. Lot has numerous CSIR violations, Risk Management cited injuries, and/or stripes or directional markings are too faded to be seen clearly
- **FC-2 Parking Lot** – Asphalt is in poor condition, multiple pot holes, and/or parking lot is nearing its life expectancy
- **FC-3 Parking Lot** – Striping required, noticeable wear in asphalt
- **FC-4 Parking Lot** – Striping fading; minor issues with asphalt
- **FC-5 Parking Lot** – No issues

## Perimeter Fencing

- **FC-1 Fencing** –Galvanized fence, rotting out poles, bowed in fence fabric, barbed tops. At or past its life expectancy of 15 years. Gates need to be upgraded throughout campus.
- **FC-2 Fencing** –Galvanized fence, poles starting to rust, bowed in fence fabric, barbed tops (already knuckled down) Gates need adjustment.
- **FC-3 Fencing** – Galvanized fence, fabric and poles showing minor rust. Gates need adjustment.
- **FC-4 Fencing** – Galvanized fence, minor repairs needed.
- **FC-5 Fencing** – No issues

## **Shade Structure Systems/Replacement**

- **FC-1 Shade Structure** – Life expectancy of 5 - 7 years; cables rusted out/failed, canvas stitching and hems frayed or failing, canvas dry-rotted
- **FC-2 Shade Structure** – Cables starting to rust, turnbuckles are starting to corrode, support posts starting to fail, fabric deteriorating, moldy canvas
- **FC-3 Furniture** - Structure is still maintainable
- **FC-4 Furniture** – Minor issues
- **FC-5 Furniture** – No issues

## **Furniture, Fixtures and Equipment (FF&E) Assessment**

### **Classroom Furniture**

- **FC-1 Furniture** – Furniture original to opening of school, needs to be replaced. Over 25 years old.
- **FC-2 Furniture** - . 18-24 years old.
- **FC-3 Furniture** - . 12-17 years old.
- **FC-4 Furniture** - . 6-11 years old.
- **FC-5 Furniture** – New furniture; no issues. 0-6 years old.

### **Lockers**

Lockers are located at middle and high schools and have a life expectancy of 25 years.

- **FC-1 Lockers** – Lockers are original to opening of the school; need to be replaced (rusted, bent, damaged, missing parts and/or are over 25 years old)
- **FC-2 Lockers** - 18-24 years old
- **FC-3 Lockers** - 12-17 years old
- **FC-4 Lockers** - 6-11 years old
- **FC-5 Lockers** – New – 6 years old; no issues

## Grounds Assessment

### Athletic/Recreation/Play Fields

Athletic/Recreation/Play fields refer to the actual grassy areas on the campus. For high and middle schools the fields include football and baseball fields. Elementary schools have open play areas. Since maintenance of these fields is funded out of the operational budget, even if the referendum passes, replacement of the fields cannot be funded. These fields were assessed for informational purposes ONLY.

- **FC-1 Fields** – Over 76% of the campus fields have weeds and/or potential safety issues
- **FC-2 Fields** - 51% - 75% of the campus fields have weeds and/or potential safety issues
- **FC-3 Fields** – 26% - 50% the campus fields has weeds
- **FC-4 Fields** – 0-25% of the campus fields has weeds
- **FC-5 Fields** – No issues

## Heating, Ventilation and Air Conditioning (HVAC) Assessments

### HVAC Change Out, Complete

Heating, Ventilation and Air Conditioning (HVAC) systems include multiple components (chillers, cooling towers, air handlers, exhaust and supply fans, controls, variable air volume (VAV) boxes, etc.). Each component of the system has been assessed separately. In the event that numerous individual components require replacement and/or due to Original Equipment Manufacturer (OEM) recommendation that the equipment has met its life expectancy and is no longer energy efficient, complete change out of the HVAC system may be required.

### Air Handlers (Includes Duct Cleaning)

- **FC-1 Air Handlers** – Equipment is past OEM life expectancy of 20-25 years. Equipment is completely rusted out; replacement parts no longer available
- **FC-2 Air Handlers** – Equipment is nearing its life expectancy, and/or is experiencing numerous issues; there is significant rusting throughout the unit and only limited availability of aftermarket parts
- **FC-3 Air Handlers** – Unit starting to rust, increased equipment failures
- **FC-4 Air Handlers** – Minimal issues
- **FC-5 Air Handlers** – Equipment is 100% operational

### **Boilers - Kitchen/Gym Replacement**

- **FC-1 Boiler** – Life expectancy for a commercial kitchen boiler (water heater) is 15 years; boiler has failed, is out of service or is past its life expectancy and requires replacement.
- **FC-2 Boiler** – Boiler tank is leaking; cost of repair exceeds 50% of the cost of replacement
- **FC-3 Boiler** – Boiler is functional with limited exterior rust
- **FC-4 Boiler** - Boiler is functional with no exterior deficiencies
- **FC-5 Boiler** - Boiler is functional and requires no action

### **Chilled Water Piping**

- **FC-1 Chilled Water Piping** – Life expectancy for chilled water piping is 30 years. Piping has numerous leaks, needs new insulation, system is failing and/or has reached life expectancy and requires replacement.
- **FC-2 Chilled Water Piping** – Chilled water piping has numerous leaks, insulation is starting to fail and system is near its life expectancy.
- **FC-3 Chilled Water Piping** – Chilled water piping has leaks or insulation concerns.
- **FC-4 Chilled Water Piping** – Chilled water piping has minor issues.
- **FC-5 Chilled Water Piping** – Chilled water piping has no issues.

### **Chiller Replacement**

- **FC- 1 Chillers Only** – Replacement required due to Original Equipment Manufacturer (OEM) recommendations. Chillers are at or past life expectancy (15 years for air-cooled chillers and 30 years for centrifugal chillers); equipment is almost at life expectancy but repairs exceed cost of new; equipment is no longer energy efficient.
- **FC-2 Chillers Only** – Equipment is experiencing numerous failures. All coils and compressors have been replaced on air-cooled chillers and centrifugal chiller equipment is no longer eligible for OEM renewal. Equipment has reduced energy efficiency. Need to plan for replacement.
- **FC-3 Chillers Only** – Equipment is nearing the end of its life expectancy. All coils and condensers have been replaced on air-cooled chillers and an OEM vendor has renewed centrifugal chillers. Equipment has reduced energy efficiency, but it is still 100% operational.

- **FC-4 Chillers Only** – Replacement of the coils and compressors on air-cooled chillers is necessary and an OEM renewal of the centrifugal chiller equipment should be performed.
- **FC-5 Chillers Only** – Equipment is 100% operational.

### **Cooling Towers**

- **FC-1 Cooling Towers** – Life expectancy for cooling towers is 25 years; tower is down and at or past its useful life, parts are obsolete
- **FC-2 Cooling Towers** – Nearing its life expectancy; parts are difficult to find
- **FC-3 Cooling Towers** – Still able to maintain but failures are increasing
- **FC-4 Cooling Towers** – Minor issues, minimal repairs
- **FC-5 Cooling Towers** – No issues

### **Energy Management System (EMS) Controls**

- **FC-1 Controls** – Facility is not controlled by EMS or the site may have the oldest generation of Automated Logic Control (ALC) modules; limited availability of ALC replacement parts.
- **FC-2 Controls** – Aging EMS controls and/or partial zone control. Extensive upgrades and modifications to the EMS network are required.
- **FC-3 Controls** – Facility's older generation of EMS require moderate control upgrades; replacement parts have limited availability.
- **FC-4 Controls** – Software upgrades are available for EMS; hardware upgrades are not needed.
- **FC-5 Controls** – Facility has updated EMS controls.

### **Exhaust Fans**

- **FC-1 Exhaust Fans** – At or past its life expectancy of 10 years. Or completely rusted out.
- **FC-2 Exhaust Fans** – Nearing life expectancy of 8 years.
- **FC-3 Exhaust Fans** – Halfway through life expectancy of 5 years
- **FC-4 Exhaust Fans** – Quarter of the way through life expectancy 2 years
- **FC-5 Exhaust Fans** - New fans 0-2 years

## **Lift Stations**

Lift stations were only assessed for schools that are dependent on the lift station. Portable does not include the portable lift stations or any other lift station that the county / city may maintain. Included in this assessment is the pumps, controls, and plumbing.

- **FC-1 Lift Stations** – Control parts are obsolete, pumps need to be replaced and/or the lift station is at or past its life expectancy of 15 years
- **FC-2 Lift Stations** - Control parts are hard to find, pumps need to be rebuilt, and/or it is nearing its life expectancy
- **FC-3 Lift Stations** – Minor control issues, halfway through life expectancy
- **FC-4 Lift Stations** – Pumps need to be rebuilt and/or minor repairs needed
- **FC-5 Lift Stations** – No issues noted

## **Roof Top/Package Air Conditioning Units**

- **FC-1 Roof Top/Package Units** – At or past OEM life expectancy of 12 years. Unit is completely rusted out/unit has failed; parts no longer available
- **FC-2 Roof Top/Package Units** – Nearing life expectancy, unit starting to rust throughout; only aftermarket parts are available
- **FC-3 Roof Top/Package Units** – Unit starting to rust; experiencing numerous failures/service calls
- **FC-4 Roof Top/Package Units** – Minor equipment failures
- **FC-5 Roof Top/Package Units** – No issues, 100% operational

## **Interior Finishes Assessment**

**Acoustic Ceiling Tile** – 2x2 and 2x4 regular ceiling tiles. All 2x4 ceiling tiles are assessed as a 3 unless they are recently replaced.

- **FC-1 Acoustic Tile** – 2x2 or 2x4 ceiling tiles are sagging, moldy, stained or missing in over 75% of the campus
- **FC-2 Acoustic Tile** – 2x2 or 2x4 ceiling tiles are sagging, stained or missing tiles in over 50% of the campus
- **FC-3 Acoustic Tile** – 2x2 or 2x4 ceiling tiles are starting to sag, stained or missing ceiling tiles in over 25% of the campus
- **FC-4 Acoustic Tile** – 2x2 ceiling tiles, minor sagging
- **FC-5 Acoustic Tile** – No issues

## **Flooring Vinyl**

Assessment is on rolled vinyl flooring (sheet vinyl); not VCT (vinyl composition tiles). Only two scoring options.

- **FC-0 Flooring Vinyl** – No vinyl flooring is present
- **FC-1 Flooring Vinyl** – Sheet vinyl is located somewhere in the school

## **Interior Finishes/Paint/Casework**

- **FC-1 Interior** – More than 76% of the casework needs to be replaced due to wear/tear, broken doors, worn or chipped Formica and/or cabinetry damage
- **FC-2 Interior** – 51% - 75% of the casework needs to be replaced due to wear/tear, broken doors, worn or chipped Formica and/or cabinetry damage
- **FC-3 Interior** – 26% - 50% of the casework needs to be replaced due to wear/tear, broken doors, worn or chipped Formica and/or cabinetry damage
- **FC-4 Interior** – 0 -25% of the casework needs to be replaced due damage to wear/tear, broken doors, worn or chipped Formica and/or cabinetry damage
- **FC-5 Interior** – No issues noted

## **Life/ Safety Assessment**

### **Emergency Generators – School/Fire Pump**

- **FC-1 Generators** – Replacement required, generator at or past its life expectancy of 20 years. Cost of repairs exceed replacement cost.
- **FC-2 Generators** – Generator experiencing increased failures; replacement parts are limited
- **FC-3 Generators** – Started experiencing failures
- **FC-4 Generators** – Minimal failures
- **FC-5 Generators** – 100% functional

### **Exterior Wall Lighting**

- **FC-1 Exterior Wall Lighting** – Lumens measure at or below 2 foot candles (5 foot candles for entrances), or over 76% of the school has high pressure sodium (HPS) lighting.
- **FC-2 Exterior Wall Lighting** – Lumens measure between 2-3 foot candles, (5-6 foot candles for entrances) or 51% -75% of the school has HPS lighting.
- **FC-3 Exterior Wall Lighting** – Lumens measure between 3-4 foot candles, (6-7 foot candles for entrances) or 26% - 50% of the school HPS lighting.
- **FC-4 Exterior Wall Lighting** – Lumens measure between 3-4 foot candles, (6-7 foot candles for entrances), or 0-25% of the school has HPS
- **FC-5 Exterior Wall Lighting** – Lumens measure at or above 5 foot candles, (8 foot candles for entrances) and is 100% operational with no HPS lighting.

### **Fire Alarm - Panel Upgrade/Change Out**

- **FC-1 Fire Alarm Panel** – Panel is at or past OEM life expectancy, experiencing major failures/troubles. Complete replacement required due to failure of smoke and duct detectors, fire alarm strobes/horns, pull stations, etc. Life expectancy of a fire alarm panel is 20 years.
- **FC-2 Fire Alarm Panel** – Panel is at or past OEM life expectancy, experiencing major failures/troubles requiring panel upgrade. All other components are 100% functional.
- **FC-3 Fire Alarm Panel** – Software/hardware upgrades are needed, plan to upgrade panel in next 3-5 years.
- **FC-4 Fire Alarm Panel** – Software upgrade required.
- **FC-5 Fire Alarm Panel** – 100% operational.

### **Fire Alarm – Smoke/Duct Detector Replacement**

- **FC-1 Fire Alarm Smoke/Duct Detector** – Detectors are at or past OEM life expectancy of 7 years. Replacement is required to prevent failure of the smoke and duct detectors.
- **FC-2 Fire Alarm Smoke/Duct Detector** – Detectors are 5-7 years old.
- **FC-3 Fire Alarm Smoke/Duct Detector** – Detectors are 3-5 years.
- **FC-4 Fire Alarm Smoke/Duct Detector** – Detectors are 1-2 years old.
- **FC-5 Fire Alarm Smoke/Duct Detector** – Detectors are new to 1 year old.

## **Fire Pumps (Electric/Diesel Plus Controls)**

Assessment performed by Fire Alarm Group.

- **FC-1 Fire Pumps & Controls** – Pump and controls are not functional; controls are past life expectancy of 25 years, repair parts are obsolete
- **FC-2 Fire Pumps & Controls** – Pump and controls have major issues; nearing life expectancy, repair parts are hard to find
- **FC-3 Fire Pumps & Controls** - Pump & Controls are starting to have issues; flow measurements are declining
- **FC-4 Fire Pumps & Controls** – Minor repairs needed
- **FC-5 Fire Pumps & Controls** – No issues

**Fire Alarm Sprinklers** – Life expectancy of fire sprinklers is 50 years. Fire sprinklers are assessed on leakage and/or riser issues in the system.

- **FC-1 Fire Sprinklers** – System in failure; system has failed the annual internal inspection
- **FC-2 Fire Sprinklers** – 5 year inspection has picked up internal rusting
- **FC-3 Fire Sprinklers** – Annual visual inspection shows multiple leaks
- **FC-4 Fire Sprinklers** – Minor repairs required
- **FC-5 Fire Sprinklers** – No issues noted

## **Parking Lot Lighting**

- **FC-1 Parking Lot Lighting** – Replacement required when lights have exceed their life expectancy; experiencing multiple failures; or cost to replace exceeds the cost of new. Life expectancy of outdoor lighting average is 20 years +/- due to proximity to salt water.
- **FC-2 Parking Lot Lighting** – Numerous parking lot lighting failures of the lights and/or poles
- **FC-3 Parking Lot Lighting** – Periodic and/or multiple light failures
- **FC-4 Parking Lot Lighting** – Minimal failures
- **FC-5 Parking Lot Lighting** – 100% operational

## **Sound System**

Sound system refers to the public address system(PA); not audio enhancement. The assessment was compiled from M&PO department knowledge and school principal input.

- **FC-1 Sound System** – System not functional – parts are obsolete
- **FC-2 Sound System** – System outdated, (parts hard to find) and has major issues with controls
- **FC-3 Sound System** – System outdated and minor issues
- **FC-4 Sound System** - System outdated
- **FC-5 Sound System** - No issues

## **Modular/Concretable Assessment**

Modulars/concretables are assessed for water intrusion (roofing, windows and doors), structural integrity concerns and HVAC concerns. Wooden portables (Type VI) are NOT included in the assessment. They have all exceeded their life expectancy and should be considered for replacement.

### **Modulars – Building Envelope**

- **FC-1 Modulars – Building Envelope** – All modulars are assessed at a 1 due to age. They require waterproofing and or wet sealing.

### **Modulars – HVAC**

All modulars are equipped with Q-Tech Bard air conditioning units. Life expectancy of a Bard unit is 10 years.

- **FC-1 Modulars - HVAC** – All modulars are assessed at a 1 since the HVAC units have all passed their life expectancy.

## Plumbing Assessment

### Bathroom Replacement

Assessed on overall condition of fixtures, partitions, lighting and tile. Life expectancy for a bathroom is 20 years.

- **FC-1 Bathroom Replacement** – Total renovation needed. Wooden partitions, outdate plumbing fixtures, electrical lighting upgrades needed and urine soaked grout with old tile
- **FC-2 Bathroom Replacement** – Partitions need replacement, outdate plumbing fixtures, electrical lighting upgrades needed, cleaning of tile floors
- **FC-3 Bathroom Replacement** - Partitions need repairs, plumbing needs updates, and electrical upgrades for lighting may be needed
- **FC-4 Bathroom Replacement** – Partition repairs, plumbing repairs and electrical repairs may be needed
- **FC-5 Bathroom Replacement** – No issues noted

### Galvanized Water Piping (only 2 possible scores)

- **FC-0 Galvanized Piping** – No galvanized piping is present
- **FC-1 Galvanized Piping** – Galvanized piping is located somewhere in the school

### Water and Sewer Lines

- **FC-1 Plumbing** – System is composed of cast iron/clay sewer lines, and galvanized water lines; has a major/catastrophic failure, complete replacement is needed
- **FC-2 Plumbing** – Sewer lines are failing, replacement needs to be scheduled soon. Water lines that are starting to have catastrophic failures
- **FC-3 Plumbing** – Sewer lines with cast iron piping that is having minimal issues
- **FC-4 Plumbing** – Sewer lines with cast iron piping
- **FC-5 Plumbing** – 100% operational

## Water Fountains

- **FC-1 Water Fountains** – Over 76% of the campus needs new water fountains (life expectancy is 10 years)
- **FC-2 Water Fountains** – Over 51-75% of the campus water fountains need water fountains replaced.
- **FC-3 Water Fountains** - Over 26%-50%% of the campus water fountains need water fountains replaced.
- **FC-4 Water Fountains** - Over 0-25% of the campus water fountains need water fountains replaced.
- **FC-5 Water Fountains** – No Issues

## Security Assessment

### Security

Assessment performed by School Police.

## Trade Services

### Sheet Metal

- **FC-1 Sheet Metal** – For this assessment, Sheet Metal is defined as ductwork and outside air dampers. Over 76% of the school needs new outside air ducts (OAD) and/or new HVAC ductwork
- **FC-2 Sheet Metal** – 51%-75% of the school needs new OAD and/or new HVAC ductwork
- **FC-3 Sheet Metal** – 25%-50% of the school needs new OAD and/or new HVAC ductwork
- **FC-4 Sheet Metal** – 0 – 25% of the school needs new OAD and / or new HVAC ductwork
- **FC-5 Sheet Metal** – No issues

### **Framework of Costs**

Cost estimates were developed for each criteria included in the Facility Condition Assessment using a four-source costing method which included the following:

1. 2015 RS Means Square Foot Cost for Construction Estimating Guide – this guide provides the unit cost (per square foot) estimate for each facility asset or component.
2. Actual local costs – the national RS Means unit cost was compared to actual local cost of construction currently being paid by the District.
3. Consultant estimates – the District contracted with two local consulting firms, JLRD and Harvard Jolly, to provide replacement costs for various assets and components identified by the FCA. The consultants' estimated costs were recorded in the appropriate unit of measure.
4. Current term contracts – contracts currently in place by M&PO, in addition to additional project costs, were identified. These costs were then compared to the consultants' estimates. In most cases, the costs reflected in the current term contracts were extremely close to the consultants' estimates, therefore, the consultants' estimates were used. In cases where discrepancies were found, the District used an average of the two costs based on historical data.

**Appendix D – Protocol for Conducting and Documenting FCAs**

# Protocol for Conducting & Documenting Facility Condition Assessments

## ***Pre-Visit***

- You will be provided with the *Condition Assessment Framework Criteria* document.
  - This document serves as the scoring rubric for measuring and rating various assets.
  - This framework is based on a numerical grading scale of 1 (immediately critical) through 5 (no current deficiencies).
  - It is important that everyone uses and understands the rating system so that the assessment results will be as objective and consistent as possible.
  - This document will be reviewed and revised, as necessary.
- You will also be provided with a condition assessment spreadsheet for each site.
  - This document serves as the framework for the field verification effort.
  - The spreadsheet will be pre-populated with rating scores for various assets. NOTE: all fields will NOT be pre-populated, but every effort was made to provide as much data as possible.
- Familiarize yourself with both the rating criteria and the spreadsheet.

## ***Conducting the Assessment***

- Perform a walk-through of the campus, paying special attention to the assets/issues identified in the spreadsheet.
- Make notes on the back of your spreadsheet about any inconsistencies or exceptions you observe.
  - FOR EXAMPLE, if the spreadsheet indicates that the school's air handlers have all been rated a "4" or "5" (meaning that they are relatively new and in very good or excellent working order) and you note that the air handlers are very rusted and seem to be in fair or poor working order, make a note about this apparent inconsistency.
- Take photos of all the major assets and any exceptions that you observe.
  - These photos may be used to substantiate the rating we have assigned a particular asset, so try to capture the condition of the asset; this may require several photos taken from different angles or perspectives.
- NOTE: campuses that contain buildings of different ages should be assessed separately. FOR EXAMPLE, if a school has three buildings constructed in 1985 and three buildings that were renovated in 2005, evaluate the 1985 buildings as one entity and the 2005 buildings as a second entity.

## ***Following the Assessment***

- Complete the spreadsheet and note any exceptions in the right-hand column.
- Ensure that all photos have been captured and, if necessary, captioned.
- Submit your completed spreadsheet to Sabra and share your photos/captions with Christina.

**Appendix E – Sample FCA Summary Report and Online Survey**



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

STEPHEN BACKHUS  
DIRECTOR

**MAINTENANCE & PLANT OPERATIONS**

3300 SUMMIT BLVD.

WEST PALM BEACH, FL 33406-4180

PHONE: 561-687-7185 / FAX: 561-687-7136

[WWW.PALMBEACHSCHOOLS.ORG/FACILITIES\\_SERVICES](http://WWW.PALMBEACHSCHOOLS.ORG/FACILITIES_SERVICES)

x/x/2016

Mr. or Mrs. Facility Administrator  
Some Facility / School Name  
1292 Main Street  
West Palm Beach, FL 33401

RE: 2016 Facility Condition Assessment (FCA) Summary of Findings

Dear School Administrator,

Recently, the District's Maintenance and Plant Operations (M&PO) Department performed a Facility Condition Assessment (FCA) of your school/facility. The FCA is based on both documented asset condition information, as well as a comprehensive visual inspection conducted by M&PO senior staff. The purpose of the FCA is to identify your facility's most critical deferred maintenance categories. *Deferred maintenance* includes major preventive maintenance, building system repairs and upgrades, and other maintenance activities that have been postponed due to funding shortages.

In an effort to inform you and your staff, we have compiled a summary, below, of the FCA findings. The maintenance issues included in this summary are limited to those assets that we believe may require repair, replacement, or renovation within the next 5 years. Issues that are deemed to be less time-critical (i.e., beyond 5 years) are not included in this report\*.

After reading this summary, we request that you provide feedback on the findings, based on your knowledge of the facility. Your input as a school/facility administrator represents the final component of the FCA and as such, is vitally important to the process.

To provide feedback, please click on the link at the end of the report (or cut and paste the link into an Internet browser) to complete the brief survey.

Thank you in advance for your active participation in the 2016 Facility Condition Assessment process. If you have questions or require additional information, please contact your Facility Management Coordinator.

Sincerely,

Steve Backhus  
Director, Maintenance & Plant Operations

*\* It is important to note that the identification of these issues in no way guarantees that the projects will be completed in part or in whole; possible funding sources may be identified in the future and are contingent upon many variables, including the District's future strategic priorities.*

### **Description of Overall Equipment Classes/Categories Evaluated During FCA**

The equipment categories described below are included in the entire scope of the FCA, but not all components apply to each school. For example, stadium bleachers are not found at elementary schools and middle and high school campuses generally do not contain playground equipment. HVAC system types also vary among schools.

---

**Building Envelope Maintenance Program (BEMP)** – *A building’s envelop is comprised of all the elements of the outer shell that maintain a dry, heated or cooled indoor environment and facilitate the building’s climate control, including the roofing system, gutters/downspouts, windows and exterior doors, and water intrusion/exterior painting. It also encompasses exterior finishes (e.g., stucco/decorative trim).*

**Building Services** – *Building services includes playground equipment, play courts, custodial equipment, running tracks, stage curtains, interior and exterior bleacher replacement, and gymnasium flooring.*

**Electrical Equipment** – *Electrical equipment includes intercom systems, athletic field lighting, classroom lighting, electronic marquees/scoreboards, outside area lighting, and switchgear.*

**Elevators-Wheel Chair (WC) Lifts** - *Elevators/WC lifts includes elevator and wheelchair lift controls and cabs.*

**Exterior** – *Exterior includes shade structure systems, concessions, and exterior stadium bleacher refurbishment.*

**Furniture, Fixtures and Equipment (FF&E)** – *FF&E includes classroom and office furniture.*

**Grounds** – *The grounds category includes parking lot paving/stripping, perimeter fencing, athletic fields, and play and recreation fields.*

**Heating Ventilation & Air Conditioning (HVAC)** – *HVAC systems include cooling towers, chillers, chilled water piping, air handlers, exhaust fans, energy management system (EMS) controls, and boilers.*

**Interior** – *A building’s interior includes acoustical ceiling tiles, vinyl flooring, interior finishes, interior paint, and casework.*

**Life Safety** – *Life safety includes emergency generators, fire alarm panels, fire sprinkler systems, and fire pumps.*

**Modulars** – *This category includes modular classrooms, but does not include wooden portables.*

**Plumbing** – *The plumbing category includes bathroom replacement (fixtures, partitions, lighting, and tile), galvanized piping, water & sewer lines, and water fountains.*

**Trade Services** – *Trade services includes sheet metal ductwork and outside air dampers.*

## Summary of Findings Specific to Your Facility

Of the previously described list of equipment categories, we have identified the following critical deferred maintenance items at your school/facility:

### **Building Envelope Maintenance Program (BEMP)**

### **Building Services**

### **Electrical Equipment**

### **Elevators-Wheel Chair (WC) Lifts**

### **Exterior**

### **Furniture, Fixtures and Equipment (FF&E)**

### **Grounds**

### **Heating Ventilation & Air Conditioning (HVAC)**

### **Interior**

### **Life Safety**

### **Modulars**

### **Plumbing**

### **Trade Services**

This concludes the FCA summary report for your facility. Please find the full report below.

Please click the link below \*. This link will open a form which will allow you to supply additional information you wish us to consider in our final assessment.

\* You may be prompted to log into the District email system.

<https://docs.google.com/a/palmbeachschools.org/forms/d/1k15WM3li5SEnfl0YqUdi1WgQMUSU10GDvflAOA0ykk4/viewform>

Thank you.



## FCA - Administrator Feedback Survey

Please provide your feedback on the Facility Condition Assessment (FCA) based on your knowledge of the facility. Your input as a school/facility administrator represents the final component of the FCA and as such, is vitally important to the process. Thank you in advance for your active participation in the FCA process.

School/Facility Name

Short answer text

First Name Last Name

Short answer text

Title

Short answer text

I have reviewed the Facility Condition Assessment report provided for my school/facility and either agree or disagree with the findings presented therein.

- I agree with the findings. (Even if you agree, you will still be asked to provide feedback)
- I disagree with some or all of the findings. (If you disagree, you will be asked to provide input about your disag



## Administrator Feedback

Description (optional)

I disagree with the following findings presented in the FCA report (please be specific):

Long answer text

After section 2 Continue to next section



## Additional Comments

Description (optional)

Are there are any other critical deferred maintenance items (i.e., those that need to be addressed in the next 5 years) we may have missed in our report? If so, please list them below. If not, please type "none".

Long answer text

**Appendix F – FCA Checklist for Data Collection**

FACILITY CONDITION ASSESSMENT CHECKLIST

School District of Palm Beach County - Maintenance & Plant Operations Department



Overall Facility Condition Index Priorities (refer to Framework Criteria for specific scoring):

1	= Currently critical
2	= Potentially critical within 1-2 years
3	= Necessary, but not critical; 3-5 years
4	= Recommended; 6-9 years
5	= No issues; 10+ years

			School Name
#N/A			Address
#N/A	#N/A	#N/A	Area/Zone/Year Built
1/23/2016			Survey Date
Peeples/Brown			Surveyor Name

Category	Component	CONDITION						COMMENTS/RECOMMENDED ACTION
		1	2	3	4	5	N/A	
BEMP	Covered Walkways							
BEMP	Exterior Doors							
BEMP	Exterior Finishes (i.e., Stucco)							
BEMP	Gutters & Downspouts							
BEMP	Roof Repairs							
BEMP	Roof Replacement							
BEMP	Water Intrusion/Exterior Painting							
BEMP	Windows							
Building Services	Custodial Equipment-Replacement							
Building Services	Play Courts							
Building Services	Playground Equipment/3-5 Playground							
Building Services	Playground Equipment/K-2 Playground							
Building Services	Playground Equipment/Pre-K Playground							
Building Services	Playground Surfacing PIP (Rubber)/Re-Cap Attenuating Surfacing							
Building Services	Stage Curtains							
Compliance	ADA Violations							
Compliance	CSIR Violations							
Electronics	Classroom Lighting							
Electronics	Electrical-Switchgear							

FACILITY CONDITION ASSESSMENT CHECKLIST

School District of Palm Beach County - Maintenance & Plant Operations Department



Overall Facility Condition Index Priorities (refer to Framework Criteria for specific scoring):

1	= Currently critical
2	= Potentially critical within 1-2 years
3	= Necessary, but not critical; 3-5 years
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			School Name
#N/A			Address
#N/A	#N/A	#N/A	Area/Zone/Year Built
1/23/2016			Survey Date
Peeples/Brown			Surveyor Name

Category	Component	CONDITION						COMMENTS/RECOMMENDED ACTION
		1	2	3	4	5	N/A	
Electronics	Intercom Replacement							
Electronics	Marquee Signs/Repair Electronic Marquee							
Electronics	Outside Area Lighting							
Exterior	Shade Structure Systems- Replacement							
FF&E	Classroom Furniture							
Grounds	Parking Lot Paving/Striping							
Grounds	Perimeter Fencing							
Grounds	Play Fields-Upgrade							
HVAC	Air Cooled Chiller Replacement							
HVAC	Air Handlers							
HVAC	Boilers - Kitchen Replacement (2)							
HVAC	Chilled Water Piping							
HVAC	EMS Controls							
HVAC	Exhaust Fans							
HVAC	Lift Stations-Main Campus Only							
HVAC	Screw Chiller Replacement							
Interior	Acoustical Ceiling							
Interior	Flooring Vinyl							
Interior	Interior Finishes/Paint/Casework							
Life Safety	Emergency Generator							
Life Safety	Exterior Wall Lighting							

FACILITY CONDITION ASSESSMENT CHECKLIST

School District of Palm Beach County - Maintenance & Plant Operations Department



Overall Facility Condition Index Priorities (refer to Framework Criteria for specific scoring):

1	= Currently critical
2	= Potentially critical within 1-2 years
3	= Necessary, but not critical; 3-5 years
4	= Recommended; 6-9 years
5	= No issues; 10+ years

			School Name
#N/A			Address
#N/A	#N/A	#N/A	Area/Zone/Year Built
1/23/2016			Survey Date
Peeples/Brown			Surveyor Name

Category	Component	CONDITION						COMMENTS/RECOMMENDED ACTION
		1	2	3	4	5	N/A	
Life Safety	Fire Alarm/Panel Upgrade							
Life Safety	Fire Alarm/Smoke & Duct Detector Replacement							
Life Safety	Fire Pumps							
Life Safety	Fire Sprinkler System							
Life Safety	Parking Lot Lighting							
Life Safety	Sound Systems							
Modular	Modulars-BEMP (i.e., Roof, Windows, Doors)							
Modular	Modulars-HVAC							
Plumbing	Plumbing-Bathroom Replacement							
Plumbing	Plumbing-Galvanized Piping							
Plumbing	Plumbing-Water & Sewer Lines							
Plumbing	Plumbing-Water Fountains							
Security	Security							
Trade Services	Sheet Metal-Ductwork/Outside Air Dampers							
Other								
Other								
Other								