



Summit School District

Breckenridge Elementary School

District:	Summit School District
Facility:	Breckenridge Elementary School
Address:	312 S Harris St
City:	Breckenridge, CO
Site Area (AC):	4.98
Gross Building Area (SF):	35,467.00
Number of Stories:	1
Years Constructed / Renovated:	1972 / 1979 / 2000
Total Replacement Value:	\$33,089,853.70
Total Condition Budget:	\$17,190,120.19
Facility Condition Score:	48.1%
Educational Adequacy Score :	54%
Students Enrolled:	200
Capacity:	276
Utilization (% Capacity):	72%



Deficiencies Summary by System






System	Replacement Value	Condition Budget	System FCI	Notes
Site	\$3,098,397.12	\$2,785,952.10	0.90	
Roofing	\$756,723.91	\$92,808.98	0.12	
Exterior Envelope	\$3,426,112.20	\$196,542.05	0.06	
Structure	\$8,103,500.16	\$2,527,986.56	0.31	
Interior	\$5,183,856.72	\$2,400,049.92	0.46	
Life and Fire Safety	\$417,091.92	\$1,152,223.80	2.76	
Mechanical	\$5,213,649.00	\$2,679,860.76	0.51	
Electrical	\$2,606,824.50	\$1,109,634.44	0.43	
Plumbing	\$1,862,017.50	\$3,481,292.84	1.87	
Technology	\$738,848.54	\$693,011.32	0.94	
Conveyances	\$350,000.00	\$0.00	0.00	
Specialties	\$1,332,832.13	\$70,757.44	0.05	
Total	\$33,089,853.70	\$17,190,120.19	0.52	= Facility Condition Index


Deficiencies Summary by Category

System	Condition Budget
Life Safety / Fire Safety	\$3,680,210.36
Health Safety / Hazards	\$0.00
Accessibility / ADA	\$106,803.48
Security	\$929,530.37
Utilities Efficiency	\$2,885,113.71
Maintenance	\$6,121,245.96
Interior Environment	\$2,201,904.27
Cosmetic	\$155,677.60
Total	\$16,080,485.76



Deficiencies Summary by Priority


Priority	Condition Budget
1	\$3,942,654.50
2	\$11,549,512.59
3	\$1,697,953.10
4	\$0.00
5	\$0.00
6	\$0.00
7	\$0.00
8	\$0.00
9	\$0.00
10	\$0.00
Total	\$17,190,120.19

SITE						Breckenridge Elementary School								hard caplan masche	
IDENTIFICATION						DETAIL						SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated				
	S1	SITE	PARKING LOT AND ROADWAY RIGID PAVEMENT (CONCRETE) G2012	M		Parking lot and roadway rigid pavement includes a concrete wearing surface course. Solution: No Deficiencies noted.	0	EA	\$0.00	\$0.00	\$0.00				
	S2	SITE	ROADWAY - TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2015	M		Roadway includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes centerline striping, directional arrows, crosswalk and other roadway graphics. Solution: No Deficiencies noted.	0	EA	\$0.00	\$0.00	\$0.00				
	S3	SITE	PARKING LOT- TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2025	M	2	Deficiency: Parking lot includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes parking space, directional arrows, crosswalk, accessibility and other parking lot graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to restripe pavement markings with repaving effort	1	LS	\$4,561.00	\$4,561.00	\$4,789.05				
	S4	SITE	PARKING LOT AND ROADWAY FLEXIBLE PAVEMENT (ASPHALT) G2021	M	2	Parking lot and roadway flexible pavement include a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Repave Asphalt Parking Lot and roadway	35132	SF	\$13.54	\$475,687.28	\$499,471.64				
	S5	SITE	PARKING LOT AND ROADWAY - CURBS AND GUTTERS G2023	M		The parking lot and roadway include cast-in-place concrete curbs, rails, barriers at borders, planting islands, etc Solution: No deficiencies noted	525	LF	\$0.00	\$0.00	\$0.00				
	S6	SITE	PEDESTRIAN PAVEMENT - CONCRETE SIDEWALKS G2031	A	1	Deficiency: Pedestrian pavement includes a 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget for replacement of entry walk area	4240	SF	\$23.99	\$101,717.60	\$106,803.48				



SITE		Breckenridge Elementary School										hard caplam masha
IDENTIFICATION						DETAIL				SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	S7	SITE	HARD SURFACE PEDESTRIAN AND PLAY AREAS (ASPHALT) G2031	M	2	Deficiency: Pedestrian pavement includes 2-1/2" thick bituminous asphalt sidewalks with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Repave Asphalt Pedestrian areas	34315	LF	\$13.66	\$468,742.90	\$492,180.05	
	S8	SITE	FENCING - CHAIN LINK G2041	S	1	Deficiency: Site development includes chain link fencing with steel post. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement Solution: Replace fence w/ 10 ft high chain link and steel post to prevent animal intrusion	1945	LF	\$92.96	\$180,807.20	\$189,847.56	
	S9		PLAYING FIELDS G2047	E	2	Deficiency: Site development includes softball field with ballfield, backstop, vinyl-coated fence, grass, bleachers, scoreboard and in-ground irrigation system. Ball field includes an infield mix. Spread and compaction are also included. Infield mix approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace infield mix.	8395	SF	\$4.60	\$38,617.00	\$40,547.85	


EXTERIOR			Breckenridge Elementary School						hard caplan mecht		
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	EX1	MAIN BLDG	EXTERIOR WALL - PAINTED CMU B2010	M	3	Deficiency: Various areas at the bottom of Masonry block walls are showing signs of deterioration along walks and areas of snow buildup. Solution: Prime and Paint deteriorated areas to protect the exterior block in these areas.	1	LS	\$11,076.00	\$11,076.00	\$11,629.80
	EX2	MAIN BLDG	EXTERIOR WALL - SIDING B2010	M	4	Deficiency: Exterior Walls consist of wood shingles and are in good condition. Shingles are estimated to be from 1972, and are approx. 53yrs old. Anticipated life span 50 years, good maintance can extend this. Solution: This system is approaching the end of its useful life and should be budgeted for replacement.	0	SF	\$0.00	\$0.00	\$0.00
	EX3	MAIN BLDG	EXTERIOR WALL - TRIM B2010	M	3	Deficiency: Trim boards in various areas are showing signs of failure, defined as cracking, warped, breaking apart and missing paint. Solution: Replace failing Trim boards with new Trim boards to match existing, prime and paint.	1	LS	\$5,538.00	\$5,538.00	\$5,814.90
	EX4	MAIN BLDG	WALL LOUVERS B2013	M	3	Deficiency: Metal louvers at the exterior of mechanical rooms and penthouses, both for appearance and ventilation. Solution: This system is approaching the end of its useful life and should be budgeted for repair/replacement.	1	LS	\$17,678.00	\$17,678.00	\$18,561.90
	EX5	MAIN BLDG	WINDOWS - STEEL B2020	M	3	Deficiency: Existing exterior window systems (steel) are in fair condition, current degredation in frame and sealant. Windows age is unknown, but appears to be insulated glazing. Anticipated life span - 30+ years. Solution: Window system appears at end of life, budget to replace window system with new thermally broken aluminum storefront system with insulated low-e coated glazing.	235	SF	\$233.74	\$54,928.90	\$57,675.35
	EX6	MAIN BLDG	WINDOWS - ALUMINUM B2020	M	4	Deficiency: Existing exterior window systems (aluminum) are in good condition. Windows age is estimated to be 25yrs old, and appears to be insulated glazing. Anticipated life span - 30+ years. Solution: Within 10 yrs budget to replace window system with new thermally broken aluminum storefront system with insulated low-e coated glazing.	295	SF	\$0.00	\$0.00	\$0.00



EXTERIOR		Breckenridge Elementary School										hard capex mech	
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	EX7	MAIN BLDG	EXTERIOR HM DOORS AND FRAMES B2030	M	2	<p>Deficiency: There are a several doors that are not within covered vestibules with signs of rust and deterioration. Existing exterior doors & frames (hollow metal) not covered within vestibule are in poor condition. Doors and frames are nearing the end of their lifespan. Anticipated life span - 30+ years.</p> <p>Solution: Replace with thermally broken HM frames and HM insulated doors.</p>	6	EA	\$16,327.00	\$97,962.00	\$102,860.10		
	EX8	MAIN BLDG	EXTERIOR HM DOORS AND FRAMES B2030	M	4	<p>Deficiency: Existing exterior doors & frames (hollow metal) are in fair condition. Doors and frames are nearing the end of their lifespan. Anticipated life span - 30+ years.</p> <p>Solution: Budget for replacement within 10 years with thermally broken HM frames and HM insulated doors.</p>	6	EA	\$0.00	\$0.00	\$0.00		





INTERIOR			Breckenridge Elementary School									hard caplan mocht
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	I1	MAIN BLDG	INTERIOR PARTITIONS - MASONRY - CONDITION AND FINISH 1972 C1010	M	4	Deficiency: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to renew / repair interior CMU block walls 1972	9204	SF	\$0.00	\$0.00	\$0.00	
	I2	MAIN BLDG	INTERIOR PARTITIONS - MASONRY - CONDITION AND FINISH 1977 C1010	M	4	Deficiency: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to renew / repair interior CMU block walls 1977	1636	SF	\$0.00	\$0.00	\$0.00	
	I3	MAIN BLDG	INTERIOR PARTITIONS - GYPSUM BOARD - CONDITION AND FINISH 1972 C1010	M	4	Deficiency: The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace GWB partitions 1972	7145	SF	\$0.00	\$0.00	\$0.00	
	I4	MAIN BLDG	INTERIOR PARTITIONS - GYPSUM BOARD - CONDITION AND FINISH 1977 C1010	M	4	Deficiency: The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace GWB partitions 1977	7977	SF	\$0.00	\$0.00	\$0.00	
	I5	MAIN BLDG	INTERIOR WALLS - CONCRETE - CONDITION AND FINISH 1972 C1010	M		The interior walls are of cast-in-place concrete (CIP). Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	I6	MAIN BLDG	INTERIOR DOORS- STOREFRONT C1020	M		The interior doors include a swinging glazed aluminum storefront with an aluminum frame, hardware, and closer. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	

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	17	MAIN BLDG	INTERIOR HM DOORS AND FRAMES C1020	M		Interior doors include non-rated 3 x 7 HM (Hollow Metal) steel doors and steel frames with hinges, lockset, and closer. Includes painted door and painted frame. Solution: No deficiencies noted	6	EA	\$0.00	\$0.00	\$0.00	
	18	MAIN BLDG	INTERIOR WOOD DOORS - HM FRAMES C1020	M		Interior doors include non-rated and rated 3 x 7 Wd (wood) door and frame, hinges, lockset, panic hardware, and closer. Includes finished door and frame. Solution: No deficiencies noted	38	EA	\$0.00	\$0.00	\$0.00	
	19	MAIN BLDG	INTERIOR ALUMINUM DOORS AND STOREFRONT 1972 C1020	M	3	Deficiency: The building interior includes windows and storefront partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace 1972 interior storefront / windows	84	SF	\$262.32	\$22,034.88	\$23,136.62	
	110	MAIN BLDG	INTERIOR ALUMINUM DOORS AND STOREFRONT 2002 C1020	M		Deficiency: The building interior includes windows and storefront partitions. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	111	MAIN BLDG	PAINT / EPOXY WALL FINISH 1972-1985 C3010	M	2	Deficiency: Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy Finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to repaint masonry	11607	SF	\$3.86	\$44,803.02	\$47,043.17	
	112	MAIN BLDG	PAINT / EPOXY WALL FINISH 2018 C3010	M		Deficiency: Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy Finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: No deficiencies noted	11607	SF	\$0.00	\$0.00	\$0.00	

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	I13	MAIN BLDG	PAINTED WALL FINISH C3010	M	2	Deficiency: The building interior includes windows and storefront partitions. Solution: Budget to repaint interior partitions	40948	SF	\$3.54	\$144,955.92	\$152,203.72	
	I14	MAIN BLDG	CERAMIC TILE WALL FINISH 2002 C3010	M	4	Deficiency: Building wall coverings include ceramic tiles. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget for tile replacement	840	SF	\$0.00	\$0.00	\$0.00	
	I15	MAIN BLDG	CERAMIC TILE WALL FINISH 2018 C3010	M		Deficiency: Building wall coverings include ceramic tiles. Solution: No deficiencies noted	422	SF	\$0.00	\$0.00	\$0.00	
	I16	MAIN BLDG	FLOORING - CARPET 2009 C3020	M	2	Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget for carpet replacement	14804	SF	\$18.92	\$280,091.68	\$294,096.26	
	I17	MAIN BLDG	FLOORING - CARPET 2018 C3020	M	2	Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget for carpet replacement	10795	SF	\$19.10	\$206,184.50	\$216,493.73	
	I18	MAIN BLDG	CERAMIC TILE FLOOR FINISH 1985 C3020	M	4	Deficiency: Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget for tile replacement	330	SF	\$0.00	\$0.00	\$0.00	

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	I19	MAIN BLDG	CERAMIC TILE FLOOR FINISH 2002 C3020	M	4	<p>Deficiency: Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget for tile replacement</p>	1850	SF	\$0.00	\$0.00	\$0.00	
	I20		FLOORING - CONCRETE C3020	M	4	<p>Deficiency: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to reseal / refinish concrete floors</p>	310	SF	\$0.00	\$0.00	\$0.00	
	I21		FLOORING - EPOXY C3020	M	4	<p>Deficiency: Floor finishes include cement epoxy flooring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace epoxy flooring</p>	25	SF	\$0.00	\$0.00	\$0.00	
	I22		FLOORING - VCT 1985 C3020	M	2	<p>Deficiency: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace VCT floor tile</p>	617	SF	\$28.78	\$17,757.26	\$18,645.12	
	I23		FLOORING - VCT 2002 C3020	M	2	<p>Deficiency: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace VCT floor tile</p>	1850	SF	\$28.49	\$52,706.50	\$55,341.83	
	I24		FLOORING - WOOD C3020	M		<p>Floor finishes include finished wood strip flooring and finished wood base.</p> <p>Solution: No deficiencies noted</p>	1234	SF	\$0.00	\$0.00	\$0.00	

INTERIOR						Breckenridge Elementary School					hard explain mocht	
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	I25		FLOORING - RESILIENT ATHLETIC C3020	M		Resilient athletic vinyl flooring with wall base. Solution: No deficiencies noted	3960	SF	\$0.00	\$0.00	\$0.00	
	I26		CEILING - ACOUSTICAL TILE 1972 C3030	E	2	Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace Acoustical Ceiling tile (1972)	4648	SF	\$10.69	\$49,687.12	\$52,171.48	
	I27		CEILING - ACOUSTICAL TILE 2002 C3030	E	2	Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace Acoustical Ceiling tile (2002)	18589	SF	\$10.68	\$198,530.52	\$208,457.05	
	I28		CEILING - ACOUSTICAL TILE 2018 C3030	E		Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. Solution: No deficiencies noted (2018)	3718	SF	\$0.00	\$0.00	\$0.00	
	I29		CEILING - GYPSUM BOARD - CONDITION AND FINISH 1972 C3030	C	3	Deficiency: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished, and painted with primer and two finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace GWB ceiling, paint	1859	SF	\$18.54	\$34,465.86	\$36,189.15	
	I30		CEILING - GYPSUM BOARD - CONDITION AND FINISH 1977, 1985 C3030	C	3	Deficiency: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished, and painted with primer and two finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace GWB ceiling, paint	2178	SF	\$18.54	\$40,380.12	\$42,399.13	

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	I31		PAINTED CEILING GYM FINISH 2002 C3030	C	3	Deficiency: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished, and painted with primer and two finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace GWB ceiling, paint	3960	SF	\$18.54	\$73,418.40	\$77,089.32	
	I32		FIXED CASEWORK 1985-2002 E2010	E	2	Deficiency: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace Casework 1985, 2002	290	LF	\$1,588.49	\$460,662.10	\$483,695.21	
	I33		FIXED CASEWORK 2018 E2010	E		Deficiency: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: No deficiencies noted, 2018	0	LF	\$0.00	\$0.00	\$0.00	
	I34		FOOD SERVICE COUNTERS AND TABLES E2010	E	2	Deficiency: Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Replace food service furnishings	13	LF	\$1,159.15	\$15,068.95	\$15,822.40	
	I35		FOOD SERVICE EQUIPMENT E2010	E	2	Deficiency: Equipment and furnishings include kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace food service equipment	1	EA	\$645,015.00	\$645,015.00	\$677,265.75	
	I36		THEATER CURTAINS E2010	E		Deficiency: Equipment and furnishings include theater curtains. Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00	

BUILDING CODE: LIFE / FIRE SAFETY						Breckenridge Elementary School						hard explain measure	
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Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	LS1	MAIN BLDG	KITCHEN HOOD SUPPRESSION D4010	L	3	<p>Deficiency: System includes a chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	1	EA	\$32,578.00	\$32,578.00	\$34,206.90		


MECHANICAL / HVAC SYSTEMS			Breckenridge Elementary School										
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	M1	MAIN BLDG	BOILER -GAS FIRED D3020	U	2	<p>Deficiency: Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included. This system is approaching the end of its useful life and should be budgeted for replacement.</p> <p>Solution: Replace boiler</p>	35467	SF	\$26.87	\$952,998.29	\$1,000,648.20		
	M2	MAIN BLDG	DISTRIBUTION SYSTEMS - CENTRAL AHU 1989 D3040	U	2	<p>Deficiency: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers, and plenum return. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace AHU and system, 1989</p>	6867	SF	\$67.16	\$461,187.72	\$484,247.11		
	M3	MAIN BLDG	DISTRIBUTION SYSTEMS - CENTRAL AHU 2020 D3040	U		<p>Condition / Deficiency: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return.</p> <p>Solution: No deficiencies noted</p>	28600	SF	\$0.00	\$0.00	\$0.00		
	M4	MAIN BLDG	EXHAUST SYSTEM - FANS AND DUCTS D3040	U		<p>The HVAC ventilation system includes roof-mounted exhaust fans with ducting.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		
	M5	MAIN BLDG	EXHAUST SYSTEM - KITCHEN D3040	U	2	<p>Condition / Deficiency: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: Budget to Replace kitchen exhaust system</p>	450	SF	\$149.58	\$67,311.00	\$70,676.55		
	M6	MAIN BLDG	FIN TUBE HYDRONIC PERIMETER HEATING D3040	U	2	<p>Deficiency: HVAC distribution includes a two-pipe heating hot water system with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace hydronic fin tube system</p>	625	SF	\$51.69	\$32,306.25	\$33,921.56		

MECHANICAL / HVAC SYSTEMS			Breckenridge Elementary School								
IDENTIFICATION					DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M7	MAIN BLDG	FAN COIL SYSTEM - 2 PIPE CABINET 2002 D3040	U	2	Condition / Deficiency: HVAC system includes perimeter wall hung cabinet type fan coil system. Years remaining have been increased because the system is currently functioning. Solution: the system is beyond its useful life and should be budgeted for replacement.	1800	SF	\$63.68	\$114,624.00	\$120,355.20
	M8	MAIN BLDG	2 PIPE DISTRIBUTION SYSTEM 1972-1977 D3040	U	2	Condition / Deficiency: A two-pipe distribution system provides HVAC distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace 2-pipe distribution system	35477	SF	\$26.04	\$923,821.08	\$970,012.13
	M9	MAIN BLDG	MINI-SPLIT COOLING SYSTEM D3050	U		The HVAC system includes a Mini Split cooling unit with an air-cooled remote condenser. Solution: No deficiencies noted	1	EA	\$0.00	\$0.00	\$0.00
	M10	MAIN BLDG	DDC CONTROLS D3060	U		HVAC controls include a DDC system for system optimization, pc control, and sensors. Solution: No deficiencies noted	35467	EA	\$0.00	\$0.00	\$0.00






ELECTRICAL SYSTEMS			Breckenridge Elementary School								
IDENTIFICATION					DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	E1	MAIN BLDG	DISTRIBUTION EQUIPMENT, PANEL BOARDS, FEEDERS 1985 D5012	U	2	Condition / Deficiency: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for replacement.	9178	SF	\$13.93	\$127,849.54	\$134,242.02
	E2	MAIN BLDG	DISTRIBUTION EQUIPMENT, PANEL BOARDS, FEEDERS 2002-2018 D5012	U		The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning. Solution: No deficiencies noted (2018)	9178	SF	\$0.00	\$0.00	\$0.00
	E3	MAIN BLDG	MAIN ELECTRICAL SERVICE D5012	U		The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. Solution: No deficiencies noted	1	EA	\$0.00	\$0.00	\$0.00
	E4	MAIN BLDG	LIGHTING - EXTERIOR WALL MOUNTED D5020	U		Exterior lighting consists of LED (Light-Emitting Diodes) wall pack units. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	E5	MAIN BLDG	LIGHTING - INTERIOR (GENERAL) 2002 D5022	U	2	Condition / Deficiency: The lighting system includes lighting fixtures, lamps, conduits, and wires. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace light fixtures throughout, upgrade to LED	33197	SF	\$17.85	\$592,566.45	\$622,194.77

ELECTRICAL SYSTEMS			Breckenridge Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	E6	MAIN BLDG	LIGHTING - EMERGENCY LED 2018 D5022	U		The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, conduit, wire, and self-contained emergency battery backup. Solution: No deficiencies noted	2270	SF	\$0.00	\$0.00	\$0.00		
	E7	MAIN BLDG	LIGHTING - INTERIOR ATHLETIC D5022	U	2	The gym area includes a High Bay lighting system. The system consists of high bay fluorescent fixtures, controls, and feeders. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace high-bay gym fixtures	10	EA	\$7,828.50	\$78,285.00	\$82,199.25		
	E8	MAIN BLDG	LIGHTING - INTERIOR STAGE D5022	U	2	Deficiency: Stage lighting includes master control panel, spots, borders and stage lights. Updated in 2018. Solution: Per BES Principal, Lighting system has breaker issues. Budget to investigate issue repair system	1	AL	\$55,643.00	\$55,643.00	\$58,425.15		
	E9	MAIN BLDG	ELECTRICAL DEVICES (OUTLETS AND SWITCHES) 1972-1985 D5021	U	2	Condition / Deficiency: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement	18422	SF	\$6.86	\$126,374.92	\$132,693.67		
	E10	MAIN BLDG	ELECTRICAL DEVICES (OUTLETS AND SWITCHES) 2002-2018 D5021	U		Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Solution: No deficiencies noted	14775	SF	\$0.00	\$0.00	\$0.00		
	E11	MAIN BLDG	ROOF MOUNTED PHOTOVOLTAIC ARRAY D5090	U	4	Condition / Deficiency: Roof-mounted solar photo-voltaic array. Includes solar panels, supports, disconnecting means, inverter, transfer switch, panelboard, and associated feeder and raceway. This system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: The system is beyond its useful life and should be budgeted for replacement.	360	SF	\$0.00	\$0.00	\$0.00		

ELECTRICAL SYSTEMS			Breckenridge Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description		Qty.	Unit	Unit Cost	Construction Cost, PV		Construction Cost, Escalated
	E12	MAIN BLDG	EMERGENCY BATTERY PACK LIGHTS D5092	U	3	<p>Condition / Deficiency: The emergency lighting system includes self-contained battery packs and lights. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>		17733	SF	\$1.77	\$31,387.41		\$32,956.78
	E13	MAIN BLDG	EXIT SIGNAGE D5092	U	3	<p>Condition / Deficiency: The emergency lighting system includes the installation of exit signs. Installation includes single and double-sided exit signs, conduit, wire, boxes, conduit bends, connections, and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: The system should be budgeted for repair/replacement.</p>		17733	SF	\$1.30	\$23,052.90		\$24,205.55
	E14	MAIN BLDG	EXIT SIGNAGE/ EMERGENCY LIGHTS COMBO D5092	U	3	<p>Condition / Deficiency: The emergency lighting system includes the installation of combination exit signs/emergency lighting. Installation includes single and double-sided Exit signs with emergency lighting, conduit, wire, boxes, conduit bends, connections, and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: The system should be budgeted for repair/replacement.</p>		17734	SF	\$1.22	\$21,635.48		\$22,717.25

PLUMBING SYSTEMS			Breckenridge Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	P1	MAIN BLDG	CUSTODIAL / UTILITY SINKS 1977 D2010	M	2	Deficiency: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace utility sinks	17733	SF	\$1.11	\$19,683.63	\$20,667.81		
	P2	MAIN BLDG	CUSTODIAL / UTILITY SINKS 2002 D2010	M		Deficiency: The plumbing fixtures include custodial/utility sinks. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00		
	P3	MAIN BLDG	RESTROOM FIXTURES D2010	M		The restroom fixtures include urinals, water closets, and lavatories. Solution: No deficiencies noted	35467	SF	\$0.00	\$0.00	\$0.00		
	P4	MAIN BLDG	DRINKING FOUNTAINS / ELECTRIC WATER COOLERS 1985 D2010	M	3	Deficiency: Plumbing fixtures include wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace water coolers 1985	6867	SF	\$3.31	\$22,729.77	\$23,866.26		
	P5	MAIN BLDG	DRINKING FOUNTAINS / ELECTRIC WATER COOLERS 2002 D2010	M		Deficiency: Plumbing fixtures include wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: No deficiencies noted 2002	28600	SF	\$0.00	\$0.00	\$0.00		
	P6	MAIN BLDG	WATER DISTRIBUTION D2020	M	2	water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning. Solution: The entire system is beyond its useful life and should be budgeted for repair/replacement. FCI NOTE: COST INCLUDES REPLACEMENT OF ALL ABOVE-GRADE DOMESTIC WATER PIPING	35467	SF	\$46.57	\$1,651,698.19	\$1,734,283.10		

TECHNOLOGY / AV SYSTEMS			Breckenridge Elementary School								
IDENTIFICATION				DETAIL			SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	T1	MAIN BLDG	PUBLIC ADDRESS SYSTEM D5031	S	2	<p>Deficiency: The building includes a public address system. The public address system consists of an amplifier, intercom/monitor, volume control, speakers, conduit, and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace PA System</p>	3960	SF	\$4.88	\$19,324.80	\$20,291.04
	T2	MAIN BLDG	INTERCOM SYSTEM D5032	S	2	<p>Deficiency: The building includes an intercom system. Years remaining have been increased because The system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for replacement.</p> <p>Solution: Replace Intercom System</p>	35467	SF	\$3.14	\$111,366.38	\$116,934.70
	T3	MAIN BLDG	TELEPHONE SYSTEM D5033	S		<p>Deficiency: The building includes a telephone system. System replaced in 2025</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	T4	MAIN BLDG	CLOCK SYSTEM D5036	S	3	<p>Deficiency: Centralized automatic clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, and fittings. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	400	SF	\$11.02	\$4,408.00	\$4,628.40
	T5	MAIN BLDG	FIRE ALARM SYSTEM D5037	S	3	<p>Deficiency:The fire alarm system includes head-end equipment, pull stations, audio/visual strobes, smokes, conduit, wire, and connections. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Fire alarm should be budgeted for replacement.</p>	35467	SF	\$4.45	\$157,828.15	\$165,719.56
	T6	MAIN BLDG	LOCAL AREA NETWORK (LAN) SYSTEM D5039	E		<p>Building includes a local area network system.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00

SPECIALTIES		Breckenridge Elementary School										hard caplan macht
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	SP1		TOILET ROOM ACCESSORIES C1030	M		The restroom accessories include mirrors, grab bars, paper towel dispensers, toilet paper holders, and soap dispensers Solution: No deficiencies noted	35467	sf	\$0.00	\$0.00	\$0.00	
	SP2		TOILET ROOM PARTITIONS C1030	M		Toilet rooms contain solid phenolic or metal partitions and are in good condition Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00	
	SP3		FIRE EXTINGUISHER AND CABINETS D4030	S	3	Deficiency: Fire extinguisher cabinets are located throughout the building. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace fire extinguishers and cabinets	12	EA	\$1,278.42	\$15,341.04	\$16,108.09	
	SP5		WINDOW COVERINGS - ROLLER SHADES C3010	E	3	Condition / Deficiency: Most window coverings are in poor condition or are inadequate for a school setting. Solution: Replacement roller window shades should be provided for exterior and interior windows	900	SF	\$57.83	\$52,047.00	\$54,649.35	
	SP6		SIGNAGE - ROOM NUMBERING C1035	E	4	Deficiency: Finishes include room, door, and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace interior signage	35467	SF	\$0.00	\$0.00	\$0.00	

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	3
2	Clear wayfinding	3
3	Welcoming scale and atmosphere	8
4	Suitable Separation of Age groups	9
5	General Flexibility and Adaptability in and between Learning Spaces	4
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	7
7	Adequate Ventilation/Room comfort	6
8	Natural light/Views	5
9	Appropriate lighting and controls	6
10	Suitable Furniture, Equipment, Casework and Technology	6
11	Adequate Power, Data and Wireless Internet Access	2
12	Room Acoustics	9
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	0
14	Direct Restroom Access and Licensure Compliance	0
15	Adequate Ventilation/Room comfort	0
16	Natural light/Views	0
17	Appropriate lighting and controls	0
18	Suitable Furniture, Equipment, Casework and Technology	0
19	Adequate Power, Data and Wireless Internet Access	0
20	Room Acoustics	0
	SCIENCE SPACES	
21	Size	0
22	Adequate Ventilation/Room comfort	0
23	Natural light/Views	0
24	Appropriate lighting and controls	0
25	Suitable Furniture, Equipment, Casework and Technology	0
26	Adequate Power, Data and Wireless Internet Access	0
27	Room Acoustics	0
28	Appropriate Durable Finishes	0

	VISUAL ARTS CLASSROOM SPACES (2d / 3d Art)		
29	Size	6	
30	Adequate Ventilation/Room comfort	8	
31	Natural light/Views	2	
32	Appropriate lighting and controls	6	
33	Suitable Furniture, Equipment, Casework and Technology	7	
34	Adequate Power, Data and Wireless Internet Access	2	
35	Room Acoustics	9	
36	Appropriate Durable Finishes	7	
	PERFORMING ARTS CLASSROOMS (Music / Drama)		
37	Size	6	
38	Adequate Ventilation/Room comfort	6	
39	Natural light/Views	2	
40	Appropriate lighting and controls	6	
41	Suitable Furniture, Equipment, Casework and Technology	7	
42	Adequate Power, Data and Wireless Internet Access	2	
43	Room Acoustics	6	
	PERFORMING ARTS SPACES (Auditorium or Large Group Performance Area)		
44	Size	6	
45	Adequate Ventilation/Room comfort	5	
46	Adequate sound / AV system	10	
47	Appropriate lighting and controls	5	
48	Suitable Furniture, Equipment, Casework and Technology	7	
49	Adequate Power, Data and Wireless Internet Access	3	
50	Room Acoustics	3	
	CAREER AND TECHNICAL EDUCATION SPACES (CTE Shops and Labs)		
51	Size	0	
52	Adequate Ventilation/Room comfort	0	
53	Natural light/Views	0	
54	Appropriate lighting and controls	0	
55	Suitable Furniture, Equipment, Casework and Technology	0	
56	Adequate Power, Data and Wireless Internet Access	0	
57	Room Acoustics	0	
	SPECIAL EDUCATION (Including Severe needs, Resource rooms and Support)		
58	Size	7	
59	Adequate Ventilation/Room comfort	7	
60	Natural light/Views	1	
61	Appropriate lighting and controls	6	
62	Suitable Furniture, Equipment, Casework and Technology	7	

63	Adequate Power, Data and Wireless Internet Access	2	
64	Room Acoustics	4	
	PE AND ATHLETICS (Including Gyms, Weight Rooms, Fitness Room, Wrestling, Locker Rooms, Offices, Storage)		
65	Size	8	
66	Adequate Ventilation/Room comfort	8	
67	Natural light/Views	6	
68	Appropriate lighting and controls	6	
69	Suitable Equipment and Technology	4	
70	Adequate Power, Data and Wireless Internet Access	3	
71	Room Acoustics	7	
	DINING COMMONS/CAFETERIA AND KITCHEN		
72	Size	1	
73	Adequate Ventilation/Room comfort	8	
74	Natural light/Views	1	
75	Appropriate lighting and controls	6	
76	Suitable Furniture, Equipment, Casework and Technology	4	
77	Adequate Power, Data and Wireless Internet Access	2	
78	Room Acoustics	5	
	LIBRARY MEDIA CENTER / LEARNING COMMONS		
79	Size	9	
80	Adequate Ventilation/Room comfort	9	
81	Natural light/Views	2	
82	Appropriate lighting and controls	8	
83	Suitable Furniture, Equipment, Casework and Technology	9	
84	Adequate Power, Data and Wireless Internet Access	9	
85	Room Acoustics	7	
	ADMINISTRATION / MAIN OFFICE		
86	Size	3	
87	Adequate Ventilation/Room comfort	4	
88	Natural light/Views	7	
89	Appropriate lighting and controls	6	
90	Suitable Furniture, Equipment, Casework and Technology	6	
91	Adequate Power, Data and Wireless Internet Access	2	
92	Room Acoustics	6	
	COUNSELING AND CLINIC AREAS		
93	Size	6	
94	Adequate Ventilation/Room comfort	4	
95	Natural light/Views	2	
96	Appropriate lighting and controls	6	

97	Suitable Furniture, Equipment, Casework and Technology	7	
98	Adequate Power, Data and Wireless Internet Access	2	
99	Room Acoustics (Privacy)	8	
	TEACHER AND STAFF SUPPORT (Offices, Teacher Lounge, Teacher Work Room, Teaming areas, Staff RR)		
100	Size	6	
101	Adequate Ventilation/Room comfort	7	
102	Natural light/Views	1	
103	Appropriate lighting and controls	6	
104	Suitable Furniture, Equipment, Casework and Technology	5	
105	Adequate Power, Data and Wireless Internet Access	2	
106	Room Acoustics (Privacy)	6	
	SUPPORT SPACES (Storage, work rooms, toilet rooms, Custodial)		
107	Size	5	
108	Adequate Ventilation/Room comfort	6	
109	Natural light/Views	2	
110	Appropriate lighting and controls	6	
111	Suitable Furniture, Equipment, Casework and Technology	7	
112	Adequate Power, Data and Wireless Internet Access	2	
	LAYOUT AND ADJACENCIES		
113	Corridor Width and Length of Travel - Student Transitions	4	
114	Community / Night Event and Classroom Separation	7	
115	Music Department and Performance Adjacency	3	
116	Special Education Rooms and General Classrooms Adjacency	6	
117	Gymnasium to Fields Adjacency	2	
118	Cafeteria to Playground Adjacency	2	
119	Classrooms to Playground Adjacency	9	
	ADA ACCESS AND UNIVERSAL DESIGN		
120	Internal amenities and spaces - equitable access	2	
121	Exterior amenities - equitable access	8	
122	Elevator Access	0	
123	Accessible Exterior pathways to parking and public way	7	
124	Toilet room accessibility and Gender equity	7	
	SAFETY AND SECURITY		
125	Site Perimeter Control	4	
126	Emergency Access, Vehicles (Fire, Ambulance, Police)	3	
127	Signage	4	
128	Separation of Vehicular and Pedestrian Traffic, including bollards at entry and fencing at play / athletics areas	2	
129	Clear Points of Pedestrian-Traffic Crossings	8	



Summit School District

Dillon Valley Elementary School

Assessment Summary

District:	Summit School District
Facility:	Dillon Valley Elementary School
Address:	108 Deer Path Raod
City:	Dillon, CO
Site Area (AC):	5.28
Gross Building Area (SF):	49,630.00
Number of Stories:	1
Years Constructed / Renovated:	1979 / 2000 / 2018
Total Replacement Value:	\$46,163,825.23
Total Condition Budget:	\$10,703,223.03
Facility Condition Score:	76.8%
Educational Adequacy Score :	65%
Students Enrolled:	332
Capacity:	452
Utilization (% Capacity):	73%



Deficiencies Summary by System

System	Replacement Value	Condition Budget	System FCI	Notes
Site	\$4,335,676.80	\$852,309.85	0.20	
Roofing	\$1,058,905.68	\$873,584.62	0.82	
Exterior Envelope	\$4,794,258.00	\$258,754.17	0.05	
Structure	\$11,339,462.40	\$0.00	0.00	
Interior	\$7,253,920.80	\$2,877,106.20	0.40	
Life and Fire Safety	\$583,648.80	\$0.00	0.00	
Mechanical	\$7,295,610.00	\$268,024.58	0.04	
Electrical	\$3,647,805.00	\$1,188,947.97	0.33	
Plumbing	\$2,605,575.00	\$3,406,096.56	1.31	
Technology	\$1,033,892.16	\$964,592.63	0.93	
Conveyances	\$350,000.00	\$0.00	0.00	
Specialties	\$1,865,070.59	\$13,806.45	0.01	
Total	\$46,163,825.23	\$10,703,223.03	0.23	= Facility Condition Index

Deficiencies Summary by Category

System	Condition Budget
Life Safety / Fire Safety	\$356,013.37
Health Safety / Hazards	\$0.00
Accessibility / ADA	\$0.00
Security	\$387,427.90
Utilities Efficiency	\$234,957.82
Maintenance	\$8,535,875.97
Interior Environment	\$0.00
Cosmetic	\$0.00
Total	\$9,514,275.06




Deficiencies Summary by Priority

Priority	Condition Budget
1	\$7,403.99
2	\$567,819.47
3	\$10,127,999.56
4	\$0.00
5	\$0.00
6	\$0.00
7	\$0.00
8	\$0.00
9	\$0.00
10	\$0.00
Total	\$10,703,223.03

SITE		Dillon Valley Elementary School										hard explain modht	
IDENTIFICATION					DETAIL					SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S1	SITE	PARKING LOT AND ROADWAY RIGID PAVEMENT (GRAVEL) G2012	M	3	<p>Deficiency: The parking lot and roadway include a gravel area. Spread and compaction are also included. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	3615	SF	\$3.69	\$13,339.35	\$14,006.32		
	S2	SITE	PARKING LOT AND ROADWAY RIGID PAVEMENT (CONCRETE) G2012	M	2	<p>Deficiency: The parking lot and rigid roadway pavement include a concrete wearing surface course. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	3815	SF	\$31.51	\$120,210.65	\$126,221.18		
	S3	SITE	ROADWAY - TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2015	M	1	<p>Deficiency: The roadway includes painted pavement markings to provide guidance and information to drivers and pedestrians; Including centerline striping, directional arrows, crosswalk, and other roadway graphics. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	362	LF	\$2.71	\$981.02	\$1,030.07		
	S4	SITE	PARKING LOT AND ROADWAY FLEXIBLE PAVEMENT (SURFACE COURSE) G2022	M	3	<p>Deficiency: Parking lot and roadway flexible pavement include a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	29560	SF	\$14.03	\$414,726.80	\$435,463.14		
	S5	SITE	PARKING LOT AND ROADWAY - CURBS AND GUTTERS - 1979 G2023	M	2	<p>Deficiency: Parking lot and roadway include cast-in-place concrete curbs, rails and barriers at borders, planting islands, etc. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	135	LF	\$9.95	\$1,343.25	\$1,410.41		
	S6	SITE	PARKING LOT AND ROADWAY - TRAFFIC CONTROL PAINTED PAVEMENT MARKINGS G2025	M	1	<p>Deficiency: The parking lot includes painted pavement markings for parking spaces and accessibility graphics. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	56	EA	\$108.40	\$6,070.40	\$6,373.92		

SITE		Dillon Valley Elementary School										hard explain modify	
IDENTIFICATION					DETAIL					SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S7	SITE	PEDESTRIAN PAVEMENT - BITUMINOUS ASPHALT G2031	M	3	Deficiency: Pedestrian pavement includes 2-1/2" thick bituminous asphalt sidewalks with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning. Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.	3990	SF	\$14.03	\$55,979.70	\$58,778.69		
	S8	SITE	PEDESTRIAN PAVEMENT - CONCRETE 1979 G2031	M	2	Deficiency: Pedestrian pavement includes a 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning. Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.	460	SF	\$31.35	\$14,421.00	\$15,142.05		
	S9	SITE	PEDESTRIAN PAVEMENT - CONCRETE 2002 G2031	M	2	Deficiency: Pedestrian pavement includes a 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning. Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.	5890	SF	\$31.35	\$184,651.50	\$193,884.08		
	S10	SITE	SITE - EXTERIOR SHADE CANOPY G2040	M	0	Exterior shade canopy. Years remaining have been increased because the system is currently functioning. Solution: No deficiencies noted	1	EA	\$0.00	\$0.00	\$0.00		
	S11		PLAYGROUND EQUIPMENT G2049		0	Deficiency: The site includes modular play equipment. Years remaining have been increased because the system is currently functioning. Solution: No deficiencies noted	1	EA	\$0.00	\$0.00	\$0.00		
	S12		WATER SUPPLY - POTABLE WATER DISTRIBUTION PIPING 1979 G3011		4	Deficiency: Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning. Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.	310	LF	\$0.00	\$0.00	\$0.00		

SITE		Dillon Valley Elementary School										hard explain modify
IDENTIFICATION					DETAIL					SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	S13		WATER SUPPLY - FIRE PROTECTION DISTRIBUTION G3014		4	Deficiency: Water supply includes underground fire protection water distribution piping with excavation, backfill, and fire hydrants. Years remaining have been increased because the system is currently functioning. Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.	45	LF	\$0.00	\$0.00	\$0.00	

EXTERIOR			Dillon Valley Elementary School						hard ceplan mecht		
IDENTIFICATION						DETAIL				SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	EX1	MAIN BLDG	EXTERIOR WALL - FIBER CEMENT LAP SIDING B2010	M	3	<p>Deficiency: The exterior walls are of fiber cement lap siding and metal stud exterior wall framing. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: Replace missing and failing Trim boards with new Trim boards, prime and paint, and repair drip flashing.</p>	855	SF	\$30.48	\$26,060.40	\$27,363.42
	EX2	MAIN BLDG	WINDOWS - ALUMINUM - 1985 B2020	M	3	<p>Deficiency: The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: Budget to replace window system with new thermally broken aluminum storefront system with insulated low-e coated glazing.</p>	738	SF	\$210.03	\$155,002.14	\$162,752.25
	EX3	MAIN BLDG	EXTERIOR HM DOORS AND FRAMES - 1979 B2030	M	3	<p>Deficiency: Exterior doors include a 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware, and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: Budget for replacement with thermally broken HM frames and HM insulated doors.</p>	6	EA	\$10,895.00	\$65,370.00	\$68,638.50

INTERIOR			Dillon Valley Elementary School					hard caplan machi						
IDENTIFICATION					DETAIL					SCOPE				
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated			
	I1	MAIN BLDG	INTERIOR FOLDING PARTITIONS C1010	M	2	<p>Deficiency: The building interior includes folding partitions. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	725	SF	\$252.34	\$182,946.50	\$192,093.83			
	I2	MAIN BLDG	INTERIOR WINDOWS/ STOREFRONT PARTITIONS 1979 C1010	M	3	<p>Deficiency: The building interior includes windows and storefront partitions. Years remaining have been increased because the system is currently functioning</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	81	SF	\$166.99	\$13,526.19	\$14,202.50			
	I3	MAIN BLDG	INTERIOR PARTITIONS - GWB WALLS - 1979 C1010	M	0	<p>Deficiency: The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished but not painted. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: No deficiencies noted</p>	23,342	SF	\$0.00	\$0.00	\$0.00			
	I4	MAIN BLDG	INTERIOR PARTITIONS - GWB WALLS ON FURRING - 1979 C1010	M	3	<p>Deficiency: The building interior includes 5/8 inch GWB (Gypsum Wall Board) partitions on 7/8 inch furring over other substrates, such as CMU (Concrete Masonry Unit). Refer to other partition or exterior wall types for the substrate. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	2000	SF	\$35.40	\$70,800.00	\$74,340.00			
	I5	MAIN BLDG	INTERIOR PARTITIONS - CMU BLOCK INTERIOR WALLS - 1979 C1010	M	0	<p>Deficiency: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: No deficiencies noted</p>	3735	SF	\$0.00	\$0.00	\$0.00			
	I6	MAIN BLDG	INTERIOR HM DOORS AND FRAMES - SWINGING DOORS HM 1979 C1020	M	3	<p>Deficiency: Interior doors include a pair of non-rated 3 x 7 HM (Hollow Metal) steel doors and a steel frame with hinges, locksets, and closers. Includes painted doors and painted frames. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	1	EA	\$20,347.00	\$20,347.00	\$21,364.35			

INTERIOR			Dillon Valley Elementary School						hard caplan machi			
IDENTIFICATION					DETAIL					SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	17	MAIN BLDG	IDENTIFYING DEVICES - SIGNAGE RENEWAL C1035	M	3	<p>Deficiency: Finishes include room, door, and graphic symbol signs. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	52405	SF	\$1.56	\$81,751.80	\$85,839.39	
	18	MAIN BLDG	WALL FINISHES - PAINTED WALL FINISH C1020	M	3	<p>Deficiency: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	126785	SF	\$3.21	\$406,979.85	\$427,328.84	
	19	MAIN BLDG	WALL FINISHES - CERAMIC WALL TILE C3010	M	4	<p>Deficiency: Building wall coverings include ceramic tiles. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	5619	SF	\$0.00	\$0.00	\$0.00	
	I10	MAIN BLDG	FLOORING - CARPET 2002 C3020	M	3	<p>Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	6141	SF	\$19.04	\$116,924.64	\$122,770.87	
	I11	MAIN BLDG	FLOORING - CERAMIC FLOOR TILE C3020	M	3	<p>Deficiency: Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	3071	SF	\$45.03	\$138,287.13	\$145,201.49	
	I12	MAIN BLDG	FLOORING - CONCRETE PAINTED/POLISHED C3020	M	3	<p>Deficiency: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	2047	SF	\$19.03	\$38,954.41	\$40,902.13	

INTERIOR			Dillon Valley Elementary School					hard caplan machi				
IDENTIFICATION						DETAIL			SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	I13	MAIN BLDG	FLOORING - QUARRY TILE C3020	M	3	<p>Deficiency: Floor finishes include mud-set quarry or ceramic tile. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	1230	SF	\$45.57	\$56,051.10	\$58,853.66	
	I14	MAIN BLDG	FLOORING - VCT 2002 C3020	M	3	<p>Deficiency: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	1230	SF	\$28.29	\$34,796.70	\$36,536.54	
	I15	MAIN BLDG	FLOORING - VCT 2018 C3020	M	3	<p>Deficiency: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	5629	SF	\$28.29	\$159,244.41	\$167,206.63	
	I16	MAIN BLDG	CEILING - ACOUSTICAL TILE - 1979 C3030	M	4	<p>Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement. FCI NOTE: REPLACEMENT OF CEILING GRID NOT INCLUDED</p>	3535	SF	\$0.00	\$0.00	\$0.00	
	I17	MAIN BLDG	CEILING - ACOUSTICAL TILE - 2002 C3030	M	4	<p>Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement. FCI NOTE: REPLACEMENT OF CEILING GRID NOT INCLUDED</p>	17296	SF	\$0.00	\$0.00	\$0.00	
	I18	MAIN BLDG	CEILING - GWB TAPED AND FINISHED 1985 C3030	M	4	<p>Deficiency: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished, and painted with primer and two finish coats. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.</p>	2125	SF	\$0.00	\$0.00	\$0.00	

MECHANICAL / HVAC SYSTEMS			Dillon Valley Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	M1	MAIN BLDG	BOILER - HYDRONIC WATER WATER D3020	M		Condition / Deficiency: Heat is provided by a gas-fired hot water boiler. Full redundancy is included. Solution: No deficiencies noted	0	sf	\$0.00	\$0.00	\$0.00		
	M2	MAIN BLDG	CENTRAL AHU - ERV SYSTEM D3030	M		Condition / Deficiency: The HVAC system has a central Energy Recovery Ventilator with cooling and heating coils, VFD, VAV ducted distribution, diffusers, plenum return, and enthalpy wheel. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		
	M3	MAIN BLDG	DISTRIBUTION SYSTEMS - AHU D3040	M	4	Condition / Deficiency: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement	26202	SF	\$0.00	\$0.00	\$0.00		
	M4	MAIN BLDG	EXHAUST SYSTEM - FANS AND DUCTS D3040	M		Condition / Deficiency: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		
	M5	MAIN BLDG	EXHAUST SYSTEM - KITCHEN D3040	M		Condition / Deficiency: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		
	M6	MAIN BLDG	EXHAUST SYSTEM - RESTROOM W/ ROOF FAN D3040	M	3	Condition / Deficiency: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for repair/replacement.	52405	SF	\$1.81	\$0.00	\$0.00		

MECHANICAL / HVAC SYSTEMS			Dillon Valley Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	M7	MAIN BLDG	TWO PIPE DISTRIBUTION SYSTEMS 2002 D3040	M		Condition / Deficiency: A two-pipe distribution system provides HVAC distribution. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		
	M8	MAIN BLDG	FAN COIL SYSTEM CABINET 2 PIPE 2002 D3040	M	3	Condition / Deficiency: The HVAC system includes a perimeter recessed cabinet-type fan coil system. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for repair/replacement.	6900	SF	\$22.26	\$153,594.00	\$161,273.70		
	M9	MAIN BLDG	PERIMETER HEAT SYSTEM - HYDRONIC FIN TUBE D3040	M	3	Condition / Deficiency: HVAC distribution includes a two-pipe heating hot water system with perimeter units. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for repair/replacement.	2750	SF	\$36.97	\$101,667.50	\$106,750.88		
	M10	MAIN BLDG	TWO PIPE DISTRIBUTION SYSTEMS 2018 D3040	M		Condition / Deficiency: A two-pipe distribution system provides HVAC distribution. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		
	M11	MAIN BLDG	PACKAGE UNITS - UNIT HEATERS HOT WATER D3050	M	3	Condition / Deficiency: Heating is provided by suspended, forced hot water unit heaters. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.	2	EA	\$9,926.50	\$0.00	\$0.00		
	M12	MAIN BLDG	PACKAGE UNITS - UNIT HEATERS - HOT WATER D3050	M	3	Condition / Deficiency: Heating is provided by suspended, forced hot water unit heaters. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement. FCI NOTE: COST INCLUDED IN ITEM M11 ABOVE	0	SF	\$0.00	\$0.00	\$0.00		

ELECTRICAL SYSTEMS			Dillon Valley Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	E1	MAIN BLDG	DISTRIBUTION EQUIPMENT, PANEL BOARDS, FEEDERS D5012	U		Condition / Deficiency: The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00		
	E2	MAIN BLDG	MAIN ELECTRICAL SERVICE D5012	U	4	Condition / Deficiency: The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for replacement.	1	EA	\$0.00	\$0.00	\$0.00		
	E3	MAIN BLDG	LIGHTING - EXTERIOR WALL MOUNTED D5020	U	3	Condition / Deficiency: Exterior lighting consists of HID wall pack units. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.	2	EA	\$1,563.50	\$3,127.00	\$3,283.35		
	E4	MAIN BLDG	LIGHTING - INTERIOR (GENERAL) D5022	U	3	Condition / Deficiency: The lighting system includes lighting fixtures, lamps, conduits, and wires. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for repair/replacement.	49295	SF	\$18.64	\$918,858.80	\$964,801.74		
	E5	MAIN BLDG	LIGHTING - INTERIOR ATHLETIC D5022	U	3	Condition / Deficiency: The gym area includes a High Bay lighting system. System includes high bay fluorescent fixtures, controls and feeders. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for repair/replacement.	10	EA	\$7,828.50	\$78,285.00	\$82,199.25		

ELECTRICAL SYSTEMS			Dillon Valley Elementary School											
IDENTIFICATION					DETAIL					SCOPE				
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated			
	E7	MAIN BLDG	ELECTRICAL DEVICES (OUTLETS AND SWITCHES) D5021	U		Condition / Deficiency: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00			
	E8	MAIN BLDG	EMERGENCY POWER - GENERATOR D5092	U	5	NOT APPLICABLE	0	SF	\$0.00	\$0.00	\$0.00			
	E9	MAIN BLDG	EMERGENCY BATTERY BACK UP - LIGHTING D5092	U	3	Condition / Deficiency: The emergency lighting system includes self-contained battery packs and lights. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for repair/replacement.	52405	SF	\$1.29	\$67,602.45	\$70,982.57			
	E10	MAIN BLDG	EXIT SIGNAGE D5092	U	3	Condition / Deficiency: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Solution: This system is approaching the end of its useful life and should be budgeted for repair/replacement.	52405	SF	\$1.23	\$64,458.15	\$67,681.06			
							0	EA	\$15.00	\$0.00	\$0.00			

PLUMBING SYSTEMS			Dillon Valley Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description		Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	P1	MAIN BLDG	CUSTODIAL / UTILITY SINKS 1985 D2010	M	3	Deficiency: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.		13101	SF	\$1.39	\$18,210.39	\$19,120.91	
	P2	MAIN BLDG	RESTROOM FIXTURES D2010	M		Deficiency: The restroom fixtures include urinals, water closets, and lavatories. Years remaining have been increased because the system is currently functioning. Solution: No deficiencies noted		0	EA	\$0.00	\$0.00	\$0.00	
	P3	MAIN BLDG	DRINKING FOUNTAINS / ELECTRIC WATER COOLERS D2010	M	2	Deficiency: Plumbing fixtures include single-height wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.		52405	EA	\$0.71	\$37,207.55	\$39,067.93	
	P4	MAIN BLDG	WATER DISTRIBUTION -1979 D2020	M	3	Deficiency: Water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning. Solution: However the system is beyond its useful life and should be budgeted for repair/replacement. FCI NOTE: COST INCLUDES REPLACEMENT OF ALL ABOVE-GRADE PIPING		25935	SF	\$45.67	\$1,184,451.45	\$1,243,674.02	
	P5	MAIN BLDG	WATER DISTRIBUTION - 1985 D2020	M	3	Deficiency: Water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning. Solution: However the system is beyond its useful life and should be budgeted for repair/replacement. FCI NOTE: COST INCLUDES REPLACEMENT OF ALL ABOVE-GRADE PIPING		17340	SF	\$45.67	\$791,917.80	\$831,513.69	
	P6		WATER HEATER D2020	M	3	Deficiency: The domestic hot water is provided by a 120-gallon residential-grade electric water heater, with circulator pump. Years remaining have been increased because the system is currently functioning. Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.		2	EA	\$17,592.00	\$35,184.00	\$36,943.20	

PLUMBING SYSTEMS			Dillon Valley Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description		Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	P7		SANITARY WASTE PIPING - 1979 D2030	M	3	Deficiency: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. Years remaining have been increased because the system is currently functioning. Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.		25935	SF	\$28.49	\$738,888.15	\$775,832.56	
	P8		ROOF DRAINAGE - 1979 D2040	M	3	Deficiency: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow. Years remaining have been increased because the system is currently functioning. Solution: However the system is beyond its useful life and should be budgeted for repair/replacement.		25935	SF	\$16.89	\$438,042.15	\$459,944.26	
	P9		NATURAL GAS SERVICE D3012	M		Deficiency: The building includes a natural gas supply with a 2" line coming into the building. The supply is for boilers, kitchen and other equipment. Years remaining have been increased because the system is currently functioning. Solution: No deficiencies noted		1	EA	\$0.00	\$0.00	\$0.00	
								0	EA	\$0.00	\$0.00	\$0.00	

TECHNOLOGY / AV SYSTEMS			Dillon Valley Elementary School								
IDENTIFICATION				DETAIL			SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	T1	MAIN BLDG	PUBLIC ADDRESS SYSTEM D5031	U	3	<p>Condition / Deficiency: The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring.</p> <p>Solution: Several speakers are not functioning and require repair / replacement.</p>	52405	SF	\$4.27	\$223,769.35	\$234,957.82
	T2	Main BLDG	TELEPHONE SYSTEM D5033	U	3	<p>Condition / Deficiency: The building includes a telephone system. This system did not appear to be utilized in the entire building. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement. FCI NOTE: EXCLUDED; BY OWNER</p>	52405	SF	\$0.00	\$0.00	\$0.00
	T3	Main BLDG	CLOCK SYSTEM D5036	M	3	NOT APPLICABLE	0	SF	\$0.00	\$0.00	\$0.00
	T4	Main BLDG	FIRE ALARM SYSTEM D5037	L	3	<p>Condition / Deficiency: The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: However the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	52405	SF	\$6.47	\$339,060.35	\$356,013.37
	T6	MAIN BLDG	SECURITY SYSTEM - CCTV D5038	S	3	<p>Condition / Deficiency: The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system consists of a video recorder, monitoring station, cameras, conduit, and cabling. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	52,405	SF	\$2.55	\$133,632.75	\$140,314.39

SPECIALTIES			Dillon Valley Elementary School									hard explain match	
IDENTIFICATION						DETAIL			SCOPE				
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description			Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	SP1		FIRE EXTINGUISHER AND CABINETS D4030	S	3	Condition / Deficiency: Fire extinguisher cabinets are located throughout the building. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for repair/replacement.			6	EA	\$2,191.50	\$13,149.00	\$13,806.45

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	9
2	Clear wayfinding	6
3	Welcoming scale and atmosphere	7
4	Suitable Separation of Age groups	6
5	General Flexibility and Adaptability in and between Learning Spaces	5
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	7
7	Adequate Ventilation/Room comfort	7
8	Natural light/Views	8
9	Appropriate lighting and controls	7
10	Suitable Furniture, Equipment, Casework and Technology	6
11	Adequate Power, Data and Wireless Internet Access	3
12	Room Acoustics	6
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	10
14	Direct Restroom Access and Licensure Compliance	10
15	Adequate Ventilation/Room comfort	8
16	Natural light/Views	8
17	Appropriate lighting and controls	8
18	Suitable Furniture, Equipment, Casework and Technology	9
19	Adequate Power, Data and Wireless Internet Access	3
20	Room Acoustics	7
	SCIENCE SPACES	
21	Size	0
22	Adequate Ventilation/Room comfort	0
23	Natural light/Views	0
24	Appropriate lighting and controls	0
25	Suitable Furniture, Equipment, Casework and Technology	0
26	Adequate Power, Data and Wireless Internet Access	0
27	Room Acoustics	0
28	Appropriate Durable Finishes	0

	VISUAL ARTS CLASSROOM SPACES (2d / 3d Art)		
29	Size	7	
30	Adequate Ventilation/Room comfort	7	
31	Natural light/Views	6	
32	Appropriate lighting and controls	8	
33	Suitable Furniture, Equipment, Casework and Technology	8	
34	Adequate Power, Data and Wireless Internet Access	3	
35	Room Acoustics	7	
36	Appropriate Durable Finishes	9	
	PERFORMING ARTS CLASSROOMS (Music / Drama)		
37	Size	7	
38	Adequate Ventilation/Room comfort	7	
39	Natural light/Views	1	
40	Appropriate lighting and controls	6	
41	Suitable Furniture, Equipment, Casework and Technology	5	
42	Adequate Power, Data and Wireless Internet Access	3	
43	Room Acoustics	3	
	PERFORMING ARTS SPACES (Auditorium or Large Group Performance Area)		
44	Size	7	
45	Adequate Ventilation/Room comfort	7	
46	Adequate sound / AV system	6	
47	Appropriate lighting and controls	8	
48	Suitable Furniture, Equipment, Casework and Technology	4	
49	Adequate Power, Data and Wireless Internet Access	3	
50	Room Acoustics	6	
	CAREER AND TECHNICAL EDUCATION SPACES (CTE Shops and Labs)		
51	Size	0	
52	Adequate Ventilation/Room comfort	0	
53	Natural light/Views	0	
54	Appropriate lighting and controls	0	
55	Suitable Furniture, Equipment, Casework and Technology	0	
56	Adequate Power, Data and Wireless Internet Access	0	
57	Room Acoustics	0	
	SPECIAL EDUCATION (Including Severe needs, Resource rooms and Support)		
58	Size	9	
59	Adequate Ventilation/Room comfort	8	
60	Natural light/Views	3	
61	Appropriate lighting and controls	8	
62	Suitable Furniture, Equipment, Casework and Technology	7	

63	Adequate Power, Data and Wireless Internet Access	3	
64	Room Acoustics	8	
	PE AND ATHLETICS (Including Gyms, Weight Rooms, Fitness Room, Wrestling, Locker Rooms, Offices, Storage)		
65	Size	7	
66	Adequate Ventilation/Room comfort	7	
67	Natural light/Views	2	
68	Appropriate lighting and controls	8	
69	Suitable Equipment and Technology	8	
70	Adequate Power, Data and Wireless Internet Access	3	
71	Room Acoustics	8	
	DINING COMMONS/CAFETERIA AND KITCHEN		
72	Size	6	
73	Adequate Ventilation/Room comfort	7	
74	Natural light/Views	9	
75	Appropriate lighting and controls	8	
76	Suitable Furniture, Equipment, Casework and Technology	8	
77	Adequate Power, Data and Wireless Internet Access	8	
78	Room Acoustics	8	
	LIBRARY MEDIA CENTER / LEARNING COMMONS		
79	Size	10	
80	Adequate Ventilation/Room comfort	8	
81	Natural light/Views	1	
82	Appropriate lighting and controls	9	
83	Suitable Furniture, Equipment, Casework and Technology	9	
84	Adequate Power, Data and Wireless Internet Access	7	
85	Room Acoustics	5	
	ADMINISTRATION / MAIN OFFICE		
86	Size	6	
87	Adequate Ventilation/Room comfort	8	
88	Natural light/Views	8	
89	Appropriate lighting and controls	8	
90	Suitable Furniture, Equipment, Casework and Technology	6	
91	Adequate Power, Data and Wireless Internet Access	3	
92	Room Acoustics	7	
	COUNSELING AND CLINIC AREAS		
93	Size	6	
94	Adequate Ventilation/Room comfort	8	
95	Natural light/Views	8	
96	Appropriate lighting and controls	8	

97	Suitable Furniture, Equipment, Casework and Technology	6	
98	Adequate Power, Data and Wireless Internet Access	3	
99	Room Acoustics (Privacy)	7	
	TEACHER AND STAFF SUPPORT (Offices, Teacher Lounge, Teacher Work Room, Teaming areas, Staff RR)		
100	Size	8	
101	Adequate Ventilation/Room comfort	8	
102	Natural light/Views	1	
103	Appropriate lighting and controls	8	
104	Suitable Furniture, Equipment, Casework and Technology	6	
105	Adequate Power, Data and Wireless Internet Access	3	
106	Room Acoustics (Privacy)	7	
	SUPPORT SPACES (Storage, work rooms, toilet rooms, Custodial)		
107	Size	6	
108	Adequate Ventilation/Room comfort	8	
109	Natural light/Views	4	
110	Appropriate lighting and controls	8	
111	Suitable Furniture, Equipment, Casework and Technology	8	
112	Adequate Power, Data and Wireless Internet Access	3	
	LAYOUT AND ADJACENCIES		
113	Corridor Width and Length of Travel - Student Transitions	8	
114	Community / Night Event and Classroom Separation	9	
115	Music Department and Performance Adjacency	8	
116	Special Education Rooms and General Classrooms Adjacency	10	
117	Gymnasium to Fields Adjacency	7	
118	Cafeteria to Playground Adjacency	4	
119	Classrooms to Playground Adjacency	9	
	ADA ACCESS AND UNIVERSAL DESIGN		
120	Internal amenities and spaces - equitable access	8	
121	Exterior amenities - equitable access	8	
122	Elevator Access	0	
123	Accessible Exterior pathways to parking and public way	9	
124	Toilet room accessibility and Gender equity	7	
	SAFETY AND SECURITY		
125	Site Perimeter Control	7	
126	Emergency Access, Vehicles (Fire, Ambulance, Police)	6	
127	Signage	7	
128	Separation of Vehicular and Pedestrian Traffic, including bollards at entry and fencing at play / athletics areas	3	
129	Clear Points of Pedestrian-Traffic Crossings	5	



Summit School District

Frisco Elementary School

District:	Summit School District
Facility:	Frisco Elementary School
Address:	800 8th Avenue
City:	Frisco, CO
Site Area (AC):	7.25
Gross Building Area (SF):	38,063.00
Number of Stories:	1
Years Constructed / Renovated:	1978 / 2005 / 2017
Total Replacement Value:	\$35,136,240.77
Total Condition Budget:	\$8,758,281.98
Facility Condition Score:	75.1%
Educational Adequacy Score :	62%
Students Enrolled:	195
Capacity:	277
Utilization (% Capacity):	70%



Deficiencies Summary by System






System	Replacement Value	Condition Budget	System FCI	Notes
Site	\$3,325,183.68	\$2,301,335.61	0.69	
Roofing	\$812,112.17	\$2,039,630.99	2.51	
Exterior Envelope	\$3,676,885.80	\$404,822.89	0.11	
Structure	\$8,696,634.24	\$0.00	0.00	
Interior	\$5,563,288.08	\$1,223,911.57	0.22	
Life and Fire Safety	\$447,620.88	\$0.00	0.00	
Mechanical	\$5,595,261.00	\$918,667.26	0.16	
Electrical	\$2,797,630.50	\$528,005.99	0.19	
Plumbing	\$1,998,307.50	\$1,034,294.42	0.52	
Technology	\$792,928.42	\$307,613.25	0.39	
Conveyances	\$0.00	\$0.00	#DIV/0!	
Specialties	\$1,430,388.51	\$0.00	0.00	
Total	\$35,136,240.77	\$8,758,281.98	0.25	= Facility Condition Index


Deficiencies Summary by Category

System	Condition Budget
Life Safety / Fire Safety	\$0.00
Health Safety / Hazards	\$71,833.49
Accessibility / ADA	\$0.00
Security	\$667,162.61
Utilities Efficiency	\$0.00
Maintenance	\$5,758,797.25
Interior Environment	\$908,220.81
Cosmetic	\$453,147.16
Total	\$7,859,161.32



Deficiencies Summary by Priority




Priority	Condition Budget
1	\$0.00
2	\$2,070,463.23
3	\$6,687,818.75
4	\$0.00
5	\$0.00
6	\$0.00
7	\$0.00
8	\$0.00
9	\$0.00
10	\$0.00
Total	\$8,758,281.98


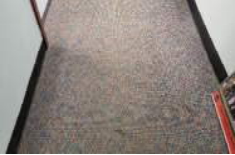
SITE						Frisco Elementary School						hard explain match	
IDENTIFICATION					DETAIL					SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S1	SITE	PARKING LOT-TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS	M	2	Deficiency: Roadway includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes centerline striping, directional arrows, crosswalk and other roadway graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Provide new pavement painting/ striping at traffic and crossing areas.	85	LF	\$2.41	\$204.85	\$215.09		
	S2	SITE	PARKING LOT-TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS	M	2	Deficiency: The parking lot includes painted pavement markings for parking spaces and accessibility graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Provide new pavement painting/ striping at parking stalls.	71	EA	\$96.40	\$6,844.40	\$7,186.62		
	S3	SITE	PARKING LOT AND ROADWAY FLEXIBLE PAVEMENT (ASPHALT) G2021	M	2	Deficiency: Parking lot and roadway flexible pavement include a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Provide new asphalt paving at traffic and parking areas.	44790	SF	\$13.56	\$607,352.40	\$637,720.02		
	S4	SITE	PARKING LOT AND ROADWAY - CURBS AND GUTTERS G2023	M	2	Deficiency: The parking lot and roadway include cast-in-place concrete curbs, rails, barriers at borders, planting islands, etc. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Provide new concrete curb and gutter at school site.	620	LF	\$85.46	\$52,985.20	\$55,634.46		
	S5	SITE	PARKING LOT AND ROADWAY - TRAFFIC BARRIERS - PIPE BOLLARDS G2023	M	3	Deficiency: Parking lot and roadway traffic barriers include concrete-filled painted steel pipe bollards. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Provide new pipe bollards.	5	ea	\$3,483.00	\$17,415.00	\$18,285.75		
	S6	SITE	PEDESTRIAN PAVEMENT - SIDEWALKS G2031	M	3	Deficiency: Pedestrian pavement includes a 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace concrete sidewalks	5575	SF	\$31.45	\$175,333.75	\$184,100.44		

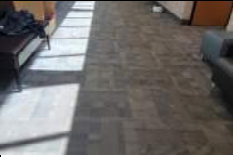

SITE		Frisco Elementary School										hard explain match
IDENTIFICATION					DETAIL					SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	S7	SITE	SITE FURNISHINGS - BENCHES, TRASH RECEPTACLES, ETC G2045	M	3	Deficiency: Exterior shade canopy. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace shade canopy	1	EA	\$51,496.00	\$51,496.00	\$54,070.80	
	S8	SITE	FENCING - CHAIN LINK G2041	S	2	Deficiency: Site development includes chain link fencing with steel post. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace original chain link fence	1800	LF	\$94.38	\$169,884.00	\$178,378.20	
	S9	SITE	HARD SURFACE PEDESTRIAN AND PLAY AREAS (ASPHALT) G2031	M		Site development includes one asphalt play area Solution: No deficiencies noted.	0	LF	\$0.00	\$0.00	\$0.00	
	S10		PLAYING FIELDS G2047			Site development includes one playing field. Solution: No deficiencies noted.	0	EA	\$0.00	\$0.00	\$0.00	



EXTERIOR			Frisco Elementary School									hard caplan mecht	
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	EX1	MAIN BLDG	EXTERIOR WALL - PAINTED CMU B2010	M	3	Deficiency: Various areas at the bottom of Masonry block walls are showing signs of deterioration, defined as spalling, along walks and areas of snow buildup. Solution: Prime and Paint deteriorated areas to protect the exterior block in these areas.	200	LF	\$55.38	\$11,076.00	\$11,629.80		
	EX2	MAIN BLDG	EXTERIOR WALL - SIDING B2010	M	4	Deficiency: Exterior Walls consist of wood siding and are generally in good condition. Siding is estimated to be from 1978, and is approx. 47yrs old. Anticipated life span 50 years, good maintenance can extend this. Solution: This system is approaching the end of its useful life and should be budgeted for replacement. Propose Metal panel siding.	2020	SF	\$0.00	\$0.00	\$0.00		
	EX3	MAIN BLDG	EXTERIOR WALL - TRIM B2010	M	2	Deficiency: Trim boards in various areas, especially under overflow scuppers, are showing signs of failure, defined as cracking, warped, breaking apart and missing paint. Solution: Replace failing Trim boards with new Trim boards to match existing, prime and paint. Extend overflow scuppers with sheet metal to prevent water deterioration on siding.	500	LF	\$87.31	\$43,655.00	\$45,837.75		
	EX4	MAIN BLDG	ELECTRICAL B2013	S	2	Deficiency: Electrical housing box is missing cover plate. Solution: Provide cover plate to properly seal box from weather.	4	EA	\$128.75	\$515.00	\$540.75		
	EX5	MAIN BLDG	WINDOWS - STEEL B2020	M	3	Deficiency: Existing exterior window systems (steel) are in fair condition, current degradation in frame and sealant. Windows age is unknown, but appears to be insulated glazing. Anticipated life span - 30+ years. Solution: Window system appears at end of life, budget to replace window system with new thermally broken aluminum storefront system with insulated low-e coated glazing.	755	SF	\$209.63	\$158,270.65	\$166,184.18		
	EX6	MAIN BLDG	WINDOWS - ALUMINUM B2020	M	4	Deficiency: Existing exterior window systems (aluminum) are in good condition. Windows age is estimated to be 25yrs old, and appears to be insulated glazing. Anticipated life span - 30+ years. Solution: Within 10yrs budget to replace window system with new thermally broken aluminum storefront system with insulated low-e coated glazing.	0	SF	\$0.00	\$0.00	\$0.00		



EXTERIOR			Frisco Elementary School									hard caplan mecht	
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description			Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	EX7	MAIN BLDG	EXTERIOR HM DOORS AND FRAMES B2030	S	3	Deficiency: Existing exterior doors & frames (hollow metal) are in fair condition. Doors and frames are past the end of their lifespan. Anticipated life span - 30+ years. Solution: Replace with thermally broken HM frames and HM insulated doors.			12	EA	\$12,189.33	\$146,271.96	\$153,585.56
	EX8	MAIN BLDG	EXTERIOR RAMPS B1014	S	2	Deficiency: Exterior Concrete ramps is showing signs of major deterioration, defined as spalling, cracking, breaking apart, along walls and at steel posts locations. Solution: Repair and patch concrete areas to prevent further damage and to properly support guardrail.			1	LS	\$25,757.00	\$25,757.00	\$27,044.85
	EX9	MAIN BLDG	EXTERIOR METAL WALL LOUVERS B2013	M	4	Deficiency: For appearance and ventilation, metal louvers on the exterior of mechanical rooms and penthouses. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Replace metal wall louvers			55	SF	\$0.00	\$0.00	\$0.00

INTERIOR		Frisco Elementary School										hard caplan macht	
IDENTIFICATION					DETAIL					SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I1	MAIN BLDG	INTERIOR PARTITIONS - MASONRY - CONDITION AND FINISH C1010	M		Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with GWB (Gypsum Wall Board) facing 1 side. Solution: No deficiencies noted	15200	SF	\$0.00	\$0.00	\$0.00		
	I2	MAIN BLDG	INTERIOR PARTITIONS - GYPSUM BOARD - CONDITION AND FINISH C1010	H	4	Deficiency: The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished but not painted. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Replace and refinish interior GWB partitions	0	SF	\$0.00	\$0.00	\$0.00		
	I3	MAIN BLDG	INTERIOR WALLS - FOLDING PARTITIONS - CONDITION AND FINISH C1010	E	2	Deficiency: The building interior includes folding partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace Folding Partitions	1215	SF	\$255.61	\$310,566.15	\$326,094.46		
	I4	MAIN BLDG	INTERIOR PARTITIONS - WINDOWS / STOREFRONT 1978 C1010	M	4	Deficiency: The building interior includes windows and storefront partitions. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Replace Interior Storefront partitions	792	SF	\$0.00	\$0.00	\$0.00		
	I5	MAIN BLDG	INTERIOR HM DOORS AND FRAMES C1020	M	3	Deficiency: Interior doors include a pair of non-rated 3 x 7 HM (Hollow Metal) steel doors and a steel frame with hinges, locksets, and closers. Includes painted doors and painted frames. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement Solution: Replace 1 Interior HM Door Pair	1	EA	\$20,347.00	\$20,347.00	\$21,364.35		

INTERIOR		Frisco Elementary School										hard caplan macht	
IDENTIFICATION					DETAIL					SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I6	MAIN BLDG	INTERIOR WOOD DOORS - HM FRAMES C1020	M	3	Deficiency: Interior doors include a non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset, and closer. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Replace interior wood doors, single and double	32	EA	\$6,400.28	\$204,808.96	\$215,049.41		
	I7	MAIN BLDG	IDENTIFYING DEVICES C1035	E	4	Deficiency: Finishes include room, door, and graphic symbol signs. Solution: Replace interior signage	32	EA	\$0.00	\$0.00	\$0.00		
	I8	MAIN BLDG	WALL FINISHES: PAINT / EPOXY C3010	C	4	Deficiency: Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Repaint Interior walls (EPOXY)	21519	SF	\$0.00	\$0.00	\$0.00		
	I9	MAIN BLDG	WALL FINISHES: PAINT C3010	C	4	Deficiency: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Repaint Interior walls (PAINT)	52038	SF	\$0.00	\$0.00	\$0.00		
	I10	MAIN BLDG	WALL FINISHES CERAMIC WALL TILE C3010	M		Building wall coverings include ceramic tiles. Solution: No deficiencies noted	5782	SF	\$0.00	\$0.00	\$0.00		
	I11	MAIN BLDG	FLOORING - 2007 CARPET C3020	C	3	Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace carpeting throughout	10132	SF	\$18.79	\$190,380.28	\$199,899.29		

INTERIOR		Frisco Elementary School										hard caplan macht	
IDENTIFICATION					DETAIL					SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I12	MAIN BLDG	FLOORING - 2018 CARPET C3020	C	3	<p>Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace carpeting throughout</p>	12836	SF	\$18.79	\$241,188.44	\$253,247.86		
	I13	MAIN BLDG	FLOORING - CERAMIC FLOOR TILE C3020	C		<p>Building floor coverings include ceramic tiles.</p> <p>Solution: No deficiencies noted</p>	0	LS	\$0.00	\$0.00	\$0.00		
	I14	MAIN BLDG	FLOORING - CONCRETE C3020	C	4	<p>Deficiency: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Repaint and reseal Concrete Floor</p>	676	SF	\$0.00	\$0.00	\$0.00		
	I15		FLOORING - EPOXY C3020	C	4	<p>Deficiency: Floor finishes include cement epoxy flooring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace epoxy flooring</p>	740	SF	\$0.00	\$0.00	\$0.00		
	I16		FLOORING - 2007 VCT C3020	C	4	<p>Deficiency: VCT is generally in good condition. Flooring is estimated to be from 2007, and is approx. 18 yrs old. Anticipated life span 10 years, but consistent maintenance can extend this.</p> <p>Solution: Replace VCT Flooring</p>	5067	SF	\$0.00	\$0.00	\$0.00		
	I17		FLOORING - 2018 VCT C3020	C	4	<p>Deficiency: VCT is generally in good condition. Flooring is estimated to be from 2018, and is approx. 7 yrs old. Anticipated life span 10 years, but consistent maintenance can extend this.</p> <p>Solution: Replace VCT Flooring</p>	1689	SF	\$0.00	\$0.00	\$0.00		

INTERIOR		Frisco Elementary School										hard caplan macht	
IDENTIFICATION					DETAIL					SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I18		FLOORING - RESILIENT ATHLETIC C3020	M		Resilient athletic vinyl flooring with wall base. deficiencies noted	No 3545	SF	\$0.00	\$0.00	\$0.00		
	I19		FLOORING - WOOD C3020	C		Floor finishes include finished wood strip flooring and finished wood base. deficiencies noted	No 740	SF	\$0.00	\$0.00	\$0.00		
	I20		CEILING - GYPSUM BOARD - CONDITION AND FINISH C3030		4	Deficiency: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished, and painted with primer and two finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace and refinish GWB ceilings	4487	SF	\$0.00	\$0.00	\$0.00		
	I21		CEILING - ACOUSTICAL TILE 1978 C3030		4	Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. ACT is generally in good condition. Ceiling is estimated to be from 1978, and is approx. 47 yrs old. Anticipated life span is 20 years, but consistent maintenance can extend this. Solution: Replace 1978 ACT ceilings	3545	SF	\$0.00	\$0.00	\$0.00		
	I22		CEILING - ACOUSTICAL TILE 2007 C3030			Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. ACT is generally in good condition. Ceiling is estimated to be from 2007, and is approx. 18 yrs old. Anticipated life span is 20 years, but consistent maintenance can extend this. Solution: No deficiencies noted	18640	SF	\$0.00	\$0.00	\$0.00		
	I23		FIXED CASEWORK 1978 E2010		2	Deficiency: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace Fixed Casework	124	LF	\$1,599.51	\$198,339.24	\$208,256.20		

INTERIOR		Frisco Elementary School										hard caplan macht	
IDENTIFICATION					DETAIL					SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	124		FIXED CASEWORK 2007 E2010			Deficiency: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: No deficiencies noted	244	LF	\$0.00	\$0.00	\$0.00		
	125		FOOD SERVICE COUNTERS AND TABLES E2010			Furnishings include food service tables, straight counters and curved counters. Replaced in 2022 Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00		
	126		FOOD SERVICE EQUIPMENT E2010			Equipment and furnishings include kitchen equipment. Replaced in 2022 Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00		
	127		THEATER CURTAINS E2010			Equipment and furnishings include theater curtains. Solution: No deficiencies noted	475	SF	\$0.00	\$0.00	\$0.00		
	128		FURNITURE E2020	E	3	Deficiency: There is a mix of older and newer furniture. The older furniture is typically found in the general classrooms and in the office areas. The older furniture is approaching the end of its useful life. Solution: Budget for furniture replacement for 50% of school. FCI NOTE: EXCLUDED; BY OWNER	150	students	\$0.00	\$0.00	\$0.00		

MECHANICAL / HVAC SYSTEMS			Frisco Elementary School								
IDENTIFICATION			DETAIL			SCOPE					
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M1	MAIN BLDG	BOILER - HYDRONIC WATER WATER D3020	M		Heat is provided by a gas-fired hot water boiler. Full redundancy is included. No deficiencies noted	0	sf	\$3.50	\$0.00	\$0.00
	M2	MAIN BLDG	COOLING GENERATING SYSTEMS D3030	M	2	Condition / Deficiency: Cooling is provided by DX cooling equipment. Years remaining have been increased because the system is currently functioning. Solution: the system is approaching the end of its useful life and should be budgeted for replacement.	1200	SF	\$44.74	\$53,688.00	\$56,372.40
	M3	MAIN BLDG	DISTRIBUTION SYSTEMS - CENTRAL AHU D3040	M		Condition / Deficiency: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return. No deficiencies noted	0	SF	\$14.00	\$0.00	\$0.00
	M4	MAIN BLDG	EXHAUST SYSTEM - FANS AND DUCTS D3040	M	3	Condition / Deficiency: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Solution: Budget for replacement	38063	SF	\$4.40	\$167,477.20	\$175,851.06
	M5	MAIN BLDG	EXHAUST SYSTEM - KITCHEN D3040	M	3	Condition / Deficiency: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Solution: Replace kitchen exhaust system	740	SF	\$83.11	\$61,501.40	\$64,576.47
	M6	MAIN BLDG	FAN COIL SYSTEM - 2 PIPE CABINET D3040	M	3	Condition / Deficiency: HVAC system includes perimeter induction units with temperature control by two pipe system with coils. Solution: Budget for replacement	8500	SF	\$22.26	\$189,210.00	\$198,670.50

MECHANICAL / HVAC SYSTEMS			Frisco Elementary School								
IDENTIFICATION					DETAIL					SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M7	MAIN BLDG	2 PIPE DISTRIBUTION 1978 D3040	M	3	<p>Condition / Deficiency: A two-pipe distribution system provides HVAC distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget for replacement</p>	9515	SF	\$26.04	\$247,770.60	\$260,159.13
	M8	MAIN BLDG	FIN TUBE HYDRONIC HEATING D3040	M	3	<p>Condition / Deficiency: HVAC distribution includes a two-pipe heating hot water system with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: This system is approaching the end of its useful life and should be budgeted for replacement.</p>	4200	SF	\$36.97	\$155,274.00	\$163,037.70
	M9	MAIN BLDG	DDC CONTROLS D3060			<p>Condition / Deficiency: HVAC controls include a DDC system for system optimization, pc control and sensors.</p> <p>Solution: no deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00

ELECTRICAL SYSTEMS			Frisco Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	E1	MAIN BLDG	DISTRIBUTION EQUIPMENT, PANEL BOARDS, FEEDERS D5012	U	3	Condition / Deficiency: The electrical distribution system for this building includes a concentration of panelboards, feeders, and associated equipment. Solution: The system is beyond its useful life and should be budgeted for replacement.	32500	SF	\$8.47	\$275,275.00	\$289,038.75		
	E2	MAIN BLDG	MAIN ELECTRICAL SERVICE D5012	U	3	Condition / Deficiency: .The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for replacement.	1	EA	\$159,175.00	\$159,175.00	\$167,133.75		
	E3	MAIN BLDG	LIGHTING - EXTERIOR WALL MOUNTED D5020			Condition / Deficiency: Exterior lighting consists of LED wall units. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		
	E4	MAIN BLDG	LIGHTING - INTERIOR (GENERAL) D5022			Condition / Deficiency: The lighting system includes lighting fixtures, lamps, conduit and wire. System upgraded to LED in Jan 2018. Solution: No deficiencies noted	38063	SF	\$0.00	\$0.00	\$0.00		
	E5	MAIN BLDG	LIGHTING - INTERIOR ATHLETIC D5022			Condition / Deficiency: The gym area includes a High Bay lighting system. System includes high bay fluorescent fixtures, controls and feeders. System upgraded in Jan 2018. Solution: No deficiencies noted	10	EA	\$0.00	\$0.00	\$0.00		

PLUMBING SYSTEMS			Frisco Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description		Qty.	Unit	Unit Cost	Construction Cost, PV		Construction Cost, Escalated
	P1	MAIN BLDG	CUSTODIAL / UTILITY SINKS D2010			The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. No deficiencies noted		0	SF	\$8.00	\$0.00		\$0.00
	P2	MAIN BLDG	RESTROOM FIXTURES D2010			The restroom fixtures include urinals, water closets, lavatories and showers. No deficiencies noted		0	EA	\$0.00	\$0.00		\$0.00
	P3	MAIN BLDG	DRINKING FOUNTAINS / ELECTRIC WATER COOLERS 1978 D2010	M	3	Deficiency: Plumbing fixtures include wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement Solution: Replace 1978 wall-mounted water coolers		4	EA	\$10,569.50	\$42,278.00		\$44,391.90
	P4	MAIN BLDG	DRINKING FOUNTAINS / ELECTRIC WATER COOLERS 2007 D2010	M	4	Deficiency: Plumbing fixtures include wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement Solution: Replace 2007 wall-mounted water coolers		4	EA	\$0.00	\$0.00		\$0.00
	P5	MAIN BLDG	WATER DISTRIBUTION / BACK FLOW PREVENTER 1978 D2020	M	4	Deficiency: The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Solution: Replace domestic water distribution system		9515	SF	\$0.00	\$0.00		\$0.00
	P6	MAIN BLDG	WATER HEATER D2020	M	3	Deficiency: The domestic hot water is provided by a 50-gallon gas water heater. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Replace Water Heater		1	EA	\$37,050.00	\$37,050.00		\$38,902.50

TECHNOLOGY / AV SYSTEMS			Frisco Elementary School								
IDENTIFICATION				DETAIL			SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	T1	MAIN BLDG	PUBLIC ADDRESS SYSTEM D5031	S	3	<p>Condition / Deficiency: The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring.</p> <p>Solution: Several speakers are not functioning and require repair / replacement. Budget to replace system</p>	1	EA	\$118,512.00	\$118,512.00	\$124,437.60
	T2	Main BLDG	TELEPHONE SYSTEM D5033			<p>Condition / Deficiency: The building includes a telephone system. Replaced in 2025.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	T3	Main BLDG	CLOCK SYSTEM D5036			<p>Condition / Deficiency: Centralized automatic clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, and fittings.</p> <p>Solution: No deficiencies noted</p>	0	SF	\$0.00	\$0.00	\$0.00
	T4	Main BLDG	SECURITY AND DETECTION SYSTEMS D5038	S	3	<p>Condition / Deficiency: This building includes an emergency alarm system. The emergency alarm system includes: head-end equipment, pull stations, audio/visual strobes, conduit, wire, and connections.</p> <p>Solution: Budget to replace system</p>	1	EA	\$174,453.00	\$174,453.00	\$183,175.65
	T5	Main BLDG	LOCAL AREA NETWORK (LAN) SYSTEM D5039	S		<p>Condition / Deficiency: Building includes a local area network system.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	9
2	Clear wayfinding	7
3	Welcoming scale and atmosphere	8
4	Suitable Separation of Age groups	8
5	General Flexibility and Adaptability in and between Learning Spaces	6
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	7
7	Adequate Ventilation/Room comfort	7
8	Natural light/Views	8
9	Appropriate lighting and controls	7
10	Suitable Furniture, Equipment, Casework and Technology	6
11	Adequate Power, Data and Wireless Internet Access	5
12	Room Acoustics	6
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	10
14	Direct Restroom Access and Licensure Compliance	10
15	Adequate Ventilation/Room comfort	8
16	Natural light/Views	8
17	Appropriate lighting and controls	8
18	Suitable Furniture, Equipment, Casework and Technology	9
19	Adequate Power, Data and Wireless Internet Access	3
20	Room Acoustics	7
	SCIENCE SPACES	
21	Size	0
22	Adequate Ventilation/Room comfort	0
23	Natural light/Views	0
24	Appropriate lighting and controls	0
25	Suitable Furniture, Equipment, Casework and Technology	0
26	Adequate Power, Data and Wireless Internet Access	0
27	Room Acoustics	0
28	Appropriate Durable Finishes	0

	VISUAL ARTS CLASSROOM SPACES (2d / 3d Art)		
29	Size	7	
30	Adequate Ventilation/Room comfort	7	
31	Natural light/Views	6	
32	Appropriate lighting and controls	8	
33	Suitable Furniture, Equipment, Casework and Technology	8	
34	Adequate Power, Data and Wireless Internet Access	3	
35	Room Acoustics	7	
36	Appropriate Durable Finishes	9	
	PERFORMING ARTS CLASSROOMS (Music / Drama)		
37	Size	7	
38	Adequate Ventilation/Room comfort	7	
39	Natural light/Views	1	
40	Appropriate lighting and controls	6	
41	Suitable Furniture, Equipment, Casework and Technology	5	
42	Adequate Power, Data and Wireless Internet Access	3	
43	Room Acoustics	3	
	PERFORMING ARTS SPACES (Auditorium or Large Group Performance Area)		
44	Size	7	
45	Adequate Ventilation/Room comfort	7	
46	Adequate sound / AV system	9	
47	Appropriate lighting and controls	8	
48	Suitable Furniture, Equipment, Casework and Technology	4	
49	Adequate Power, Data and Wireless Internet Access	3	
50	Room Acoustics	6	
	CAREER AND TECHNICAL EDUCATION SPACES (CTE Shops and Labs)		
51	Size	0	
52	Adequate Ventilation/Room comfort	0	
53	Natural light/Views	0	
54	Appropriate lighting and controls	0	
55	Suitable Furniture, Equipment, Casework and Technology	0	
56	Adequate Power, Data and Wireless Internet Access	0	
57	Room Acoustics	0	
	SPECIAL EDUCATION (Including Severe needs, Resource rooms and Support)		
58	Size	9	
59	Adequate Ventilation/Room comfort	8	
60	Natural light/Views	1	
61	Appropriate lighting and controls	8	
62	Suitable Furniture, Equipment, Casework and Technology	7	

63	Adequate Power, Data and Wireless Internet Access	3	
64	Room Acoustics	8	
	PE AND ATHLETICS (Including Gyms, Weight Rooms, Fitness Room, Wrestling, Locker Rooms, Offices, Storage)		
65	Size	7	
66	Adequate Ventilation/Room comfort	7	
67	Natural light/Views	2	
68	Appropriate lighting and controls	8	
69	Suitable Equipment and Technology	8	
70	Adequate Power, Data and Wireless Internet Access	3	
71	Room Acoustics	8	
	DINING COMMONS/CAFETERIA AND KITCHEN		
72	Size	1	
73	Adequate Ventilation/Room comfort	7	
74	Natural light/Views	2	
75	Appropriate lighting and controls	8	
76	Suitable Furniture, Equipment, Casework and Technology	6	
77	Adequate Power, Data and Wireless Internet Access	3	
78	Room Acoustics	8	
	LIBRARY MEDIA CENTER / LEARNING COMMONS		
79	Size	10	
80	Adequate Ventilation/Room comfort	8	
81	Natural light/Views	1	
82	Appropriate lighting and controls	9	
83	Suitable Furniture, Equipment, Casework and Technology	9	
84	Adequate Power, Data and Wireless Internet Access	7	
85	Room Acoustics	5	
	ADMINISTRATION / MAIN OFFICE		
86	Size	6	
87	Adequate Ventilation/Room comfort	8	
88	Natural light/Views	8	
89	Appropriate lighting and controls	8	
90	Suitable Furniture, Equipment, Casework and Technology	6	
91	Adequate Power, Data and Wireless Internet Access	3	
92	Room Acoustics	7	
	COUNSELING AND CLINIC AREAS		
93	Size	6	
94	Adequate Ventilation/Room comfort	8	
95	Natural light/Views	8	
96	Appropriate lighting and controls	8	

97	Suitable Furniture, Equipment, Casework and Technology	6	
98	Adequate Power, Data and Wireless Internet Access	3	
99	Room Acoustics (Privacy)	7	
	TEACHER AND STAFF SUPPORT (Offices, Teacher Lounge, Teacher Work Room, Teaming areas, Staff RR)		
100	Size	8	
101	Adequate Ventilation/Room comfort	8	
102	Natural light/Views	1	
103	Appropriate lighting and controls	8	
104	Suitable Furniture, Equipment, Casework and Technology	6	
105	Adequate Power, Data and Wireless Internet Access	3	
106	Room Acoustics (Privacy)	7	
	SUPPORT SPACES (Storage, work rooms, toilet rooms, Custodial)		
107	Size	6	
108	Adequate Ventilation/Room comfort	8	
109	Natural light/Views	4	
110	Appropriate lighting and controls	8	
111	Suitable Furniture, Equipment, Casework and Technology	8	
112	Adequate Power, Data and Wireless Internet Access	3	
	LAYOUT AND ADJACENCIES		
113	Corridor Width and Length of Travel - Student Transitions	8	
114	Community / Night Event and Classroom Separation	9	
115	Music Department and Performance Adjacency	10	
116	Special Education Rooms and General Classrooms Adjacency	10	
117	Gymnasium to Fields Adjacency	10	
118	Cafeteria to Playground Adjacency	10	
119	Classrooms to Playground Adjacency	7	
	ADA ACCESS AND UNIVERSAL DESIGN		
120	Internal amenities and spaces - equitable access	8	
121	Exterior amenities - equitable access	8	
122	Elevator Access	0	
123	Accessible Exterior pathways to parking and public way	9	
124	Toilet room accessibility and Gender equity	7	
	SAFETY AND SECURITY		
125	Site Perimeter Control	9	
126	Emergency Access, Vehicles (Fire, Ambulance, Police)	7	
127	Signage	7	
128	Separation of Vehicular and Pedestrian Traffic, including bollards at entry and fencing at play / athletics areas	4	
129	Clear Points of Pedestrian-Traffic Crossings	5	



Summit School District

Silverthorne Elementary School

Assessment Summary

District:	Summit School District
Facility:	Silverthorne Elementary School
Address:	101 Hamilton Creek Rd
City:	Silverthorne, CO
Site Area (AC):	11
Gross Building Area (SF):	62,500.00
Number of Stories:	2
Years Constructed / Renovated:	2004
Total Replacement Value:	\$58,044,218.75
Total Condition Budget:	\$11,626,867.42
Facility Condition Score:	80.0%
Educational Adequacy Score :	85%
Students Enrolled:	316
Capacity:	438
Utilization (% Capacity):	72%



Deficiencies Summary by System

System	Replacement Value	Condition Budget	System FCI	Notes
Site	\$5,460,000.00	\$3,673,460.22	0.67	
Roofing	\$1,333,500.00	\$6,825.00	0.01	
Exterior Envelope	\$6,037,500.00	\$118,978.69	0.02	
Structure	\$14,280,000.00	\$0.00	0.00	
Interior	\$9,135,000.00	\$2,491,008.73	0.27	
Life and Fire Safety	\$735,000.00	\$0.00	0.00	
Mechanical	\$9,187,500.00	\$795,042.74	0.09	
Electrical	\$4,593,750.00	\$1,768,082.53	0.38	
Plumbing	\$3,281,250.00	\$73,491.56	0.02	
Technology	\$1,302,000.00	\$1,468,489.71	1.13	
Conveyances	\$350,000.00	\$0.00	0.00	
Specialties	\$2,348,718.75	\$1,231,488.25	0.52	
Total	\$58,044,218.75	\$11,626,867.42	0.20	= Facility Condition Index


Deficiencies Summary by Category

System	Condition Budget
Life Safety / Fire Safety	\$917,852.46
Health Safety / Hazards	\$0.00
Accessibility / ADA	\$0.00
Security	\$705,751.66
Utilities Efficiency	\$460,487.44
Maintenance	\$6,106,881.28
Interior Environment	\$0.00
Cosmetic	\$2,090,266.41
Total	\$10,281,239.25



Deficiencies Summary by Priority



Priority	Condition Budget
1	\$0.00
2	\$61,305.34
3	\$11,565,562.08
4	\$0.00
5	\$0.00
6	\$0.00
7	\$0.00
8	\$0.00
9	\$0.00
10	\$0.00
Total	\$11,626,867.42

SITE		Silverthorne Elementary School										hard soflam mecht	
IDENTIFICATION						DETAIL					SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S1	SITE	PAVING AND SURFACING G2012	M	0	Condition / Deficiency: The parking lot and roadway include a gravel area. Spread and compaction are also included. Solution: NA	20,385.00	SF	\$0.00	\$0.00	\$0.00		
	S2	SITE	PAINTED LINES G2015	M	3	Condition / Deficiency: The roadway includes painted pavement markings to provide guidance and information to drivers and pedestrians: Including centerline striping, directional arrows, crosswalk, and other roadway graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	150.00	LF	\$5.15	\$772.50	\$811.13		
	S3	SITE	BASES AND SUB-BASES G2021	M	0	Condition / Deficiency: The flexible pavement (bituminous) include a 12" thick gravel base course for large paved areas. Solution: NA	65,205.00	SF	\$0.00	\$0.00	\$0.00		
	S4	SITE	BASES AND SUB-BASES G2021	M	3	Condition / Deficiency: Parking lot and roadway flexible pavement include a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	65,205.00	SF	\$13.75	\$896,568.75	\$941,397.19		
	S5	SITE	PAVING AND SURFACING G2022	M	3	Condition / Deficiency: Parking lot and roadway flexible pavement include a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	36,135.00	SF	\$9.62	\$347,618.70	\$364,999.64		
	S6	SITE	PAVING AND SURFACING G2022	M	3	Condition / Deficiency: Parking lot and roadway flexible pavement include a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	29,070.00	SF	\$9.63	\$279,944.10	\$293,941.31		

SITE		Silverthorne Elementary School										hard soflam mecht	
IDENTIFICATION					DETAIL					SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S7	SITE	CURBS, RAILS, AND BARRIERS G2023	M	3	Condition / Deficiency: The parking lot and roadway include cast-in-place concrete curbs, rails, barriers at borders, planting islands, etc. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	840.00	LF	\$92.00	\$77,280.00	\$81,144.00		
	S8	SITE	CURBS, RAILS, AND BARRIERS G2023	M	3	Condition / Deficiency: Parking lot and roadway traffic barriers include concrete-filled painted steel pipe bollards. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2.00	EA	\$5,200.00	\$10,400.00	\$10,920.00		
	S9	SITE	MARKINGS AND SIGNAGE G2025	M	3	Condition / Deficiency: The parking lot includes painted pavement markings for parking spaces and accessibility graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	79.00	EA	\$205.99	\$16,273.21	\$17,086.87		
	S10	SITE	PEDESTRIAN PAVING G2030	M	3	Condition / Deficiency: Pedestrian pavement includes an inground heating system to mitigate snow and ice. The system includes piping, manifold, controls, and pump. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2,200.00	SF	\$63.01	\$138,622.00	\$145,553.10		
	S11	SITE	PAVING AND SURFACING G2031	M	0	Condition / Deficiency: Pedestrian pavement includes a 6" thick gravel base course. Solution: NA	40,935.00	SF	\$0.00	\$0.00	\$0.00		
	S12	SITE	PAVING AND SURFACING G2031	M	3	Condition / Deficiency: Pedestrian pavement includes 2-1/2" thick bituminous asphalt sidewalks with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	35,815.00	SF	\$9.62	\$344,540.30	\$361,767.32		

SITE		Silverthorne Elementary School					hard so plan meet				
IDENTIFICATION					DETAIL					SCOPE	
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	S12	SITE	PAVING AND SURFACING G2031	M	3	<p>Condition / Deficiency: Pedestrian pavement includes a 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Should be budgeted for repair/replacement.</p>	5,120.00	SF	\$31.51	\$161,331.20	\$169,397.76

ROOF			Silverthorne Elementary School					hard caplan macht					
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Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
 	RF1	MAIN BLDG	MEMBRANE ROOFING B3010	M	2	Deficiency: Roofing leaks indicated at locations where skylights were removed and covered with roofing patches. Drainage is ponding at seams Solution: Assess reason for leak and design solution for localized roofing replacement / revised detail.	1	ALLOW	\$6,500.00	\$6,500.00	\$6,825.00		
	RF2	MAIN BLDG	ROOFING B30	M	0	Observed Condition: The roof covering consists of a preformed metal roofing system. Solution: NA	8,920.00	SF	\$0.00	\$0.00	\$0.00		
	RF3	MAIN BLDG	ROOFING B30	M	0	Observed Condition: The roof covering is of a single-ply fully adhered membrane with insulation. Solution: NA	32,595.00	SF	\$0.00	\$0.00	\$0.00		
	RF4	MAIN BLDG	GLAZED ROOF OPENINGS B3021	M	0	Observed Condition: Skylights, fixed frame units with insulating solar glazing for large area applications such as atrium lobbies, etc. Solution: NA	2100	SF	\$0.00	\$0.00	\$0.00		
	RF5	MAIN BLDG	ROOF ACCESS HATCH B3021	M	0	Observed Condition: The facility includes a roof hatch with an insulated curb. Solution: NA	1	EA	\$0.00	\$0.00	\$0.00		

EXTERIOR			Silverthorne Elementary School						hard coplan machr			
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	EX1	MAIN BLDG	EXTERIOR WALL - MASONRY VENEER B2010	C	4	Deficiency: Discoloration/efflorescence on brick near main entry Solution: Power wash brick and seal with protective coating to ensure safety from future deterioration from salt damage	28	SF	\$0.00	\$0.00	\$0.00	
	EX2	MAIN BLDG	EXTERIOR WALL - TRIM / SIDING B2010	M	3	Deficiency: Wood trim at windows above roof rotting Solution: Replace damages wood trims and paint. Potentially redesign locations where vulnerable wood trim might come in contact with collected snow to have more durable finish IE: Lapped roofing.	200	LF	\$58.50	\$11,700.00	\$12,285.00	
	EX3	MAIN BLDG	EXTERIOR WALL - MASONRY VENEER B2010	M	3	Deficiency: Caulking damaged/cracking at various exterior penetrations, typically at masonry Solution: Replace caulking as necessary.	800	LF	\$12.19	\$9,752.00	\$10,239.60	
	EX4	MAIN BLDG	WINDOWS - ALUMINUM B2020	M	2	Deficiency: At commons, dark aluminum frames are expanding and contracting due to direct sun exposure leading to cracked framing members and cracked glass panes. Solution: Replace all damaged storefront system frame members and explore design solution to limit exposure. Potential shading devices.	200	SF	\$252.28	\$50,456.00	\$52,978.80	
	EX5	MAIN BLDG	EXTERIOR WALL - MASONRY B2010	M	3	Deficiency: Damage at trash enclosure wall due to vehicle accident Solution: Replace damaged precast wall pieces. Add 4 bollards to limit future damage	10	LF	\$2,795.00	\$27,950.00	\$29,347.50	
	EX6	MAIN BLDG	EXTERIOR WALL - MASONRY B2010	M	3	Deficiency: Brick at exterior corners getting damaged from snow/water and potential foundation settling Solution: Assess any structural concerns for potential settling. Fix grout at exterior brick.	32	LF	\$420.47	\$13,455.04	\$14,127.79	

EXTERIOR		Silverthorne Elementary School										hard coplan machr	
IDENTIFICATION						DETAIL					SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	EX7	MAIN BLDG	EXTERIOR WALL - MASONRY B2010	M	0	Observed Condition: The exterior wall construction is brick veneer walls with metal stud backup. Solution: NA	16,470.00	SF	\$0.00	\$0.00	\$0.00		
	EX8	MAIN BLDG	EXTERIOR WALL - FIBER CEMENT B2010	M	0	Observed Condition: The exterior walls are of fiber cement lap siding and metal stud exterior wall framing. Solution: NA	20,130.00	SF	\$0.00	\$0.00	\$0.00		
	EX9	MAIN BLDG	EXTERIOR WALL - EXTERIOR LOUVERS B2013	M	0	Observed Condition: For appearance and ventilation, metal louvers on the exterior of mechanical rooms and penthouses. Solution: NA	45	SF	\$0.00	\$0.00	\$0.00		
	EX10	MAIN BLDG	EXTERIOR WINDOWS B2020	H	0	Observed Condition: The building includes aluminum framed exterior units with insulating glass. Dark / Bronze in color Solution: NA	1,780.00	SF	\$0.00	\$0.00	\$0.00		
	EX11	MAIN BLDG	STOREFRONTS B2023	M	0	Observed Condition: Storefront system, including aluminum framing and glass. Solution: NA	580	SF	\$0.00	\$0.00	\$0.00		
	EX12	MAIN BLDG	EXTERIOR DOORS B2030	M	0	Observed Condition: Door hardware add-ons, automatic openers, for a single swing door, per opening, include a motor, handicap actuator buttons, and wiring. Solution: NA	4	EA	\$0.00	\$0.00	\$0.00		


EXTERIOR			Silverthorne Elementary School						hand caption mech			
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	EX13	MAIN BLDG	EXTERIOR DOORS B2030	M	0	<p>Observed Condition: Exterior doors include a 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware, and closer. Includes painted door and painted frame.</p> <p>Solution: NA</p>	10	EA	\$0.00	\$0.00	\$0.00	

STRUCTURE			Silverthorne Elementary School									
IDENTIFICATION						DETAIL			SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	ST1	MAIN BLDG	SUBSTRUCTURE A-		0	Structural System: Concrete column footings. Solution: NA	41,149.00	sf	\$0.00	\$0.00	\$0.00	
	ST2	MAIN BLDG	SUBSTRUCTURE A-		0	Structural System: Foundation for a building without a basement includes strip footing, a 4-Ft. foundation wall, and damp proofing. Also included are underdrains. Solution: NA	1,220.00	lf	\$0.00	\$0.00	\$0.00	
	ST3	MAIN BLDG	SUBSTRUCTURE A-		0	Structural System: The building substructure includes a structural slab on grade. Solution:	41,149.00	sf	\$0.00	\$0.00	\$0.00	
	ST4	MAIN BLDG	SUPERSTRUCTURE B10		0	Structural System: Multi-story steel building includes steel columns, beams, floor pans with concrete, and roof structure. Solution:	43,454.00	sf	\$0.00	\$0.00	\$0.00	
							0	ea	\$0.00	\$0.00	\$0.00	

INTERIOR			Silverthorne Elementary School								hard caplan mocht	
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	I1	MAIN BLDG	INTERIOR PARTITIONS - PLASTER - CONDITION AND FINISH C1010	M	2	Deficiency: Interior restrooms, FRP and/or tile damaged and missing from walls Solution: Replace damaged and missing tile or FRP to ensure wall is safe from any future water damage.	12	SF	\$54.17	\$650.04	\$682.54	
	I2	MAIN BLDG	CEILING - ACOUSTICAL TILE C3030	M	2	Deficiency: Ceiling tiles have water damage from various roofing leaks. Photo from library space. (leaks not currently active in this location) Solution: Replace damaged ceiling tile and gyp as necessary. Verify leaks at damaged locations have been addressed and repaired.	100	SF	\$7.80	\$780.00	\$819.00	
	I3	MAIN BLDG	FIXED CASEWORK E2010	M	3	Deficiency: Typical classroom casework aging and damaged trim at edges Solution: Assess damaged locations and replace casework and/or countertops	288	LF	\$650.00	\$187,200.00	\$196,560.00	
	I4	MAIN BLDG	PARTITIONS C1010	A	0	Observed Condition: The interior wall construction includes brick cavity walls with a backup of CMU (Concrete Masonry Unit). Solution: NA	1,497.00	SF	\$0.00	\$0.00	\$0.00	
	I5	MAIN BLDG	PARTITIONS C1010	A	0	Observed Condition: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Solution: NA	2,247.00	SF	\$0.00	\$0.00	\$0.00	
	I6	MAIN BLDG	PARTITIONS C1010	A	0	Observed Condition: The interior walls are of split-face concrete block. Solution: NA	3,744.00	SF	\$0.00	\$0.00	\$0.00	

INTERIOR			Silverthorne Elementary School									hard caplan mecht
IDENTIFICATION						DETAIL			SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	17	MAIN BLDG	PARTITIONS C1010	M	0	Observed Condition: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with GWB (Gypsum Wall Board) facing 1 side. Wall finishes will be addressed in a separate system. Solution: NA	1498	SF	\$0.00	\$0.00	\$0.00	
	18	MAIN BLDG	PARTITIONS C1010	M	4	Deficiency: The building interior includes folding partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: NA	565.00	LF	\$0.00	\$0.00	\$0.00	
	19	MAIN BLDG	PARTITIONS C1010	A	0	Observed Condition: The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished but not painted. Wall finishes will be addressed in a separate system. Solution: NA	28,000.00	SF	\$0.00	\$0.00	\$0.00	
	I10	MAIN BLDG	INTERIOR DOORS C1020	A	0	Observed Condition: The building interior includes windows and storefront partitions. Solution: NA	955	LS	\$0.00	\$0.00	\$0.00	
	I11		INTERIOR DOORS C1020		0	Observed Condition: The building includes an electrically operated overhead rolling door. Solution: NA	2	EA	\$0.00	\$0.00	\$0.00	
	I12		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include 3' x 7' metal doors with half glass vision panel set in hollow metal frames with hinges, lockset, and closer. Includes painted door and painted frame. Solution: NA	33	EA	\$0.00	\$0.00	\$0.00	

INTERIOR			Silverthorne Elementary School									hard explain meet
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	I13		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include a non-rated 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, and closer. Includes painted door and painted frame. Solution: NA	5	EA	\$0.00	\$0.00	\$0.00	
	I14		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include a rated 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, panic hardware, and closer. Includes painted door and painted frame. Solution: NA	3	EA	\$0.00	\$0.00	\$0.00	
	I15		INTERIOR DOORS C1020		0	Observed Condition: The interior doors include a swinging glazed aluminum storefront with an aluminum frame, hardware, and closer. Solution: NA	2	EA	\$0.00	\$0.00	\$0.00	
	I16		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include a non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset, and closer. Includes finished door and frame. Solution: NA	11	EA	\$0.00	\$0.00	\$0.00	
	I17		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include a rated 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware, and closer. Includes finished door and frame. Solution: NA	2	EA	\$0.00	\$0.00	\$0.00	
	I18		INTERIOR DOORS C1020		0	Observed Condition: The interior doors include a pair of swinging glazed aluminum storefronts with glazed transom, aluminum frame, hardware, and closers. Solution: NA	4	EA	\$0.00	\$0.00	\$0.00	

INTERIOR			Silverthorne Elementary School									hard caplan mascht	
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I19		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include a pair of non-rated 3 x 7 HM (Hollow Metal) steel doors and a steel frame with hinges, locksets, and closers. Includes painted doors and painted frames. Solution: NA	2	EA	\$0.00	\$0.00	\$0.00		
	I20		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include a pair of rated 3 x 7 HM (Hollow Metal) steel doors and steel frames with hinges, locksets, panic hardware, and closers. Includes painted doors and painted frames. Solution: NA	9	EA	\$0.00	\$0.00	\$0.00		
	I21		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frames with hinges, locksets, and closers. Includes finished doors and frames. Solution: NA	2	EA	\$0.00	\$0.00	\$0.00		
	I22		INTERIOR DOORS C1020		0	Observed Condition: Interior doors include a pair of rated 3 x 7 Wd (wood) doors and frames with hinges, locksets, panic hardware, and closers. Includes finished doors and frames. Solution: NA	5	EA	\$0.00	\$0.00	\$0.00		
	I23		RESTROOM ACCESSORIES C1030	M	3	Deficiency: The restroom accessories include mirrors, grab bars, paper towel dispensers, toilet paper holders, and soap dispensers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Assess and replace listed accessories in restrooms as determined	62,876.00	SF	\$2.39	\$150,273.64	\$157,787.32		
	I24		Toilet Partitions C1030		0	Observed Condition: Restrooms are equipped with wall-hung partitions. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00		

INTERIOR			Silverthorne Elementary School									hard caplan mascht	
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I25		IDENTIFYING DEVICES C1035	M	3	<p>Deficiency: Finishes include room, door, and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace room signage throughout building</p>	62,876.00	SF	\$0.68	\$42,755.68	\$44,893.46		
	I26		STAIRS C20		0	<p>Observed Condition: The interior stairs include 12 risers per flight with a landing and two flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight.</p> <p>Solution: NA</p>	8.00	EA	\$0.00	\$0.00	\$0.00		
	I27		WALL FINISHES C3010	C	4	<p>Deficiency: Building wall coverings include ceramic tiles. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for replacement.</p> <p>Solution: Replace ceramic tile finish where occurs</p>	1,200.00	SF	\$0.00	\$0.00	\$0.00		
	I28		WALL FINISHES C3010		0	<p>Observed Condition: Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish.</p>	4,495.00	SF	\$0.00	\$0.00	\$0.00		
	I29		WALL FINISHES C3010	C	3	<p>Deficiency: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Repaint interior walls where paint occurs</p>	1.00	LS	\$513,383.00	\$513,383.00	\$539,052.15		
	I30		WALL FINISHES C3010	C	3	<p>Deficiency: Wall finishes include wall covering composed of linen, fabric, wallpaper, vinyl, or other similar manufactured materials. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Renew finish where occurs</p>	4,803.00	SF	\$22.10	\$106,146.30	\$111,453.62		


INTERIOR			Silverthorne Elementary School						hard caplan mocht		
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	I31		FLOOR FINISHES C3020	C	3	<p>Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Renew finish where occurs</p>	43,965.00	SF	\$19.04	\$837,093.60	\$878,948.28
	I32		FLOOR FINISHES C3020	C	3	<p>Deficiency: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Renew finish where occurs</p>	5,073.00	SF	\$19.03	\$96,539.19	\$101,366.15

MECHANICAL / HVAC SYSTEMS			Silverthorne Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	M1	MAIN BLDG	GAS SUPPLY SYSTEM D3012	M	0	Observed Condition: The building includes a natural gas supply with a 2" line coming into the building. The supply is for boilers, the kitchen, and other equipment. Solution: NA	1	EA	\$0.00	\$0.00	\$0.00		
	M2	MAIN BLDG	HEAT GENERATING SYSTEM D3020	M	0	Observed Condition: Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00		
	M3	MAIN BLDG	DISTRIBUTION SYSTEMS D3040	M	4	Observed Condition: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers, and plenum return. This system covers the gym and cafeteria section of the building. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	10,876.00	SF	\$0.00	\$0.00	\$0.00		
	M4	MAIN BLDG a	DISTRIBUTION SYSTEMS D3040	M	3	Observed Condition: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	51,624.00	SF	\$1.81	\$93,439.44	\$98,111.41		
	M5	MAIN BLDG b	DISTRIBUTION SYSTEMS D3040	M	3	Observed Condition: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	62,876.00	SF	\$1.81	\$113,805.56	\$119,495.84		
	M6	MAIN BLDG	DISTRIBUTION SYSTEMS D3040	M	3	Observed Condition: The ventilation system includes a kitchen exhaust system with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	600.00	SF	\$149.58	\$89,748.00	\$94,235.40		

MECHANICAL / HVAC SYSTEMS			Silverthorne Elementary School								
IDENTIFICATION					DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M7	MAIN BLDG	DISTRIBUTION SYSTEMS D3040	M	3	Observed Condition: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	62,876.00	SF	\$1.81	\$113,805.56	\$119,495.84
	M8	MAIN BLDG	DISTRIBUTION SYSTEMS D3040	M	3	Observed Condition: The HVAC system includes a perimeter wall-hung cabinet-type fan coil system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1,750.00	SF	\$22.26	\$38,955.00	\$40,902.75
	M8	MAIN BLDG	DISTRIBUTION SYSTEMS D3040	M	0	Observed Condition: A two-pipe distribution system provides HVAC distribution. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00
	M9	MAIN BLDG	TERMINAL AND PACKAGED UNITS D3050	M	3	Observed Condition: The HVAC system includes a Mini Split cooling unit with an air-cooled remote condenser. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	5.00	EA	\$53,686.00	\$268,430.00	\$281,851.50
	M10	MAIN BLDG	CONTROLS AND INSTRUMENTATION D3060	M	0	Observed Condition: HVAC controls include a DDC system for system optimization, pc control, and sensors. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00
	M11	MAIN BLDG	HVAC OTHER D3090	M	3	Observed Condition: The building includes large industrial ceiling fans. The system consists of variable speed reversible motors and controls. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2.00	EA	\$19,500.00	\$39,000.00	\$40,950.00

ELECTRICAL SYSTEMS			Silverthorne Elementary School								
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	E1	MAIN BLDG	LOW TENSION SERVICE AND DISTRIBUTION D5012	U	0	Condition / Deficiency: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00
	E2	MAIN BLDG	LOW TENSION SERVICE AND DISTRIBUTION D5012	U	0	Condition / Deficiency: The building includes an electrical service, incoming feeders, the main panel, and metering. Main Electrical Service - 1000A 480Y/277V Solution: NA	1.00	EA	\$0.00	\$0.00	\$0.00
	E3	MAIN BLDG	LIGHTING AND BRANCH WIRING D5020	U	4	Condition / Deficiency: Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning. Solution: NA	9.00	EA	\$0.00	\$0.00	\$0.00

ELECTRICAL SYSTEMS			Silverthorne Elementary School									
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	E4	MAIN BLDG	BRANCH WIRING DEVICES D5021	U	0	Condition / Deficiency: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00	
	E5	MAIN BLDG	BRANCH WIRING DEVICES D5021	U	3	Condition / Deficiency: The building includes an exterior snow melt system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	240.00	LF	\$65.00	\$15,600.00	\$16,380.00	
	E6	MAIN BLDG	LIGHTING EQUIPMENT D5022	U	3	Condition / Deficiency: The gym area includes a High Bay lighting system. The system consists of high bay fluorescent fixtures, controls, and feeders. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	12.00	EA	\$7,828.50	\$93,942.00	\$98,639.10	
	E7	MAIN BLDG	LIGHTING EQUIPMENT D5022	U	3	Condition / Deficiency: The lighting system includes lighting fixtures, lamps, conduits, and wires. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	62,876.00	SF	\$18.64	\$1,172,008.64	\$1,230,609.07	

PLUMBING SYSTEMS			Silverthorne Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	P1	MAIN BLDG	PLUMBING FIXTURES D2010	M	0	Observed Condition: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00		
	P2	MAIN BLDG	PLUMBING FIXTURES D2010	M	0	Observed Condition: The restroom fixtures include urinals, water closets, and lavatories. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00		
	P3	MAIN BLDG	PLUMBING FIXTURES D2010	M	3	Deficiency: Plumbing fixtures include wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Assess aging fixtures and replace as necessary	62,876.00	SF	\$0.71	\$44,641.96	\$46,874.06		
	P4	MAIN BLDG	DOMESTIC WATER DISTRIBUTION D2020	M	0	Observed Condition: The building's domestic water distribution system includes a four-inch main line, water meter, and backflow preventer with rough-ins. The water heater is captured in a separate system. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00		
	P5	MAIN BLDG	DOMESTIC WATER DISTRIBUTION D2020	U	3	Deficiency: The domestic hot water is provided by a 100-gallon gas water heater. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Assess aging equipment and replace as necessary	1.00	ea	\$25,350.00	\$25,350.00	\$26,617.50		
	P6	MAIN BLDG	DOMESTIC WATER DISTRIBUTION D2020	U	4	Observed Condition: The domestic hot water is provided by a 50-gallon gas water heater. Solution: Assess aging equipment and replace as necessary	0.60	ea	\$0.00	\$0.00	\$0.00		

TECHNOLOGY / AV SYSTEMS					Silverthorne Elementary School									
IDENTIFICATION					DETAIL					SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated			
	T1	MAIN BLDG	PUBLIC ADDRESS AND MUSIC SYSTEMS D5031	U	3	Condition / Deficiency: The building includes a public address system. The public address system consists of an amplifier, intercom/monitor, volume control, speakers, conduit, and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	5,885.00	SF	\$4.27	\$25,128.95	\$26,385.40			
	T2	MAIN BLDG	PUBLIC ADDRESS AND MUSIC SYSTEMS D5031	U	3	Condition / Deficiency: The building has a scoreboard system. This system includes a wall-hung scoreboard, LED (Light Emitting Diode) scoring system, and LED clocking system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1.00	EA	\$26,000.00	\$26,000.00	\$27,300.00			
	T3	MAIN BLDG	INTERCOMMUNICATION AND PAGING SYSTEMS D5032	U	3	Condition / Deficiency: The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for replacement. Solution: Should be budgeted for repair/replacement.	62,876.00	SF	\$4.27	\$268,480.52	\$281,904.55			
	T4	MAIN BLDG	TELEPHONE SYSTEMS D5033	U	4	Condition / Deficiency: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. FCI NOTE: EXCLUDED; BY OWNER Solution: Should be budgeted for repair/replacement.	62,876.00	SF	\$0.00	\$0.00	\$0.00			
	T5	MAIN BLDG	FIRE ALARM SYSTEMS D5037	L	3	Condition / Deficiency: The fire alarm system includes head-end equipment, pull stations, audio/visual strobes, smokes, conduit, wire, and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	62,876.00	SF	\$6.47	\$406,807.72	\$427,148.11			
	T6	MAIN BLDG	SECURITY AND DETECTION SYSTEMS D5038	S	3	Condition / Deficiency: This building includes an emergency alarm system. The emergency alarm system includes: head-end equipment, pull stations, audio/visual strobes, conduit, wire, and connections. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	62,876.00	SF	\$3.90	\$245,216.40	\$257,477.22			

CONVEYANCES		Silverthorne Elementary School					hard explain locate				
IDENTIFICATION						DETAIL	SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	C1	MAIN BLDG	ELEVATOR D1010	L	4	<p>Condition / Deficiency: The building includes elevator equipment controls. Master control cabinet and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace System as necessary</p>	1	EA	\$0.00	\$0.00	\$0.00
	C2	MAIN BLDG	ELEVATOR D1010	L	0	<p>Observed Condition: The building includes a passenger hydraulic elevator - two stories.</p> <p>Solution: NA</p>	1	EA			

SPECIALTIES		Silverthorne Elementary School					hard coplan medht				
IDENTIFICATION					DETAIL					SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	SP1		FIRE PROTECTION D40	L	0	Observed Condition: Fire extinguisher cabinets are located throughout the building. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00
	SP2		FIRE PROTECTION D40	L	3	Observed Condition: The system includes a chemical fire suppression system for the kitchen. Fire suppression includes fusible links, manual pull stations, 3-gallon tanks, nozzles, and control panels. Hood is included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1.00	EA	\$65,000.00	\$65,000.00	\$68,250.00
	SP3		FIRE PROTECTION D40	L	0	Observed Condition: The fire protection systems include a wet fire sprinkler system with backflow protection and standpipes but no fire pump. Solution: NA	62,876.00	SF	\$0.00	\$0.00	\$0.00
	SP4		EQUIPMENT AND FURNISHINGS E	M	3	Observed Condition: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	417.00	LF	\$650.00	\$271,050.00	\$284,602.50
	SP5		EQUIPMENT AND FURNISHINGS E	M	3	Observed Condition: Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	15.00	LF	\$1,159.13	\$17,386.95	\$18,256.30
	SP6		EQUIPMENT AND FURNISHINGS E	M	3	Observed Condition: Equipment and furnishings include kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1.00	LS	\$819,409.00	\$819,409.00	\$860,379.45

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	8
2	Clear wayfinding	9
3	Welcoming scale and atmosphere	10
4	Suitable Separation of Age groups	9
5	General Flexibility and Adaptability in and between Learning Spaces	7
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	9
7	Adequate Ventilation/Room comfort	8
8	Natural light/Views	9
9	Appropriate lighting and controls	9
10	Suitable Furniture, Equipment, Casework and Technology	9
11	Adequate Power, Data and Wireless Internet Access	9
12	Room Acoustics	9
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	10
14	Direct Restroom Access and Licensure Compliance	10
15	Adequate Ventilation/Room comfort	8
16	Natural light/Views	9
17	Appropriate lighting and controls	9
18	Suitable Furniture, Equipment, Casework and Technology	9
19	Adequate Power, Data and Wireless Internet Access	9
20	Room Acoustics	9
	SCIENCE SPACES	
21	Size	0
22	Adequate Ventilation/Room comfort	0
23	Natural light/Views	0
24	Appropriate lighting and controls	0
25	Suitable Furniture, Equipment, Casework and Technology	0
26	Adequate Power, Data and Wireless Internet Access	0
27	Room Acoustics	0
28	Appropriate Durable Finishes	0

	VISUAL ARTS CLASSROOM SPACES (2d / 3d Art)		
29	Size	9	
30	Adequate Ventilation/Room comfort	8	
31	Natural light/Views	9	
32	Appropriate lighting and controls	9	
33	Suitable Furniture, Equipment, Casework and Technology	5	
34	Adequate Power, Data and Wireless Internet Access	9	
35	Room Acoustics	9	
36	Appropriate Durable Finishes	10	
	PERFORMING ARTS CLASSROOMS (Music / Drama)		
37	Size	8	
38	Adequate Ventilation/Room comfort	8	
39	Natural light/Views	9	
40	Appropriate lighting and controls	9	
41	Suitable Furniture, Equipment, Casework and Technology	9	
42	Adequate Power, Data and Wireless Internet Access	9	
43	Room Acoustics	9	
	PERFORMING ARTS SPACES (Auditorium or Large Group Performance Area)		
44	Size	9	
45	Adequate Ventilation/Room comfort	8	
46	Adequate sound / AV system	6	
47	Appropriate lighting and controls	8	
48	Suitable Furniture, Equipment, Casework and Technology	8	
49	Adequate Power, Data and Wireless Internet Access	9	
50	Room Acoustics	8	
	CAREER AND TECHNICAL EDUCATION SPACES (CTE Shops and Labs)		
51	Size	0	
52	Adequate Ventilation/Room comfort	0	
53	Natural light/Views	0	
54	Appropriate lighting and controls	0	
55	Suitable Furniture, Equipment, Casework and Technology	0	
56	Adequate Power, Data and Wireless Internet Access	0	
57	Room Acoustics	0	
	SPECIAL EDUCATION (Including Severe needs, Resource rooms and Support)		
58	Size	9	
59	Adequate Ventilation/Room comfort	8	
60	Natural light/Views	4	
61	Appropriate lighting and controls	8	
62	Suitable Furniture, Equipment, Casework and Technology	9	

63	Adequate Power, Data and Wireless Internet Access	9	
64	Room Acoustics	8	
	PE AND ATHLETICS (Including Gyms, Weight Rooms, Fitness Room, Wrestling, Locker Rooms, Offices, Storage)		
65	Size	9	
66	Adequate Ventilation/Room comfort	8	
67	Natural light/Views	8	
68	Appropriate lighting and controls	9	
69	Suitable Equipment and Technology	9	
70	Adequate Power, Data and Wireless Internet Access	9	
71	Room Acoustics	8	
	DINING COMMONS/CAFETERIA AND KITCHEN		
72	Size	10	
73	Adequate Ventilation/Room comfort	10	
74	Natural light/Views	10	
75	Appropriate lighting and controls	10	
76	Suitable Furniture, Equipment, Casework and Technology	10	
77	Adequate Power, Data and Wireless Internet Access	10	
78	Room Acoustics	10	
	LIBRARY MEDIA CENTER / LEARNING COMMONS		
79	Size	7	
80	Adequate Ventilation/Room comfort	8	
81	Natural light/Views	9	
82	Appropriate lighting and controls	8	
83	Suitable Furniture, Equipment, Casework and Technology	8	
84	Adequate Power, Data and Wireless Internet Access	9	
85	Room Acoustics	9	
	ADMINISTRATION / MAIN OFFICE		
86	Size	6	
87	Adequate Ventilation/Room comfort	8	
88	Natural light/Views	7	
89	Appropriate lighting and controls	9	
90	Suitable Furniture, Equipment, Casework and Technology	8	
91	Adequate Power, Data and Wireless Internet Access	9	
92	Room Acoustics	8	
	COUNSELING AND CLINIC AREAS		
93	Size	6	
94	Adequate Ventilation/Room comfort	8	
95	Natural light/Views	2	
96	Appropriate lighting and controls	8	

97	Suitable Furniture, Equipment, Casework and Technology	8	
98	Adequate Power, Data and Wireless Internet Access	9	
99	Room Acoustics (Privacy)	9	
	TEACHER AND STAFF SUPPORT (Offices, Teacher Lounge, Teacher Work Room, Teaming areas, Staff RR)		
100	Size	7	
101	Adequate Ventilation/Room comfort	8	
102	Natural light/Views	8	
103	Appropriate lighting and controls	9	
104	Suitable Furniture, Equipment, Casework and Technology	8	
105	Adequate Power, Data and Wireless Internet Access	9	
106	Room Acoustics (Privacy)	9	
	SUPPORT SPACES (Storage, work rooms, toilet rooms, Custodial)		
107	Size	8	
108	Adequate Ventilation/Room comfort	8	
109	Natural light/Views	7	
110	Appropriate lighting and controls	9	
111	Suitable Furniture, Equipment, Casework and Technology	9	
112	Adequate Power, Data and Wireless Internet Access	9	
	LAYOUT AND ADJACENCIES		
113	Corridor Width and Length of Travel - Student Transitions	7	
114	Community / Night Event and Classroom Separation	8	
115	Music Department and Performance Adjacency	5	
116	Special Education Rooms and General Classrooms Adjacency	9	
117	Gymnasium to Fields Adjacency	9	
118	Cafeteria to Playground Adjacency	8	
119	Classrooms to Playground Adjacency	7	
	ADA ACCESS AND UNIVERSAL DESIGN		
120	Internal amenities and spaces - equitable access	9	
121	Exterior amenities - equitable access	9	
122	Elevator Access	8	
123	Accessible Exterior pathways to parking and public way	10	
124	Toilet room accessibility and Gender equity	10	
	SAFETY AND SECURITY		
125	Site Perimeter Control	9	
126	Emergency Access, Vehicles (Fire, Ambulance, Police)	10	
127	Signage	9	
128	Separation of Vehicular and Pedestrian Traffic, including bollards at entry and fencing at play / athletics areas	9	
129	Clear Points of Pedestrian-Traffic Crossings	9	



Summit School District

Summit Cove Elementary School

District:	Summit School District
Facility:	Summit Cove Elementary School
Address:	727 Cove Blvd
City:	Dillon, CO
Site Area (AC):	7.5
Gross Building Area (SF):	52,000.00
Number of Stories:	2
Years Constructed / Renovated:	1996
Total Replacement Value:	\$48,351,590.00
Total Condition Budget:	\$12,120,912.20
Facility Condition Score:	74.9%
Educational Adequacy Score :	73%
Students Enrolled:	169
Capacity:	274
Utilization (% Capacity):	62%



Deficiencies Summary by System





System	Replacement Value	Condition Budget	System FCI	Notes
Site	\$4,542,720.00	\$2,246,172.03	0.49	
Roofing	\$1,109,472.00	\$0.00	0.00	
Exterior Envelope	\$5,023,200.00	\$989,235.03	0.20	
Structure	\$11,880,960.00	\$0.00	0.00	
Interior	\$7,600,320.00	\$2,030,724.87	0.27	
Life and Fire Safety	\$611,520.00	\$0.00	0.00	
Mechanical	\$7,644,000.00	\$3,231,237.61	0.42	
Electrical	\$3,822,000.00	\$692,899.73	0.18	
Plumbing	\$2,730,000.00	\$368,529.53	0.13	
Technology	\$1,083,264.00	\$1,189,188.00	1.10	
Conveyances	\$350,000.00	\$0.00	0.00	
Specialties	\$1,954,134.00	\$1,372,925.40	0.70	
Total	\$48,351,590.00	\$12,120,912.20	0.25	= Facility Condition Index


Deficiencies Summary by Category

System	Condition Budget
Life Safety / Fire Safety	\$430,384.50
Health Safety / Hazards	\$0.00
Accessibility / ADA	\$67,418.40
Security	\$602,784.00
Utilities Efficiency	\$138,888.75
Maintenance	\$7,592,638.95
Interior Environment	\$0.00
Cosmetic	\$2,358,654.57
Total	\$11,190,769.17


Deficiencies Summary by Priority

Priority	Condition Budget
1	\$0.00
2	\$247,480.80
3	\$11,873,431.40
4	\$0.00
5	\$0.00
6	\$0.00
7	\$0.00
8	\$0.00
9	\$0.00
10	\$0.00
Total	\$12,120,912.20

SITE		Summit Cove Elementary School										hard coplan medht	
IDENTIFICATION					DETAIL					SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S1	SITE	PEDESTRIAN PAVEMENT - SIDEWALKS G2031	M, A	2	Deficiency: Paving at site ramp is severely deteriorated. Handrails are rusting and falling apart at their bases. Ramp is not currently ADA compliant Solution: Re-design and construct new ADA ramp from lower parking lot FCI NOTE: COST ASSUMES THAT RETAINING WALLS WILL REMAIN IN PLACE	1	LS	\$225,946.00	\$225,946.00	\$237,243.30		
	S2	SITE	ROADWAY - TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2015	M	2	Deficiency: Solution:	1	LS	\$3,217.00	\$3,217.00	\$3,377.85		
	S3	SITE	PARKING LOT- TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2025	M	2	Deficiency: Parking lot includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes parking space, directional arrows, crosswalk, accessibility and other parking lot graphics. This system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution:	1	LS	\$6,533.00	\$6,533.00	\$6,859.65		
	S4	SITE	SITE FURNISHINGS - SPLASH BLOCKS G2045	M	3	Deficiency: Drainage away from primary roof drain overflows is poor Solution: Assess a solution to redirect water away from building to allow better drainage and reduce ponding	1	LS	\$19,500.00	\$19,500.00	\$20,475.00		
	S5	SITE	PEDESTRIAN PAVEMENT - SIDEWALKS G2031	M	4	Deficiency: Site Guardrails throughout are typically rusting and have lost paint Solution: Assess damage and paint or replace guardrails as needed	0	EA	\$0.00	\$0.00	\$0.00		

SITE		Summit Cove Elementary School										hard coplan medht	
IDENTIFICATION					DETAIL					SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S6	SITE	PARKING LOT AND ROADWAY - TRAFFIC BARRIERS - PIPE BOLLARDS G2023	M		Deficiency: No deficiencies noted Solution:	0	LF	\$0.00	\$0.00	\$0.00		
	S7	SITE	PEDESTRIAN PAVEMENT - SIDEWALKS G2031	A	3	Deficiency: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	800	SF	\$31.51	\$25,208.00	\$26,468.40		
	S8	SITE	BASES AND SUB-BASES G2011	M	0	Condition / Deficiency: Parking lot and roadway rigid pavement includes a gravel base course. Spread and compaction also included. Solution: NA	505	SF	\$0.00	\$0.00	\$0.00		
	S9	SITE	BASES AND SUB-BASES G2011	M	0	Condition / Deficiency: Parking lot and roadway rigid pavement includes a gravel base course. Spread and compaction also included. Solution: NA	155	SF	\$0.00	\$0.00	\$0.00		
	S10	SITE	PAVING AND SURFACING G2012	M	3	Condition / Deficiency: The parking lot and rigid roadway pavement include a concrete wearing surface course. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	505	SF	\$31.51	\$15,912.55	\$16,708.18		
	S11	SITE	PAVING AND SURFACING G2012	M	0	Condition / Deficiency: The parking lot and rigid roadway pavement include a concrete wearing surface course. Solution: NA	155	SF	\$0.00	\$0.00	\$0.00		

SITE		Summit Cove Elementary School										hard coplan medtr	
IDENTIFICATION						DETAIL				SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S12	SITE	PAINTED LINES G2015	M	3	<p>Condition / Deficiency: The roadway includes painted pavement markings to provide guidance and information to drivers and pedestrians: Including centerline striping, directional arrows, crosswalk, and other roadway graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Should be budgeted for repair/replacement.</p>	110	LF	\$5.15	\$566.50	\$594.83		
	S13	SITE	BASES AND SUB-BASES G2021	M	0	<p>Condition / Deficiency: The flexible pavement (bituminous) include a 12" thick gravel base course for large paved areas.</p> <p>Solution: NA</p>	43,800.00	SF	\$0.00	\$0.00	\$0.00		

EXTERIOR		Summit Cove Elementary School										heard explain measure
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	EX1	MAIN BLDG	WINDOWS - ALUMINUM STOREFRONT B2020	M	3	Condition / Deficiency: Caulking at flatwork and at window frames is typically deteriorated and needs replacement Solution: Remove and replace caulking throughout	400	LF	\$16.25	\$6,500.00	\$6,825.00	
	EX2	MAIN BLDG	RAMPS B2014	M	0	Condition / Deficiency: Concrete handicapped ramp w/cheek walls & rails on both sides, 5' wide. Solution: NA	36	LF	\$0.00	\$0.00	\$0.00	
	EX3	MAIN BLDG	EXTERIOR WALLS B2010	M	0	Condition / Deficiency: The exterior wall construction is of brick cavity walls with CMU (Concrete Masonry Unit) backup. Solution: NA	25,725.00	SF	\$0.00	\$0.00	\$0.00	
	EX4	MAIN BLDG	EXTERIOR LOUVERS / SCREENS B2013	M	0	Condition / Deficiency: For appearance and ventilation, metal louvers on the exterior of mechanical rooms and penthouses. Solution: NA	70.00	SF	\$0.00	\$0.00	\$0.00	
	EX5	MAIN BLDG	EXTERIOR WINDOWS B2020	M	3	Condition / Deficiency: The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2,620.00	SF	\$210.03	\$550,278.60	\$577,792.53	
	EX6	MAIN BLDG	EXTERIOR DOORS B2030	M	3	Condition / Deficiency: Door hardware add-ons, automatic openers, for a single swing door, per opening, include a motor, handicap actuator buttons, and wiring. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2.00	EA	\$8,450.00	\$16,900.00	\$17,745.00	

EXTERIOR			Summit Cove Elementary School							heard explain measure		
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	EX6	MAIN BLDG	EXTERIOR DOORS B2030	M	3	Condition / Deficiency: Exterior doors include a 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware, and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	4.00	EA	\$4,225.00	\$16,900.00	\$17,745.00	
	EX7	MAIN BLDG	EXTERIOR DOORS B2030	M	3	Condition / Deficiency: The exterior doors include swinging glazed aluminum storefront leaf, a glazed transom, an aluminum frame, and hardware, including a closer. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2.00	EA	\$21,790.00	\$43,580.00	\$45,759.00	
	EX8	MAIN BLDG	EXTERIOR DOORS B2030	M	3	Condition / Deficiency: Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frames with hinges, locksets, exit hardware, and closers. Includes painted doors and painted frames. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1.00	EA	\$21,790.00	\$21,790.00	\$22,879.50	
	EX9	MAIN BLDG	EXTERIOR DOORS B2030	M	3	Condition / Deficiency: The exterior doors include pairs of 3 x 7 swinging glazed aluminum storefront leaves, a glazed transom, an aluminum frame, and hardware, including closers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	8.00	EA	\$32,685.00	\$261,480.00	\$274,554.00	
	EX10	MAIN BLDG	EXTERIOR DOORS B2030	M	3	Condition / Deficiency: Exterior openings include overhead rolling doors with electric operators. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2.00	EA	\$12,350.00	\$24,700.00	\$25,935.00	

STRUCTURE			Summit Cove Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	ST1	MAIN BLDG	FOUNDATIONS A1010		0	Condition / Deficiency: This substructure includes concrete caissons, 50-ft. deep in soft rock. Solution: NA	35,535.00	SF	\$0.00	\$0.00	\$0.00		
	ST2		FOUNDATIONS A1010		0	Condition / Deficiency: Concrete column footings. Solution: NA	35,535.00	SF	\$0.00	\$0.00	\$0.00		
	ST3		FOUNDATIONS A1010			Condition / Deficiency: Foundation for a building without a basement includes strip footing, a 4-ft. foundation wall, and damp proofing. Also included are underdrains. Solution: NA	1225	LF	\$0.00	\$0.00	\$0.00		
	ST4		SLAB ON GRADE A1020			Condition / Deficiency: The building substructure includes a structural slab on grade. Solution: NA	35,535.00	SF	\$0.00	\$0.00	\$0.00		
	ST5		SUPERSTRUCTURE B10			Condition / Deficiency: Multi-story steel building includes steel columns, beams, floor pans with concrete, and roof structure. Solution: NA	32,930.00	SF	\$0.00	\$0.00	\$0.00		
	ST6		SUPERSTRUCTURE B10			Condition / Deficiency: Single-story steel framed building with steel columns and steel joist roof structure. Exterior walls are covered under a separate system. Solution: NA	14,180.00	SF	\$0.00	\$0.00	\$0.00		

INTERIOR			Summit Cove Elementary School						hard caplan mocht		
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	11	MAIN BLDG	FLOORING - CARPET C3020	C	3	Deficiency: Carpet is stained and generally reaching useful age Solution: Replace carpet and vestibule walk-off mat throughout	38000	SF	\$19.04	\$723,520.00	\$759,696.00
	12	MAIN BLDG	FLOORING - CARPET C3020	C	3	Deficiency: Transition strips are failing typically in classrooms between LVT and carpet Solution: Replace transition strips as necessary	800	LF	\$6.50	\$5,200.00	\$5,460.00
	13	MAIN BLDG	FIXED CASEWORK E2010	C	3	Deficiency: Backsplashes and countertop edging is peeling at classroom casework typ. Solution: Assess damage and replace casework or countertops as necessary	400	LF	\$178.75	\$71,500.00	\$75,075.00
	14	MAIN BLDG	INTERIOR PARTITIONS - C1010	A	0	Condition / Deficiency: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Solution: NA	9089	SF	\$0.00	\$0.00	\$0.00
	15	MAIN BLDG	INTERIOR PARTITIONS - C1010	A	0	Condition / Deficiency: The building interior includes folding partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: NA	1806	SF	\$0.00	\$0.00	\$0.00
	16	MAIN BLDG	INTERIOR PARTITIONS - C1010	A	0	Condition / Deficiency: The building interior includes 5/8 inch GWB (Gypsum Wall Board) partitions on 7/8 inch furring over other substrates, such as CMU (Concrete Masonry Unit). Refer to other partition or exterior wall types for the substrate. Solution: NA	9330	SF	\$0.00	\$0.00	\$0.00

INTERIOR			Summit Cove Elementary School									hard caplan mocht	
IDENTIFICATION						DETAIL						SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	17	MAIN BLDG	INTERIOR PARTITIONS - C1010	A	0	Condition / Deficiency: The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished but not painted. Wall finishes will be addressed in a separate system. Solution: NA	51505	SF	\$0.00	\$0.00	\$0.00		
	18	MAIN BLDG	INTERIOR PARTITIONS - C1010	A	0	Condition / Deficiency: The building interior includes windows and storefront partitions. (1996) Solution: NA	472	SF	\$0.00	\$0.00	\$0.00		
	19	MAIN BLDG	INTERIOR PARTITIONS - C1010	A	0	Condition / Deficiency: The building interior includes windows and storefront partitions. (2018) Solution: NA	52	SF	\$0.00	\$0.00	\$0.00		
	I10	MAIN BLDG	INTERIOR DOORS - C1020	A	0	Condition / Deficiency: The building includes an electrically operated overhead rolling door. (2018) Solution: NA	1	EA	\$0.00	\$0.00	\$0.00		
	I11	MAIN BLDG	INTERIOR DOORS - C1020	A	0	Condition / Deficiency: The building includes an electrically operated overhead rolling door. (1996) Solution: NA	1	EA	\$0.00	\$0.00	\$0.00		
	I12	MAIN BLDG	INTERIOR DOORS - C1020	A	0	Condition / Deficiency: Interior doors include a non-rated 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, and closer. Includes painted door and painted frame. Solution: NA	1	EA	\$0.00	\$0.00	\$0.00		

INTERIOR			Summit Cove Elementary School						hard caplan mocht		
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	I13	MAIN BLDG	INTERIOR DOORS - C1020	A	0	Condition / Deficiency: Interior doors include a rated 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, panic hardware, and closer. Includes painted door and painted frame. Solution: NA	1	EA	\$0.00	\$0.00	\$0.00
	I14	MAIN BLDG	INTERIOR DOORS - C1020	A	0	Condition / Deficiency: The interior doors include a swinging glazed aluminum storefront with an aluminum frame, hardware, and closer. Solution: NA	6	EA	\$0.00	\$0.00	\$0.00
	I15	MAIN BLDG	INTERIOR DOORS - C1020	A	0	Condition / Deficiency: The interior doors include a swinging glazed aluminum storefront with an aluminum frame, hardware, and closer. Solution: NA	2	EA	\$0.00	\$0.00	\$0.00
	I16	MAIN BLDG	INTERIOR DOORS - C1020	A	0	Condition / Deficiency: Interior doors include a rated 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware, and closer. Includes finished door and frame. Solution: NA	64	EA	\$0.00	\$0.00	\$0.00
	I17	MAIN BLDG	INTERIOR DOORS - C1020	A	0	Condition / Deficiency: The interior doors include a pair of swinging glazed aluminum storefronts with glazed transom, aluminum frame, hardware, and closers. Solution: NA	5	EA	\$0.00	\$0.00	\$0.00
	I18	MAIN BLDG	INTERIOR DOORS - C1020	C	0	Condition / Deficiency: Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frames with hinges, locksets, and closers. Includes finished doors and frames. Solution: NA	3	EA	\$0.00	\$0.00	\$0.00

INTERIOR			Summit Cove Elementary School									hard caplan mocht	
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I19	MAIN BLDG	INTERIOR DOORS - C1020	C	0	Condition / Deficiency: Interior doors include a pair of rated 3 x 7 Wd (wood) doors and frames with hinges, locksets, panic hardware, and closers. Includes finished doors and frames. Solution: NA	2	EA	\$0.00	\$0.00	\$0.00		
	I20	MAIN BLDG	FITTINGS C1030	C	0	Condition / Deficiency: Restrooms are equipped with wall-hung partitions. Solution: NA	52000	SF	\$0.00	\$0.00	\$0.00		
	I21	MAIN BLDG	FITTINGS C1030	C	3	Condition / Deficiency: The restroom accessories include mirrors, grab bars, paper towel dispensers, toilet paper holders, and soap dispensers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52000	SF	\$2.60	\$135,200.00	\$141,960.00		
	I22	MAIN BLDG	IDENTIFYING DEVICES C1035	A	3	Condition / Deficiency: Finishes include room, door, and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52000	SF	\$0.75	\$39,000.00	\$40,950.00		
	I23	MAIN BLDG	IDENTIFYING DEVICES C1035	C	0	Condition / Deficiency: The interior stairs include 12 risers per flight with a landing and two flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight. Solution: Should be budgeted for repair/replacement.	4.5	EA	\$0.00	\$0.00	\$0.00		
	I24	MAIN BLDG	WALL FINISHES C3010	C	4	Condition / Deficiency: Building wall coverings include ceramic tiles. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2247	SF	\$0.00	\$0.00	\$0.00		

INTERIOR			Summit Cove Elementary School									hard caplan mocht	
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I25	MAIN BLDG	WALL FINISHES C3010	C	0	Condition / Deficiency: Building wall coverings include ceramic tiles. Solution: NA	1123	SF	\$0.00	\$0.00	\$0.00		
	I26	MAIN BLDG	WALL FINISHES C3010	C	0	Condition / Deficiency: Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish. Solution: NA	18178	SF	\$0.00	\$0.00	\$0.00		
	I27	MAIN BLDG	WALL FINISHES C3010	C	3	Condition / Deficiency: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	98,859.00	SF	\$3.21	\$317,337.39	\$333,204.26		
	I28	MAIN BLDG	WALL FINISHES C3010	C	3	Condition / Deficiency: Wall finishes include wall covering composed of vinyl materials. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	10,111.00	SF	\$22.10	\$223,453.10	\$234,625.76		
	I29	MAIN BLDG	FLOOR FINISHES C3020	C	3	Condition / Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement. See item above.	-	SF	\$0.00	\$0.00	\$0.00		
	I30	MAIN BLDG	FLOOR FINISHES C3020	C	3	Condition / Deficiency: Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	4,160.00	SF	\$46.22	\$192,275.20	\$201,888.96		

INTERIOR			Summit Cove Elementary School									hard caplan mocht
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	I31	MAIN BLDG	FLOOR FINISHES C3020	C	3	<p>Condition / Deficiency: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Should be budgeted for repair/replacement.</p>	5,720.00	SF	\$19.03	\$108,851.60	\$114,294.18	
	I32	MAIN BLDG	FLOOR FINISHES C3020	C	0	<p>Condition / Deficiency: Floor finishes include areas of LVT (Luxurious Vinyl Tile) flooring and base.</p> <p>Solution: NA</p>	1,040.00	SF	\$0.00	\$0.00	\$0.00	

MECHANICAL / HVAC SYSTEMS			Summit Cove Elementary School									
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	M1	MAIN BLDG	GAS SUPPLY SYSTEM D3012	U	0	Condition / Deficiency: The building includes a natural gas supply with a 2" line coming into the building. The supply is for boilers, the kitchen, and other equipment. Solution: NA	1.00	EA	\$0.00	\$0.00	\$0.00	
	M2	MAIN BLDG	HEAT GENERATING SYSTEM D3020	M	3	Condition / Deficiency: Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$27.05	\$1,406,600.00	\$1,476,930.00	
	M3	MAIN BLDG	DISTRIBUTION SYSTEM D3040	M	4	Condition / Deficiency: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers, and plenum return. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$0.00	\$0.00	\$0.00	
	M4	MAIN BLDG	DISTRIBUTION SYSTEM D3040	M	3	Condition / Deficiency: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$4.40	\$228,800.00	\$240,240.00	
	M5	MAIN BLDG	DISTRIBUTION SYSTEM D3040	M	3	Condition / Deficiency: The ventilation system includes a kitchen exhaust system with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	765.00	SF	\$83.11	\$63,579.15	\$66,758.11	
	M6	MAIN BLDG	DISTRIBUTION SYSTEM D3040	M	3	Condition / Deficiency: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$1.81	\$94,120.00	\$98,826.00	


MECHANICAL / HVAC SYSTEMS			Summit Cove Elementary School								
IDENTIFICATION					DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M7	MAIN BLDG	DISTRIBUTION SYSTEM D3040	M	3	Condition / Deficiency: The HVAC system includes a suspended cabinet-type fan coil system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$22.26	\$1,157,520.00	\$1,215,396.00
	M8	MAIN BLDG	DISTRIBUTION SYSTEM D3040	M	4	Condition / Deficiency: A two-pipe distribution system provides HVAC distribution. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$0.00	\$0.00	\$0.00
	M9	MAIN BLDG	TERMINAL AND PACKAGED UNITS D3050	M	3	Condition / Deficiency: The HVAC system includes a Mini Split cooling unit with an air-cooled remote condenser. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1.00	EA	\$42,250.00	\$42,250.00	\$44,362.50
	M10	MAIN BLDG	TERMINAL AND PACKAGED UNITS D3050	M	3	Condition / Deficiency: The HVAC system includes a Mini Split cooling unit with an air-cooled remote condenser. This system is approaching the end of its useful life and should be budgeted for replacement. Solution: Should be budgeted for repair/replacement.	2.00	EA	\$42,250.00	\$84,500.00	\$88,725.00
	M11	MAIN BLDG	CONTROLS AND INSTRUMENTS D3060	M	0	Condition / Deficiency: HVAC controls include a DDC system for system optimization, pc control, and sensors. Solution: NA	52,000.00	SF	\$0.00	\$0.00	\$0.00

ELECTRICAL SYSTEMS			Summit Cove Elementary School								
IDENTIFICATION				DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	E1	MAIN BLDG	LOW TENSION SERVICE AND DISTRIBUTION D5012	U	3	<p>Condition / Deficiency: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Should be budgeted for repair/replacement.</p>	52,000.00	SF	\$5.62	\$292,240.00	\$306,852.00
	E2	MAIN BLDG	LOW TENSION SERVICE AND DISTRIBUTION D5012	U	4	<p>Condition / Deficiency: Main Electrical Service - 1000A 480V/277V. The building includes an electrical service, incoming feeders, the main panel, and metering. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Should be budgeted for repair/replacement.</p>	1.00	EA	\$0.00	\$0.00	\$0.00
	E3	MAIN BLDG	LIGHTING AND BRANCH WIRING D5020	U	3	<p>Condition / Deficiency: Exterior lighting consists of LED (Light-Emitting Diodes) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Should be budgeted for repair/replacement.</p>	7.00	EA	\$1,563.50	\$10,944.50	\$11,491.73

ELECTRICAL SYSTEMS		Summit Cove Elementary School									
IDENTIFICATION					DETAIL					SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	E4	MAIN BLDG	BRANCH WIRING DEVICES D5021	U	3	<p>Condition / Deficiency: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Should be budgeted for repair/replacement.</p>	52,000.00	SF	\$6.86	\$356,720.00	\$374,556.00
	E5	MAIN BLDG	LIGHTING EQUIPMENT D5022	M	0	<p>Condition / Deficiency: The gym area includes a High Bay lighting system. The system consists of high bay fluorescent fixtures, controls, and feeders.</p> <p>Solution: NA</p>	16.00	EA	\$0.00	\$0.00	\$0.00
	E6	MAIN BLDG	LIGHTING EQUIPMENT D5022	M	0	<p>Condition / Deficiency: The lighting system includes lighting fixtures, conduit, wire, and self-contained emergency battery backup.</p> <p>Solution: NA</p>	52,000.00	SF	\$0.00	\$0.00	\$0.00
	E7	MAIN BLDG	LIGHTING EQUIPMENT D5022	M	4	<p>Condition / Deficiency: Stage lighting includes a master control panel, spots, borders, and stage lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Should be budgeted for repair/replacement.</p>	1.00	EA	\$0.00	\$0.00	\$0.00

PLUMBING SYSTEMS			Summit Cove Elementary School											
IDENTIFICATION					DETAIL					SCOPE				
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated			
	P1	MAIN BLDG	PLUMBING FIXTURES D2010	M	3	Condition / Deficiency: The restroom fixtures include urinals, water closets, and lavatories. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$5.66	\$294,320.00	\$309,036.00			
	P2	MAIN BLDG	PLUMBING FIXTURES D2010	M	3	Condition / Deficiency: Plumbing fixtures include wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	2.00	EA	\$5,580.25	\$11,160.50	\$11,718.53			
	P3	MAIN BLDG	DOMESTIC WATER DISTRIBUTION D2020	U	4	Condition / Deficiency: The building's domestic water distribution system includes a four-inch main line, water meter, and backflow preventer with rough-ins. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$0.00	\$0.00	\$0.00			
	P3	MAIN BLDG	DOMESTIC WATER DISTRIBUTION D2020	U	0	Condition / Deficiency: The domestic hot water is provided by a gas-fired water heater with a recirculation pump. Storage tank is listed separately. Solution: NA	2.00	EA	\$0.00	\$0.00	\$0.00			
	P4	MAIN BLDG	DOMESTIC WATER DISTRIBUTION D2020	U	3	Condition / Deficiency: The domestic hot water includes a storage tank. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1.00	EA	\$45,500.00	\$45,500.00	\$47,775.00			
	P5	MAIN BLDG	SANITARY WASTE D2030	U	0	Condition / Deficiency: The building includes a sanitary waste system and cast iron piping, with gravity discharge to the municipal system. Solution: NA	52,000.00	SF	\$0.00	\$0.00	\$0.00			

TECHNOLOGY / AV SYSTEMS						Summit Cove Elementary School					
IDENTIFICATION						DETAIL			SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	T1	MAIN BLDG	PUBLIC ADDRESS AND MUSIC SYSTEM D5031	M	0	Condition / Deficiency: The building includes a public address system. Solution: NA	4,890.00	SF	\$0.00	\$0.00	\$0.00
	T2	MAIN BLDG	INTERCOMMUNICATIONS PAGING SYSTEM D5032	M	3	Condition / Deficiency: The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$4.27	\$222,040.00	\$233,142.00
	T3	MAIN BLDG	TELEPHONE SYSTEM D5033	M	3	Condition / Deficiency: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement. FCI NOTE: EXCLUDED; BY OWNER	52,000.00	SF	\$0.00	\$0.00	\$0.00
	T4	MAIN BLDG	FIRE ALARM SYSTEM D5037	L	3	Condition / Deficiency: The fire alarm system includes head-end equipment, pull stations, audio/visual strobes, smokes, conduit, wire, and connections. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$6.47	\$336,440.00	\$353,262.00
	T5	MAIN BLDG	SECURITY AND DETECTION SYSTEMS D5038	S	3	Condition / Deficiency: This building includes an emergency alarm system. The emergency alarm system includes: head-end equipment, pull stations, audio/visual strobes, conduit, wire, and connections. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$4.25	\$221,000.00	\$232,050.00
	T6	MAIN BLDG	SECURITY AND DETECTION SYSTEMS D5038	S	3	Condition / Deficiency: The building includes a card access security system. The security system includes control panels, card swipe pads, conduit, and cabling. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	52,000.00	SF	\$4.24	\$220,480.00	\$231,504.00

CONVEYANCES			Summit Cove Elementary School						hard ceplan mech			
IDENTIFICATION						DETAIL				SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	C1	MAIN BLDG	ELEVATORS AND LIFTS D1010	L	4	Condition / Deficiency: The building includes elevator equipment controls. Master control cabinet and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1	EA	\$0.00	\$0.00	\$0.00	
	C2	MAIN BLDG	ELEVATORS AND LIFTS D1010	L	4	Condition / Deficiency: The building includes a passenger hydraulic elevator - two stories. Solution: NA	1	EA	\$0.00	\$0.00	\$0.00	

SPECIALTIES		Summit Cove Elementary School					hard explain modify				
IDENTIFICATION					DETAIL			SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	SP1	MAIN BLDG	FIRE PROTECTION D40	L	3	Condition / Deficiency: Fire extinguisher cabinets are located throughout the building. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	10.00	EA	\$845.00	\$8,450.00	\$8,872.50
	SP2	MAIN BLDG	FIRE PROTECTION D40	L	3	Condition / Deficiency: The system includes a chemical fire suppression system for the kitchen. Fire suppression includes fusible links, manual pull stations, 3-gallon tanks, nozzles, and control panels. Hood is included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	1.00	EA	\$65,000.00	\$65,000.00	\$68,250.00
	SP3	MAIN BLDG	FIRE PROTECTION D40	L	4	Condition / Deficiency: The fire protection systems include a wet fire sprinkler system with backflow protection and standpipes but no fire pump. Solution: Should be budgeted for future repair/replacement.	52,000.00	SF	\$0.00	\$0.00	\$0.00
	SP4	MAIN BLDG	EQUIPMENT AND FURNISHINGS E	C	3	Condition / Deficiency: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Should be budgeted for repair/replacement.	310.00	LF	\$650.00	\$201,500.00	\$211,575.00
	SP5	MAIN BLDG	EQUIPMENT AND FURNISHINGS E	C	0	Condition / Deficiency: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Solution: NA	67.00	LF	\$0.00	\$0.00	\$0.00
	SP6	MAIN BLDG	EQUIPMENT AND FURNISHINGS E	C	0	Condition / Deficiency: Furnishings include food service tables, straight counters and curved counters. Solution: NA	12.00	LF	\$0.00	\$0.00	\$0.00

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	8
2	Clear wayfinding	8
3	Welcoming scale and atmosphere	9
4	Suitable Separation of Age groups	9
5	General Flexibility and Adaptability in and between Learning Spaces	6
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	4
7	Adequate Ventilation/Room comfort	7
8	Natural light/Views	8
9	Appropriate lighting and controls	8
10	Suitable Furniture, Equipment, Casework and Technology	6
11	Adequate Power, Data and Wireless Internet Access	6
12	Room Acoustics	8
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	4
14	Direct Restroom Access and Licensure Compliance	9
15	Adequate Ventilation/Room comfort	7
16	Natural light/Views	8
17	Appropriate lighting and controls	8
18	Suitable Furniture, Equipment, Casework and Technology	6
19	Adequate Power, Data and Wireless Internet Access	6
20	Room Acoustics	8
	SCIENCE SPACES	
21	Size	0
22	Adequate Ventilation/Room comfort	0
23	Natural light/Views	0
24	Appropriate lighting and controls	0
25	Suitable Furniture, Equipment, Casework and Technology	0
26	Adequate Power, Data and Wireless Internet Access	0
27	Room Acoustics	0
28	Appropriate Durable Finishes	0

		VISUAL ARTS CLASSROOM SPACES (2d / 3d Art)	
29	Size	6	
30	Adequate Ventilation/Room comfort	8	
31	Natural light/Views	8	
32	Appropriate lighting and controls	8	
33	Suitable Furniture, Equipment, Casework and Technology	6	
34	Adequate Power, Data and Wireless Internet Access	6	
35	Room Acoustics	8	
36	Appropriate Durable Finishes	9	
		PERFORMING ARTS CLASSROOMS (Music / Drama)	
37	Size	4	
38	Adequate Ventilation/Room comfort	8	
39	Natural light/Views	8	
40	Appropriate lighting and controls	8	
41	Suitable Furniture, Equipment, Casework and Technology	4	
42	Adequate Power, Data and Wireless Internet Access	6	
43	Room Acoustics	7	
		PERFORMING ARTS SPACES (Auditorium or Large Group Performance Area)	
44	Size	6	
45	Adequate Ventilation/Room comfort	8	
46	Adequate sound / AV system	5	
47	Appropriate lighting and controls	6	
48	Suitable Furniture, Equipment, Casework and Technology	6	
49	Adequate Power, Data and Wireless Internet Access	6	
50	Room Acoustics	5	
		CAREER AND TECHNICAL EDUCATION SPACES (CTE Shops and Labs)	
51	Size	0	
52	Adequate Ventilation/Room comfort	0	
53	Natural light/Views	0	
54	Appropriate lighting and controls	0	
55	Suitable Furniture, Equipment, Casework and Technology	0	
56	Adequate Power, Data and Wireless Internet Access	0	
57	Room Acoustics	0	
		SPECIAL EDUCATION (Including Severe needs, Resource rooms and Support)	
58	Size	8	
59	Adequate Ventilation/Room comfort	8	
60	Natural light/Views	9	
61	Appropriate lighting and controls	9	
62	Suitable Furniture, Equipment, Casework and Technology	10	

63	Adequate Power, Data and Wireless Internet Access	6	
64	Room Acoustics	8	
	PE AND ATHLETICS (Including Gyms, Weight Rooms, Fitness Room, Wrestling, Locker Rooms, Offices, Storage)		
65	Size	8	
66	Adequate Ventilation/Room comfort	8	
67	Natural light/Views	6	
68	Appropriate lighting and controls	7	
69	Suitable Equipment and Technology	7	
70	Adequate Power, Data and Wireless Internet Access	6	
71	Room Acoustics	6	
	DINING COMMONS/CAFETERIA AND KITCHEN		
72	Size	6	
73	Adequate Ventilation/Room comfort	8	
74	Natural light/Views	9	
75	Appropriate lighting and controls	8	
76	Suitable Furniture, Equipment, Casework and Technology	7	
77	Adequate Power, Data and Wireless Internet Access	6	
78	Room Acoustics	7	
	LIBRARY MEDIA CENTER / LEARNING COMMONS		
79	Size	8	
80	Adequate Ventilation/Room comfort	9	
81	Natural light/Views	9	
82	Appropriate lighting and controls	8	
83	Suitable Furniture, Equipment, Casework and Technology	10	
84	Adequate Power, Data and Wireless Internet Access	6	
85	Room Acoustics	6	
	ADMINISTRATION / MAIN OFFICE		
86	Size	9	
87	Adequate Ventilation/Room comfort	8	
88	Natural light/Views	8	
89	Appropriate lighting and controls	8	
90	Suitable Furniture, Equipment, Casework and Technology	9	
91	Adequate Power, Data and Wireless Internet Access	5	
92	Room Acoustics	8	
	COUNSELING AND CLINIC AREAS		
93	Size	9	
94	Adequate Ventilation/Room comfort	8	
95	Natural light/Views	6	
96	Appropriate lighting and controls	9	

97	Suitable Furniture, Equipment, Casework and Technology	9	
98	Adequate Power, Data and Wireless Internet Access	7	
99	Room Acoustics (Privacy)	8	
	TEACHER AND STAFF SUPPORT (Offices, Teacher Lounge, Teacher Work Room, Teaming areas, Staff RR)		
100	Size	8	
101	Adequate Ventilation/Room comfort	9	
102	Natural light/Views	9	
103	Appropriate lighting and controls	8	
104	Suitable Furniture, Equipment, Casework and Technology	9	
105	Adequate Power, Data and Wireless Internet Access	6	
106	Room Acoustics (Privacy)	6	
	SUPPORT SPACES (Storage, work rooms, toilet rooms, Custodial)		
107	Size	7	
108	Adequate Ventilation/Room comfort	8	
109	Natural light/Views	5	
110	Appropriate lighting and controls	8	
111	Suitable Furniture, Equipment, Casework and Technology	7	
112	Adequate Power, Data and Wireless Internet Access	6	
	LAYOUT AND ADJACENCIES		
113	Corridor Width and Length of Travel - Student Transitions	5	
114	Community / Night Event and Classroom Separation	10	
115	Music Department and Performance Adjacency	8	
116	Special Education Rooms and General Classrooms Adjacency	7	
117	Gymnasium to Fields Adjacency	10	
118	Cafeteria to Playground Adjacency	7	
119	Classrooms to Playground Adjacency	7	
	ADA ACCESS AND UNIVERSAL DESIGN		
120	Internal amenities and spaces - equitable access	7	
121	Exterior amenities - equitable access	9	
122	Elevator Access	0	
123	Accessible Exterior pathways to parking and public way	6	
124	Toilet room accessibility and Gender equity	8	
	SAFETY AND SECURITY		
125	Site Perimeter Control	7	
126	Emergency Access, Vehicles (Fire, Ambulance, Police)	4	
127	Signage	7	
128	Separation of Vehicular and Pedestrian Traffic, including bollards at entry and fencing at play / athletics areas	7	
129	Clear Points of Pedestrian-Traffic Crossings	8	



Summit School District

Upper Blue Elementary School

District:	Summit School District
Facility:	Upper Blue Elementary School
Address:	1200 Airport Road
City:	Breckenridge, CO
Site Area (AC):	20
Gross Building Area (SF):	50,000.00
Number of Stories:	1
Years Constructed / Renovated:	1996 / 2017 / 2018
Total Replacement Value:	\$46,155,375.00
Total Condition Budget:	\$10,228,242.24
Facility Condition Score:	77.8%
Educational Adequacy Score :	78%
Students Enrolled:	201
Capacity:	300
Utilization (% Capacity):	67%



Deficiencies Summary by System

System	Replacement Value	Condition Budget	System FCI	Notes
Site	\$4,368,000.00	\$1,819,636.34	0.42	
Roofing	\$1,066,800.00	\$58,020.69	0.05	
Exterior Envelope	\$4,830,000.00	\$42,587.75	0.01	
Structure	\$11,424,000.00	\$0.00	0.00	
Interior	\$7,308,000.00	\$4,019,203.38	0.55	
Life and Fire Safety	\$588,000.00	\$68,250.00	0.12	
Mechanical	\$7,350,000.00	\$2,511,510.54	0.34	
Electrical	\$3,675,000.00	\$708,422.40	0.19	
Plumbing	\$2,625,000.00	\$111,520.50	0.04	
Technology	\$1,041,600.00	\$654,658.20	0.63	
Conveyances	\$0.00	\$0.00	#DIV/0!	
Specialties	\$1,878,975.00	\$234,432.45	0.12	
Total	\$46,155,375.00	\$10,228,242.24	0.22	= Facility Condition Index

Deficiencies Summary by Category




System	Condition Budget
Life Safety / Fire Safety	\$325,474.80
Health Safety / Hazards	\$0.00
Accessibility / ADA	\$4,019,203.38
Security	\$406,305.90
Utilities Efficiency	\$1,519,931.70
Maintenance	\$3,206,247.82
Interior Environment	\$0.00
Cosmetic	\$0.00
Total	\$9,477,163.59






Deficiencies Summary by Priority

Priority	Condition Budget
1	\$0.00
2	\$16,652.83
3	\$10,211,589.41
4	\$0.00
5	\$0.00
6	\$0.00
7	\$0.00
8	\$0.00
9	\$0.00
10	\$0.00
Total	\$10,228,242.24

SITE						Upper Blue Elementary School						hard explain macht	
IDENTIFICATION						DETAIL						SCOPE	
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S1	SITE	ROADWAY - TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2015	M	3	<p>Deficiency: The roadway includes painted pavement markings to provide guidance and information to drivers and pedestrians: Including centerline striping, directional arrows, crosswalk, and other roadway graphics. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	95	LF	\$5.15	\$489.25	\$513.71		
	S2	SITE	PARKING LOT- TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2025	M	3	<p>Deficiency: The parking lot includes painted pavement markings for parking spaces and accessibility graphics. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	103	EA	\$205.98	\$21,215.94	\$22,276.74		
	S3	SITE	PEDESTRIAN PAVEMENT - CONCRETE 1996 G2031	M	3	<p>Deficiency: Pedestrian pavement includes 2-1/2" thick bituminous asphalt sidewalks with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement.</p>	4,140	SF	\$9.56	\$39,578.40	\$41,557.32		
	S4	SITE	HARD SURFACE PEDESTRIAN AND PLAY AREAS (ASPHALT) G2031	M	3	<p>Deficiency: Pedestrian pavement includes a 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement.</p>	14,250	SF	\$31.51	\$449,017.50	\$471,468.38		
	S5	SITE	FENCING - CHAIN LINK 1996 & 2010 G2041	M	3	<p>Deficiency: Site development includes chain link fencing with steel post. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement.</p>	2600	LF	\$94.38	\$245,388.00	\$257,657.40		
	S6	SITE	FENCING - DECORATIVE METAL G2041	M	3	<p>Deficiency: Site development includes metal fencing with posts. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement.</p>	135	LF	\$117.98	\$15,927.30	\$16,723.67		

SITE							Upper Blue Elementary School							hard explain match	
IDENTIFICATION						DETAIL					SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description					Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	S7		PLAYING FIELDS - INFIELD MIX G2047	M	3	Deficiency: Ball fields include an infield mix. Spread and compaction are also included. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.					20580	SF	\$4.60	\$94,668.00	\$99,401.40

ROOF		Upper Blue Elementary School										hard eoplum mecht	
IDENTIFICATION					DETAIL					SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	RF1	MAIN BLDG	MEMBRANE ROOFING B3010	M	4	<p>Deficiency: Roofing is a fully adhered membrane roof system. Roof is estimated to be from 2013, and is approx. 12yrs old. EPDM Roof anticipated life span 30 years, good maintance can extend this.</p> <p>Solution: At end of life, around 2043, budget to replace EPDM Roof.</p>	0	SF	\$0.00	\$0.00	\$0.00		
	RF2	MAIN BLDG	SLOPED ROOFING - METAL B3010	M		<p>Deficiency: No Observable Issues</p> <p>Solution:</p>	0	EA	\$0.00	\$0.00	\$0.00		
	RF3	MAIN BLDG	ROOF ACCESS HATCH B3020	M	2	<p>Deficiency: The roof hatch does not include a safety post for egress and ingress on the roof ladder.</p> <p>Solution: Recommend installing a Safety Post to the roof ladder.</p>	1	EA	\$650.00	\$650.00	\$682.50		
	RF4	MAIN BLDG	SKYLIGHTS MONUMENTAL B3021	M	3	<p>Deficiency: Skylights, fixed frame units with insulating solar glazing for large area applications such as atrium lobbies, etc. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	260	SF	\$210.03	\$54,607.80	\$57,338.19		

EXTERIOR			Upper Blue Elementary School						hord coplan mecht		
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	EX1	MAIN BLDG	EXTERIOR OVERFLOW DRAINS	M	2	Deficiency: There are several overflow drains with lambs tongues that were observed actively draining without concrete splashblocks below them to direct the water away from the foundation. Solution: Recommend providing concrete splashblocks where missing to properly direct the water away from the foundation.	8	EA	\$260.00	\$2,080.00	\$2,184.00
	EX2	MAIN BLDG	EXTERIOR WALL - MASONRY VENEER B2010	M	2	Deficiency: Minor areas of brick have broken apart, defined as cracks within the joint, spalling, holes in the brick, or missing pieces. Solution: Replace cracked bricks or add mortar joint at cracked brick, and repoint damaged areas.	40	SF	\$81.25	\$3,250.00	\$3,412.50
	EX3	MAIN BLDG	EXTERIOR BUILDING CAULKING	M	3	Deficiency: Cracking or missing building perimeter joint caulking for 50% of building perimeter. Solution: Recommend replacement of building perimeter sealant/caulking where insufficient.	2000	LF	\$6.50	\$13,000.00	\$13,650.00
	EX4	MAIN BLDG	EXTERIOR COLUMNS B2010	M	2	Deficiency: Exterior Steel columns have rusted at the bottom of the column most likely due to the salt from deicing of the sidewalks. Solution: Sand or remove excess rust, apply rust concealer and primer to protect the damaged area and apply high performance paint to column.	48	LF	\$205.83	\$9,879.84	\$10,373.83
	EX5	MAIN BLDG	WINDOWS - ALUMINUM STOREFRONT B2020	M	4	Deficiency: Existing exterior window systems (aluminum) are in good condition. Windows age is estimated to be 29yrs old, and appears to be insulated glazing. Anticipated life span - 30+ years. Solution: Within 10yrs budget to replace window system with new thermally broken aluminum storefront system with insulated low-e coated glazing.	0	SF	\$0.00	\$0.00	\$0.00
	EX6	MAIN BLDG	EXTERIOR HM DOORS AND FRAMES B2030	M	4	Deficiency: Existing exterior doors & frames (hollow metal) are in good condition. Doors and frames are approaching the end of their lifespan, but good maintenance and covered entry areas extend this. Anticipated life span - 30+ years. Solution: Recommend Painting where paint is very faded to extended life. Replace with thermally broken HM frames and HM insulated doors.	0	LF	\$0.00	\$0.00	\$0.00

INTERIOR			Upper Blue Elementary School						hard caplan maschi			
IDENTIFICATION					DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	11	MAIN BLDG	INTERIOR PARTITIONS - FOLDING PARTITIONS C1010	A	3	<p>Deficiency: The building interior includes folding partitions. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement.</p>	2935	SF	\$255.61	\$750,215.35	\$787,726.12	
	12	MAIN BLDG	WALL FINISHES - PAINTING C3010	A	3	<p>Deficiency: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	73942	SF	\$3.21	\$237,353.82	\$249,221.51	
	13	MAIN BLDG	WALL FINISHES - CERAMIC WALL TILE C3010	A	4	<p>Deficiency: Building wall coverings include ceramic tile. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	2844	SF	\$0.00	\$0.00	\$0.00	
	14	MAIN BLDG	WALL FINISHES - COMPOSITE WALL COVERINGS C3010	A	3	<p>Deficiency: Wall finishes include wall covering composed of linen, fabric, wallpaper, vinyl, or other similar manufactured materials. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	18012	SF	\$22.10	\$398,065.20	\$417,968.46	
	15	MAIN BLDG	FLOORING - CARPET C3020	A	3	<p>Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	30855	SF	\$19.04	\$587,479.20	\$616,853.16	
	16	MAIN BLDG	FLOORING - CERAMIC FLOOR TILE C3020	A	3	<p>Deficiency: Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	4145	SF	\$45.03	\$186,649.35	\$195,981.82	

INTERIOR			Upper Blue Elementary School								hard explain measure	
IDENTIFICATION					DETAIL					SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	17	MAIN BLDG	FLOORING - CONCRETE C3020	A	3	<p>Deficiency: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	1382	SF	\$19.03	\$26,299.46	\$27,614.43	
	18	MAIN BLDG	FLOORING - RESILIENT VCT C3020	A	3	<p>Deficiency: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	8750	SF	\$28.29	\$247,537.50	\$259,914.38	
	19	MAIN BLDG	FLOORING - ATHLETIC C3020	A	3	<p>Deficiency: Resilient athletic vinyl flooring with wall base. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	4148	SF	\$42.44	\$176,041.12	\$184,843.18	
	110	MAIN BLDG	CEILING - ACOUSTICAL TILE C3030	A	4	<p>Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement. FCI NOTE: REPLACEMENT OF CEILING GRID NOT INCLUDED</p>	36532	SF	\$0.00	\$0.00	\$0.00	
	111	MAIN BLDG	CEILING - GYPSUM BOARD - CONDITION AND FINISH C3030	A	4	<p>Deficiency: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished, and painted with primer and two finish coats. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	5098	SF	\$0.00	\$0.00	\$0.00	
	112	MAIN BLDG	CEILING - PAINTED CEILING FINISH C3030	A	4	<p>Deficiency: Interior ceiling finishes include paint. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement</p>	7720	SF	\$0.00	\$0.00	\$0.00	

MECHANICAL / HVAC SYSTEMS			Upper Blue Elementary School								
IDENTIFICATION					DETAIL			SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M1	MAIN BLDG	BOILER - HEAT GENERATING SYSTEMS D3020	U	3	<p>Condition / Deficiency: Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	50,200	SF	\$28.02	\$1,406,604.00	\$1,476,934.20
	M2	MAIN BLDG	DISTRIBUTION SYSTEMS - CENTRAL AHU D3040	M	4	<p>Condition / Deficiency: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers, and plenum return. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	7,720	SF	\$0.00	\$0.00	\$0.00
	M3	MAIN BLDG	EXHAUST SYSTEM - FANS AND DUCTS D3040	M	3	<p>Condition / Deficiency: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	50200	EA	\$0.00	\$0.00	\$0.00
	M4	MAIN BLDG	EXHAUST SYSTEM - KITCHEN D3040	M	3	<p>Condition / Deficiency: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement.</p>	1,125	EA	\$0.00	\$0.00	\$0.00
	M5	MAIN BLDG	FAN COIL SYSTEM - 2 PIPE CABINET D3040	M	3	<p>Condition / Deficiency: HVAC system includes perimeter wall hung cabinet type fan coil system. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement.</p>	42480	SF	\$22.26	\$945,604.80	\$992,885.04
	M6	MAIN BLDG	2 PIPE DISTRIBUTION SYSTEMS D3040	M	4	<p>Condition / Deficiency: A two-pipe distribution system provides HVAC distribution. Years remaining have been increased because the system is currently functioning,</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	50,200	SF	\$0.00	\$0.00	\$0.00

MECHANICAL / HVAC SYSTEMS						Upper Blue Elementary School						
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	M7	MAIN BLDG	RADON VENTILATION D3042	M		<p>Condition / Deficiency: The HVAC system includes radon ventilation.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00	
	M8	MAIN BLDG	UNIT HEATERS - HOT WATER D3060	M	3	<p>Condition / Deficiency: Heating is provided by suspended, forced hot water unit heaters. Years remaining have been increased because the system is currently functioning.</p> <p>Solution: The system is beyond its useful life and should be budgeted for repair/replacement.</p>	4	EA	\$9,926.50	\$39,706.00	\$41,691.30	

ELECTRICAL SYSTEMS			Upper Blue Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	E1	MAIN BLDG	DISTRIBUTION EQUIPMENT, PANEL BOARDS, FEEDERS D5012	U	3	<p>Condition / Deficiency: The electrical distribution system for this building includes panelboards, feeders, and associated equipment.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	50,200	SF	\$2.80	\$140,560.00	\$147,588.00		
	E2	MAIN BLDG	MAIN ELECTRICAL SERVICE D5012	U	3	<p>Condition / Deficiency: The building includes an electrical service, which includes incoming feeders, main panel, and metering.</p> <p>Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.</p>	1	EA	\$155,620.00	\$155,620.00	\$163,401.00		
	E3	MAIN BLDG	LIGHTING - EXTERIOR WALL MOUNTED D5020	U		<p>Condition / Deficiency: Exterior lighting consists of LED (Light-Emitting Diodes) wall pack units.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		
	E4	MAIN BLDG	LIGHTING - INTERIOR (GENERAL) D5022	U		<p>Condition / Deficiency: The lighting system includes lighting fixtures, lamps, conduit and wire.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		
	E5	MAIN BLDG	LIGHTING - INTERIOR ATHLETIC D5022	U		<p>Condition / Deficiency: The gym area includes a High Bay lighting system. The system consists of high bay fluorescent fixtures, controls, and feeders.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		

PLUMBING SYSTEMS			Upper Blue Elementary School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description		Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	P1	MAIN BLDG	CUSTODIAL / UTILITY SINKS D2010	M	3	Deficiency: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.		50,200	SF	\$1.30	\$65,260.00	\$68,523.00	
	P2	MAIN BLDG	RESTROOM FIXTURES D2010	M		Deficiency: The restroom fixtures include urinals, water closets, lavatories and showers. Solution: No deficiencies noted		0	EA	\$0.00	\$0.00	\$0.00	
	P3	MAIN BLDG	DRINKING FOUNTAINS / ELECTRIC WATER COOLERS D2010	M		Deficiency: Plumbing fixtures include dual-height wall-mounted water coolers. Solution: No deficiencies noted		0	EA	\$0.00	\$0.00	\$0.00	
	P4	MAIN BLDG	DOMESTIC WATER DISTRIBUTION D2020	U	4	Deficiency: The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.		50,200	EA	\$0.00	\$0.00	\$0.00	
	P4		WATER HEATER 81 GAL & 100 GAL D2020	U	3	Deficiency: The domestic hot water is provided by a 100-gallon gas water heater. The domestic hot water is provided by a gas-fired water heater with a recirculation pump. Years remaining have been increased because the system is currently functioning. Solution: The system is beyond its useful life and should be budgeted for repair/replacement.		2	EA	\$20,475.00	\$40,950.00	\$42,997.50	
	P5		SANITARY WASTE PIPING D2030	M, A		Deficiency: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. Solution: No deficiencies noted		0	EA	\$0.00	\$0.00	\$0.00	

PLUMBING SYSTEMS			Upper Blue Elementary School										
IDENTIFICATION						DETAIL			SCOPE				
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	P6		ROOF DRAINAGE D2040	M, A		Deficiency: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		
	P7		NATURAL GAS SERVICE D3012	U, A		Deficiency: The building includes a natural gas supply with a 2" line coming into the building. The supply is for boilers, kitchen and other equipment. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		
							0	EA	\$0.00	\$0.00	\$0.00		
							0	EA	\$0.00	\$0.00	\$0.00		

TECHNOLOGY / AV SYSTEMS			Upper Blue Elementary School								
IDENTIFICATION				DETAIL			SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	T1	MAIN BLDG	PUBLIC ADDRESS SYSTEM D5031	M		Condition / Deficiency: The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	T2	MAIN BLDG	INEGRAED COMMUNICATIONS SYSTEM D5032	M		Condition / Deficiency: The building includes an integrated local area network (LAN), phone, and intercom system. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	T3	MAIN BLDG	FIRE ALARM SYSTEM D5037	L	3	Condition / Deficiency: The fire alarm system includes head-end equipment, pull stations, audio/visual strobes, smokes, conduit, wire, and connections. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement.	50,200	SF	\$4.88	\$244,976.00	\$257,224.80
	T4	MAIN BLDG	EMERGENCY ALARM SYSTEM D5038	S	3	Condition / Deficiency: This building includes an emergency alarm system. The emergency alarm system includes: head-end equipment, pull stations, audio/visual strobes, conduit, wire, and connections. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement	50,200	SF	\$3.25	\$163,150.00	\$171,307.50
	T5	MAIN BLDG	SECURITY SYSTEM - CCTV D5038	S	3	Condition / Deficiency: The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system consists of a video recorder, monitoring station, cameras, conduit, and cabling. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement	50,200	SF	\$2.34	\$117,468.00	\$123,341.40
	T6	MAIN BLDG	SECURITY SYSTEM - CARD ACCESS SYSTEM D5038	S	3	Condition / Deficiency: The building includes a card access security system. The security system includes control panels, card swipe pads, conduit, and cabling. Years remaining have been increased because the system is currently functioning. Solution: The system is approaching the end of its useful life and should be budgeted for repair/replacement	50,200	SF	\$1.95	\$97,890.00	\$102,784.50

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	10
2	Clear wayfinding	9
3	Welcoming scale and atmosphere	9
4	Suitable Separation of Age groups	9
5	General Flexibility and Adaptability in and between Learning Spaces	9
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	6
7	Adequate Ventilation/Room comfort	7
8	Natural light/Views	9
9	Appropriate lighting and controls	8
10	Suitable Furniture, Equipment, Casework and Technology	6
11	Adequate Power, Data and Wireless Internet Access	7
12	Room Acoustics	7
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	8
14	Direct Restroom Access and Licensure Compliance	10
15	Adequate Ventilation/Room comfort	8
16	Natural light/Views	9
17	Appropriate lighting and controls	8
18	Suitable Furniture, Equipment, Casework and Technology	6
19	Adequate Power, Data and Wireless Internet Access	7
20	Room Acoustics	7
	SCIENCE SPACES	
21	Size	0
22	Adequate Ventilation/Room comfort	0
23	Natural light/Views	0
24	Appropriate lighting and controls	0
25	Suitable Furniture, Equipment, Casework and Technology	0
26	Adequate Power, Data and Wireless Internet Access	0
27	Room Acoustics	0
28	Appropriate Durable Finishes	0

	VISUAL ARTS CLASSROOM SPACES (2d / 3d Art)		
29	Size	7	
30	Adequate Ventilation/Room comfort	8	
31	Natural light/Views	6	
32	Appropriate lighting and controls	7	
33	Suitable Furniture, Equipment, Casework and Technology	9	
34	Adequate Power, Data and Wireless Internet Access	7	
35	Room Acoustics	7	
36	Appropriate Durable Finishes	9	
	PERFORMING ARTS CLASSROOMS (Music / Drama)		
37	Size	7	
38	Adequate Ventilation/Room comfort	8	
39	Natural light/Views	7	
40	Appropriate lighting and controls	7	
41	Suitable Furniture, Equipment, Casework and Technology	4	
42	Adequate Power, Data and Wireless Internet Access	7	
43	Room Acoustics	7	
	PERFORMING ARTS SPACES (Auditorium or Large Group Performance Area)		
44	Size	8	
45	Adequate Ventilation/Room comfort	8	
46	Adequate sound / AV system	6	
47	Appropriate lighting and controls	7	
48	Suitable Furniture, Equipment, Casework and Technology	8	
49	Adequate Power, Data and Wireless Internet Access	7	
50	Room Acoustics	9	
	CAREER AND TECHNICAL EDUCATION SPACES (CTE Shops and Labs)		
51	Size	0	
52	Adequate Ventilation/Room comfort	0	
53	Natural light/Views	0	
54	Appropriate lighting and controls	0	
55	Suitable Furniture, Equipment, Casework and Technology	0	
56	Adequate Power, Data and Wireless Internet Access	0	
57	Room Acoustics	0	
	SPECIAL EDUCATION (Including Severe needs, Resource rooms and Support)		
58	Size	9	
59	Adequate Ventilation/Room comfort	8	
60	Natural light/Views	9	
61	Appropriate lighting and controls	8	
62	Suitable Furniture, Equipment, Casework and Technology	7	

63	Adequate Power, Data and Wireless Internet Access	7	
64	Room Acoustics	9	
	PE AND ATHLETICS (Including Gyms, Weight Rooms, Fitness Room, Wrestling, Locker Rooms, Offices, Storage)		
65	Size	10	
66	Adequate Ventilation/Room comfort	8	
67	Natural light/Views	1	
68	Appropriate lighting and controls	8	
69	Suitable Equipment and Technology	8	
70	Adequate Power, Data and Wireless Internet Access	8	
71	Room Acoustics	7	
	DINING COMMONS/CAFETERIA AND KITCHEN		
72	Size	9	
73	Adequate Ventilation/Room comfort	9	
74	Natural light/Views	9	
75	Appropriate lighting and controls	8	
76	Suitable Furniture, Equipment, Casework and Technology	8	
77	Adequate Power, Data and Wireless Internet Access	7	
78	Room Acoustics	6	
	LIBRARY MEDIA CENTER / LEARNING COMMONS		
79	Size	9	
80	Adequate Ventilation/Room comfort	9	
81	Natural light/Views	9	
82	Appropriate lighting and controls	9	
83	Suitable Furniture, Equipment, Casework and Technology	9	
84	Adequate Power, Data and Wireless Internet Access	9	
85	Room Acoustics	8	
	ADMINISTRATION / MAIN OFFICE		
86	Size	10	
87	Adequate Ventilation/Room comfort	10	
88	Natural light/Views	10	
89	Appropriate lighting and controls	10	
90	Suitable Furniture, Equipment, Casework and Technology	10	
91	Adequate Power, Data and Wireless Internet Access	10	
92	Room Acoustics	10	
	COUNSELING AND CLINIC AREAS		
93	Size	8	
94	Adequate Ventilation/Room comfort	8	
95	Natural light/Views	8	
96	Appropriate lighting and controls	8	

97	Suitable Furniture, Equipment, Casework and Technology	7	
98	Adequate Power, Data and Wireless Internet Access	7	
99	Room Acoustics (Privacy)	8	
	TEACHER AND STAFF SUPPORT (Offices, Teacher Lounge, Teacher Work Room, Teaming areas, Staff RR)		
100	Size	8	
101	Adequate Ventilation/Room comfort	9	
102	Natural light/Views	2	
103	Appropriate lighting and controls	8	
104	Suitable Furniture, Equipment, Casework and Technology	8	
105	Adequate Power, Data and Wireless Internet Access	7	
106	Room Acoustics (Privacy)	6	
	SUPPORT SPACES (Storage, work rooms, toilet rooms, Custodial)		
107	Size	7	
108	Adequate Ventilation/Room comfort	8	
109	Natural light/Views	2	
110	Appropriate lighting and controls	7	
111	Suitable Furniture, Equipment, Casework and Technology	7	
112	Adequate Power, Data and Wireless Internet Access	7	
	LAYOUT AND ADJACENCIES		
113	Corridor Width and Length of Travel - Student Transitions	8	
114	Community / Night Event and Classroom Separation	10	
115	Music Department and Performance Adjacency	10	
116	Special Education Rooms and General Classrooms Adjacency	9	
117	Gymnasium to Fields Adjacency	10	
118	Cafeteria to Playground Adjacency	10	
119	Classrooms to Playground Adjacency	9	
	ADA ACCESS AND UNIVERSAL DESIGN		
120	Internal amenities and spaces - equitable access	9	
121	Exterior amenities - equitable access	9	
122	Elevator Access	0	
123	Accessible Exterior pathways to parking and public way	9	
124	Toilet room accessibility and Gender equity	9	
	SAFETY AND SECURITY		
125	Site Perimeter Control	9	
126	Emergency Access, Vehicles (Fire, Ambulance, Police)	6	
127	Signage	8	
128	Separation of Vehicular and Pedestrian Traffic, including bollards at entry and fencing at play / athletics areas	5	
129	Clear Points of Pedestrian-Traffic Crossings	6	



Summit School District

Summit Middle School

Assessment Summary

District:	Summit School District	
Facility:	Summit Middle School	
Address:	158 School Road	
City:	Frisco, CO	
Site Area (AC):	42.4	
Gross Building Area (SF):	165,799.00	<i>excludes SPHS 1986</i>
Number of Stories:	2	
Years Constructed / Renovated:	1968 / 1973 / 2006 / 2018	
Total Replacement Value:	\$137,204,805.37	
Total Condition Budget:	\$16,455,139.55	
Facility Condition Score:	88.0%	
Educational Adequacy Score :	84%	
Students Enrolled:	679	
Capacity:	1175	
Utilization (% Capacity):	58%	



Deficiencies Summary by System




System	Replacement Value	Condition Budget	System FCI	Notes
Site	\$13,126,306.83	\$3,776,731.31	0.29	
Roofing	\$3,206,718.46	\$1,043,917.88	0.33	
Exterior Envelope	\$14,515,536.65	\$93,870.00	0.01	
Structure	\$34,330,340.94	\$0.00	0.00	
Interior	\$21,961,321.04	\$4,780,044.52	0.22	
Life and Fire Safety	\$1,767,002.84	\$1,343,743.90	0.76	
Mechanical	\$20,890,674.00	\$1,297,644.82	0.06	
Electrical	\$10,445,337.00	\$986,525.93	0.09	
Plumbing	\$7,834,002.75	\$2,366,494.38	0.30	
Technology	\$3,130,119.32	\$663,791.81	0.21	
Conveyances	\$350,000.00	\$102,375.00	0.29	
Specialties	\$5,647,445.54	\$0.00	0.00	
Total	\$137,204,805.37	\$16,455,139.55	0.12	= Facility Condition Index


Deficiencies Summary by Category



System	Condition Budget
Life Safety / Fire Safety	\$1,577,079.10
Health Safety / Hazards	\$3,988,416.10
Accessibility / ADA	\$1,004,850.00
Security	\$630,139.30
Utilities Efficiency	\$73,484.57
Maintenance	\$4,947,817.32
Interior Environment	\$1,455,088.32
Cosmetic	\$627,858.63
Total	\$14,304,733.33

Deficiencies Summary by Priority





Priority	Condition Budget
1	\$261,299.85
2	\$4,842,531.80
3	\$11,351,307.90
4	\$0.00
5	\$0.00
6	\$0.00
7	\$0.00
8	\$0.00
9	\$0.00
10	\$0.00
Total	\$16,455,139.55


SITE			Summit Middle School						SCOPE			board capital maint
IDENTIFICATION			DETAIL						SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	S1	SITE	PEDESTRIAN PAVEMENT - SIDEWALKS G2031	M	1	<p>costs are shared proportionally with SPHS (80-20%)</p> <p>Deficiency: Drainage at east courtyard is struggling for main roof drain outlets. Flooding in the area</p> <p>Solution: Assess drainage design and work to provide adequate site slope and drainage.</p>	2000	SF	\$4.88	\$9,760.00	\$10,248.00	
	S2	SITE	ROADWAY - TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2015	M	2	<p>Deficiency: The roadway includes painted pavement markings to provide guidance and information to drivers and pedestrians: Including centerline striping, directional arrows, crosswalk, and other roadway graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Restripe painted traffic markings.</p>	1250.45	LF	\$5.15	\$6,439.82	\$6,761.81	
	S3	SITE	PARKING LOT- TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2025	M	2	<p>Deficiency: The parking lot includes painted pavement markings for parking spaces and accessibility graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Restripe painted traffic markings.</p>	186.9	EA	\$205.99	\$38,499.53	\$40,424.51	
	S4	SITE	PARKING LOT AND ROADWAY FLEXIBLE PAVEMENT (ASPHALT) G2021	M	2	<p>Deficiency: Parking lot and roadway flexible pavement include a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Repave 2006 (20 yr old) areas of asphalt paving surface</p>	73749.9	SF	\$9.82	\$724,223.53	\$760,434.70	
	S5	SITE	PARKING LOT AND ROADWAY - CURBS AND GUTTERS G2023	M		<p>The parking lot and roadway include cast-in-place concrete curbs, rails, barriers at borders, planting islands, etc.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00	
	S6	SITE	PARKING LOT AND ROADWAY - TRAFFIC BARRIERS - PIPE BOLLARDS G2023	M		<p>Parking lot and roadway traffic barriers include concrete-filled painted steel pipe bollards.</p> <p>Solution: No deficiencies noted</p>	0	LF	\$0.00	\$0.00	\$0.00	


SITE						Summit Middle School						hard coplan macth	
IDENTIFICATION						DETAIL				SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S7	SITE	PEDESTRIAN PAVEMENT - SIDEWALKS G2031	A		<p>Pedestrian pavement includes a 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding.</p> <p>Solution: No deficiencies noted</p>	0	SF	\$0.00	\$0.00	\$0.00		
	S8	SITE	PEDESTRIAN WALKS - GRAVEL/CRUSHER FINES G2031	A		<p>Pedestrian pavement includes a 6" thick gravel base course.</p> <p>Solution: No deficiencies noted</p>	0	SF	\$0.00	\$0.00	\$0.00		
	S9	SITE	FENCING - CHAIN LINK G2041	S	3	<p>Deficiency: Site development includes chain link fencing with steel post. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace chain link fencing throughout site</p>	2144.9	LF	\$94.38	\$202,435.66	\$212,557.45		
	S10		SITE FURNISHINGS - BENCHES, TRASH RECEPTACLES, ETC G2045	E	4	<p>Deficiency: Portable bleacher seating is fixed with a wood/plastic/aluminum seating surface. This system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace outdoor bleachers</p>	190	EA	\$0.00	\$0.00	\$0.00		
	S11		PLAYING FIELDS G2047	E	3	<p>Deficiency: Site development includes an asphalt running track (6-8 lanes). Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace asphalt running track</p>	1	EA	\$584,721.00	\$584,721.00	\$613,957.05		



ROOF			Summit Middle School					hard caplan macht						
IDENTIFICATION					DETAIL					SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated			
	RF1	MAIN BLDG	MEMBRANE ROOFING B3010	M	4	<p>Single-ply membrane, Fully Adhered. Condition of roof and accessories is good</p> <p>Solution: Budget to replace roof in 10-15 years</p>	118592	SF	\$0.00	\$0.00	\$0.00			
	RF2	MAIN BLDG	SLOPED ROOFING - MEMBRANE B3010	M	4	<p>Single-ply membrane, Fully Adhered. Condition of roof and accessories is good</p> <p>Solution: Budget to replace roof in 10-15 years</p>	0	LF	\$0.00	\$0.00	\$0.00			
	RF3	MAIN BLDG	SKYLIGHTS - SOLATUBES B3021	M		<p>Skylight solar tubes include pipe, dome, flashing, and diffuser.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00			
	RF4	MAIN BLDG	FLASHINGS B3010	M		<p>Deficiency:</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00			

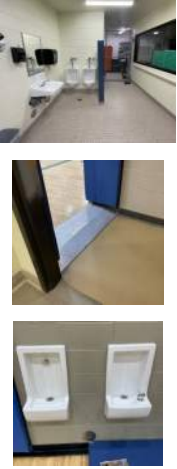
ROOF			Summit Middle School						hard caplan macht		
IDENTIFICATION						DETAIL			SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	RF5	MAIN BLDG	PAVERS / WALKWAY PADS B3010	M		Deficiency: Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00
	RF6	MAIN BLDG	ROOF ACCESS HATCH B3020	M		Deficiency: Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00


EXTERIOR			Summit Middle School					hard caplan mecht				
IDENTIFICATION						DETAIL				SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	EX1	MAIN BLDG	EXTERIOR HM DOORS AND FRAMES 1973 B2030	M	3	Deficiency: Frames have typical wear and tear at painted areas Solution: Assess damage to ensure no structural damage, repaint frames and doors throughout exterior	4	EA	\$650.00	\$2,600.00	\$2,730.00	
	EX2	MAIN BLDG	EXTERIOR WALL - CONCRETE RAMPS B2010	M	2	Deficiency: Ramps and stairs outside main gym are deteriorated Solution: District has project in motion to replace these two already	0	SF	\$0.00	\$0.00	\$0.00	
	EX3	MAIN BLDG	EXTERIOR WALL - Precast Concrete B2010	M	1	Deficiency: Precast wall panel joints at gymnasium are fully open, hot interior air blows out from cracks. Solution: Assess damage and replace joint caulking at gymnasium precast to ensure building envelope continuity.	1	LS	\$13,000.00	\$13,000.00	\$13,650.00	
	EX4	MAIN BLDG	EXTERIOR WALL - Cast-in-place Concrete B2010	M	4	Deficiency: Cast in place concrete pillar are chipping at front entry Solution: Assess damage and patch lost concrete if feasible.	0	SF	\$0.00	\$0.00	\$0.00	





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IDENTIFICATION						DETAIL				SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	EX5	MAIN BLDG	EXTERIOR WALL - Masonry walls B2010	M	2	Deficiency: Typical, caulking and sealant is failing and most of exterior joints with hardscape Solution: Replace exterior building sealant at doors, windows, and paving.	2500	LF	\$26.92	\$67,300.00	\$70,665.00
	EX6	MAIN BLDG	WINDOWS - ALUMINUM B2020	M		The building includes aluminum framed exterior units with insulating glass. Solution: No deficiencies noted		SF	\$0.00	\$0.00	\$0.00
	EX7	MAIN BLDG	DOORS - ALUMINUM STOREFRONT B2030	M		The exterior doors include swinging glazed aluminum storefront leaf, a glazed transom, an aluminum frame, and hardware, including a closer. Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00
	EX8	MAIN BLDG	EXTERIOR HM DOORS AND FRAMES B2030	S		Exterior doors include a 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware, and closer. Includes painted door and painted frame. Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00




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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	EX9	MAIN BLDG	EXTERIOR HM DOORS AND FRAMES 1973 B2030	S	2	<p>Deficiency: Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frames with hinges, locksets, exit hardware, and closers. Includes painted doors and painted frames.</p> <p>Solution: Repair and repaint exterior doors</p>	4	ea	\$1,625.00	\$6,500.00	\$6,825.00
	EX10	MAIN BLDG	AUTOMATIC DOOR OPENERS - EXTERIOR B2030	M		<p>Door hardware add-ons, automatic openers, for a single swing door, per opening, include a motor, handicap actuator buttons, and wiring</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00



INTERIOR			Summit Middle School								hord caplan mascht	
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	11	MAIN BLDG	INTERIOR PARTITIONS - MASONRY - CONDITION AND FINISH 1973-2018 C1010	M		Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with GWB (Gypsum Wall Board) facing 1 side. Solution: No deficiencies noted	15200	SF	\$0.00	\$0.00	\$0.00	
	12	MAIN BLDG	INTERIOR PARTITIONS - GYPSUM BOARD - CONDITION AND FINISH 1973 - 2018 C1010	M		The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	13	MAIN BLDG	INTERIOR WALLS - FOLDING PARTITIONS - CONDITION AND FINISH C1010	E		The building interior includes folding partitions. Solution: No deficiencies noted	1215	SF	\$0.00	\$0.00	\$0.00	
	14	MAIN BLDG	INTERIOR PARTITIONS - WINDOWS / STOREFRONT 2006 C1010	M		The building interior includes windows and storefront partitions. Solution: No deficiencies noted	792	SF	\$0.00	\$0.00	\$0.00	
	15	MAIN BLDG	FLOORING - Walkoff Mats C3020	H	3	Deficiency: Walkoff matting at main entry is generally stained and probably at least halfway through its usable life Solution: Replace areas throughout that are nearing end of usable life	50	SF	\$143.00	\$7,150.00	\$7,507.50	
	16	MAIN BLDG	RAMP - FLOOR FINISH C2020	A	2	Deficiency: Potential stage platform in music room is not ADA compliant. Solution: If major renovation work is done, ramp will need to be constructed to allow access compliance at stage	80	SF	\$243.75	\$19,500.00	\$20,475.00	

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	17	MAIN BLDG	INTERIOR - RESTROOMS AND LOCKER ROOMS C1010	A	3	Deficiency: Mens and Womens Locker rooms are generally outdated and have many ADA issues and aging finishes and fixtures Solution: Redesign and renovate locker rooms to meet compliance	2400	SF	\$350.00	\$840,000.00	\$882,000.00	
	18	MAIN BLDG	INTERIOR DOORS - OH ROLLING FIRE DOOR C1020	S		The building includes electrically operated overhead rolling doors. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	19	MAIN BLDG	INTERIOR HM DOORS AND FRAMES RATED C1020	S	1	Deficiency: Interior doors include a pair of rated 3 x 7 HM (Hollow Metal) steel doors and steel frames with hinges, locksets, panic hardware, and closers. Includes painted doors and painted frames. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace interior HM rated door pair	1	EA	\$21,347.00	\$21,347.00	\$22,414.35	
	110	MAIN BLDG	INTERIOR HM DOORS AND FRAMES C1020	M	2	Deficiency: Interior doors include 3 x 7 HM (Hollow Metal) steel doors and steel frames with hinges, locksets, panic hardware, and closers. Includes painted doors and painted frames. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace interior HM door Pair	1	EA	\$20,347.00	\$20,347.00	\$21,364.35	
	111	MAIN BLDG	INTERIOR WOOD DOORS - HM FRAMES C1020	M		Interior doors include non-rated 3 x 7 Wd (wood) doors and frames with hinges, locksets, and closers. Includes finished doors and frames. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	

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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	I12	MAIN BLDG	INTERIOR ALUMINUM DOORS AND STOREFRONT C1020	M		The interior doors include swinging glazed aluminum storefronts with glazed transom, aluminum frame, hardware, and closers. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	I13	MAIN BLDG	IDENTIFYING DEVICES - SIGNAGE C1035		4	Deficiency: Finishes include room, door, and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace signage.	153142	SF	\$0.00	\$0.00	\$0.00	
	I14	MAIN BLDG	WALL FINISHES - PAINT C3020	C	3	Deficiency: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Paint building interior	186281	SF	\$3.21	\$597,960.60	\$627,858.63	
	I15	MAIN BLDG	WALL FINISHES - CERAMIC WALL TILE C3020	M		Building wall coverings include ceramic tiles. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	I16	MAIN BLDG	FLOORING - 2006 CARPET C3020	H	2	Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace carpeting throughout	66809.6	SF	\$19.04	\$1,272,055.36	\$1,335,658.12	

INTERIOR			Summit Middle School					horst caplan mascht				
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	I17	MAIN BLDG	FLOORING - 2018 CARPET C3020	H	2	<p>Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace carpeting throughout</p>	17950	SF	\$19.04	\$341,768.00	\$358,856.40	
	I18	MAIN BLDG	FLOORING - CERAMIC FLOOR TILE C3020	M		<p>Building floor coverings include ceramic tiles.</p> <p>Solution: No deficiencies noted</p>	0	LS	\$0.00	\$0.00	\$0.00	
	I19	MAIN BLDG	FLOORING - CONCRETE C3020	C	4	<p>Deficiency: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Repaint / reseal Concrete Floor</p>	5222.4	SF	\$0.00	\$0.00	\$0.00	
	I20	MAIN BLDG	FLOORING - QUARRY TILE C3020	C	4	<p>Floor finishes include mud-set quarry or ceramic tile. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace quarry tile flooring</p>	1715	SF	\$0.00	\$0.00	\$0.00	
	I21	MAIN BLDG	FLOORING - VCT C3020	C	4	<p>Deficiency: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently in good condition, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace VCT Flooring</p>	6528	SF	\$0.00	\$0.00	\$0.00	
	I22	MAIN BLDG	FLOORING - VINYL SHEET C3020	C	4	<p>Deficiency: Floor finishes include areas of vinyl sheet goods flooring and base. Years remaining have been increased because the system is currently in good condition, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to Replace Vinyl Sheet Good Flooring</p>	32638.4	SF	\$0.00	\$0.00	\$0.00	

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IDENTIFICATION					DETAIL					SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	I23	MAIN BLDG	FLOORING - WOOD ATHLETIC C3020	E	3	Floor finishes include finished wood strip flooring and finished wood base. Assumed on concrete over sleepers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to Replace Gym wood athletic Flooring (1986 west Gym)	6140	SF	\$35.37	\$217,171.80	\$228,030.39	
	I24	MAIN BLDG	FLOORING - WOOD STAGE C3020	E	3	Floor finishes include finished wood strip flooring and finished wood base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to Replace Wood Flooring at Stage	740	SF	\$42.44	\$31,405.60	\$32,975.88	
	I25	MAIN BLDG	FLOORING - WOOD LIBRARY C3020	M		Floor finishes include finished wood strip flooring and finished wood base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: No deficiencies noted	10310	SF	\$0.00	\$0.00	\$0.00	
	I26	MAIN BLDG	FLOORING - LVT C3020	M		Floor finishes include areas of LVT (Luxurious Vinyl Tile) flooring and base. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	I27	MAIN BLDG	CEILING - ACOUSTICAL TILE C3030	M	4	Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace ACT tile	116310	SF	\$0.00	\$0.00	\$0.00	
	I28	MAIN BLDG	CEILING - GYPSUM BOARD - CONDITION AND FINISH C3030	M		Deficiency: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished, and painted with primer and two finish coats. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	

INTERIOR			Summit Middle School						hord caplan mascht		
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	I29	MAIN BLDG	FIXED CASEWORK 2006 E2010	E		The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00
	I30	MAIN BLDG	FIXED CASEWORK 2018 E2010	E		Deficiency: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00
	I31	MAIN BLDG	FOOD SERVICE COUNTERS AND TABLES E2010	E		Furnishings include food service tables, straight counters and curved counters. Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00
	I32	MAIN BLDG	FOOD SERVICE EQUIPMENT E2010	M	3	Deficiency: Equipment and furnishings include kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace kitchen food service equipment	1	LS	\$1,183,718.00	\$1,183,718.00	\$1,242,903.90
	I33	MAIN BLDG	THEATER CURTAINS E2010	E		Furnishings include fabric theater curtains Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00
	I34	MAIN BLDG	FIXED THEATER SEATING E2010	E		Furnishings include fixed theater seating. The original 1973 seats were refurbished in 2006, the date of installation has been adjusted to reflect the extended life of this system. Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00

BUILDING CODE: LIFE / FIRE SAFETY			Summit Middle School									hard explain modify
IDENTIFICATION						DETAIL			SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	LS1	MAIN BLDG	STAIRS - CONSTRUCTION AND COMPLIANCE C2010	A		Solution: No deficiencies noted	0	LF	\$2,500.00	\$0.00	\$0.00	
	LS2	MAIN BLDG	RAMPS - CONSTRUCTION AND COMPLIANCE C2010	A		Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	LS3	MAIN BLDG	DOOR HARDWARE - ADA COMPLIANCE C1020	A		Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00	
	LS4	MAIN BLDG	INTERIOR SIGNAGE - ADA COMPLIANCE C1035	A		Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	LS5	MAIN BLDG	STAIR HANDRAIL - CONSTRUCTION AND COMPLIANCE C2010	A		Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00	
	LS6	MAIN BLDG	RAMP HANDRAIL CONSTRUCTION AND COMPLIANCE C2010	A		Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	

MECHANICAL / HVAC SYSTEMS			Summit Middle School								
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M1	MAIN BLDG	BOILER - HW GAS FIRED REDUNDANCY D3020	M		<p>Condition / Deficiency: Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included.</p> <p>Solution: No deficiencies noted</p>	0	sf	\$0.00	\$0.00	\$0.00
	M2	MAIN BLDG	BOILER - HW GAS FIRED D3020	M		<p>Condition / Deficiency: Heat is provided by a gas-fired HW (hot water) boiler with no redundancy.</p> <p>Solution: No deficiencies noted</p>	0	sf	\$0.00	\$0.00	\$0.00
	M3	MAIN BLDG	2-PIPE DISTRIBUTION SYSTEM D3040	M		<p>A two-pipe distribution system provides HVAC distribution</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	M4	MAIN BLDG	CENTRAL AHU - ERV SYSTEM W/ DIST D3040	M		<p>Condition / Deficiency: The HVAC system has a central Energy Recovery Ventilator with cooling and heating coils, VFD, VAV ducted distribution, diffusers, plenum return, and enthalpy wheel.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	M5	MAIN BLDG	CENTRAL AHU - VAV SYSTEM W/ DIST D3040	M		<p>Condition / Deficiency: The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers, and plenum return.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	M6	MAIN BLDG	EXHAUST SYSTEM - RESTROOM FANS D3040	M	3	<p>Condition / Deficiency: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace restroom fans</p>	153142.3	SF	\$1.81	\$277,187.56	\$291,046.94

MECHANICAL / HVAC SYSTEMS			Summit Middle School								
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M7	MAIN BLDG	EXHAUST SYSTEM - FANS AND DUCTS D3040	M		Condition / Deficiency: The HVAC ventilation system includes roof-mounted exhaust fans with ducting Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	M8	MAIN BLDG	EXHAUST SYSTEM - KITCHEN D3040	M	2	Condition / Deficiency: The ventilation system includes a kitchen exhaust system with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace kitchen exhaust	1715	SF	\$83.11	\$142,533.65	\$149,660.33
	M9	MAIN BLDG	EXHAUST SYSTEM - FUME HOOD D3040	M		The HVAC ventilation system includes fume hood and exhaust system for a science lab5. Solution: No deficiencies noted	1	EA	\$0.00	\$0.00	\$0.00
	M10	MAIN BLDG	FAN COIL SYSTEM - 2 PIPE CABINET 2018 D3040	M		Condition / Deficiency: The HVAC system includes a perimeter wall-hung cabinet-type fan coil system. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	M11	MAIN BLDG	FAN COIL SYSTEM - 2 PIPE CABINET 2006 D3040	M	3	Condition / Deficiency: The HVAC system (2006) includes a perimeter wall-hung cabinet-type fan coil system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace fan coil sytem cabinet	17200	SF	\$22.26	\$382,872.00	\$402,015.60
	M12	MAIN BLDG	FIN TUBE HYDRONIC HEATING D3040	M	3	Condition / Deficiency: HVAC distribution includes a two-pipe heating hot water system with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace hydronic fin tube system	600	SF	\$36.97	\$22,182.00	\$23,291.10
	M13	MAIN BLDG	CABINET UNIT HEATER - ELEC D3050	M	3	Suspended, electric unit heaters provide heating. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace electric unit heater	2	EA	\$9,926.50	\$19,853.00	\$20,845.65



MECHANICAL / HVAC SYSTEMS			Summit Middle School								
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	M14	MAIN BLDG	CABINET UNIT HEATER - HW D3050	M		Heating is provided by suspended, forced hot water unit heaters. These units are located in the locker rooms. Solution: No deficiencies noted	5	EA	\$0.00	\$0.00	\$0.00
	M15	MAIN BLDG	MINI-SPLIT COOLING SYSTEM D3050	M	3	Deficiency: The HVAC system includes a Mini Split cooling unit with an air-cooled remotecondenser. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace Mini-split	4	EA	\$42,250.00	\$169,000.00	\$177,450.00
	M16	MAIN BLDG	DDC CONTROLS D3060	M		HVAC controls include a DDC system for system optimization, pc control, and sensors. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00

ELECTRICAL SYSTEMS			Summit Middle School								
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	E1	MAIN BLDG	DISTRIBUTION EQUIPMENT, PANEL BOARDS, FEEDERS D5012	U		Condition / Deficiency: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Solution: No deficiencies noted	0	SF	\$13.00	\$0.00	\$0.00
	E2	MAIN BLDG	MAIN ELECTRICAL SERVICE D5012	U		Condition / Deficiency: The building includes an electrical service, incoming feeders, the main panel, and metering. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	E3	MAIN BLDG	LIGHTING - EXTERIOR WALL MOUNTED HID D5020	U	3	Condition / Deficiency: Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace HID exterior lighting	11	EA	\$1,563.50	\$17,198.50	\$18,058.43
	E4	MAIN BLDG	LIGHTING - EXTERIOR WALL MOUNTED LED D5020	U		Exterior lighting consists of LED (Light-Emitting Diodes) wall pack units. Solution: No deficiencies noted	28	EA	\$0.00	\$0.00	\$0.00
	E5	MAIN BLDG	LIGHTING - INTERIOR LED D5022	U		The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, lamps, conduits, and wires. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	E6	MAIN BLDG	LIGHTING - INTERIOR D5022	U	4	Condition / Deficiency: The lighting system includes lighting fixtures, lamps, conduits, and wires. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Replace older fixtures with LED upgrades	153142	SF	\$0.00	\$0.00	\$0.00
	E7	MAIN BLDG	LIGHTING - INTERIOR ATHLETIC D5022	E		Condition / Deficiency: The gym area includes a High Bay lighting system. The system consists of high bay LED (Light-Emitting Diodes) fixtures, controls, and feeders. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00

ELECTRICAL SYSTEMS			Summit Middle School										
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Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	E8	MAIN BLDG	LIGHTING - INTERIOR STAGE D5022	E	3	Condition / Deficiency: Stage lighting includes a master control panel, spots, borders, and stage lights. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace stage lighting and controls	1	EA	\$552,500.00	\$552,500.00	\$580,125.00		
	E9	MAIN BLDG	ELECTRICAL DEVICES (OUTLETS AND SWITCHES) D5021	S		Condition / Deficiency: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.2006-2018 Solution: No deficiencies noted	131662	EA	\$0.00	\$0.00	\$0.00		
	E10	MAIN BLDG	SNOW MELT HEAT TAPE D5021	S	3	Condition / Deficiency: The building includes an exterior snow melt system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace heat tape wiring	350	LF	\$65.00	\$22,750.00	\$23,887.50		
	E11	MAIN BLDG	EMERGENCY POWER - GENERATOR D5092	S	3	Condition / Deficiency: The emergency power system includes an emergency generator 250kW max. Includes emergency generator, ATS, battery charger, muffler, day tank, feeder, wiring, and panels. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace emergency generator	0.89	EA	\$390,000.00	\$347,100.00	\$364,455.00		
	E12	MAIN BLDG	EXIT SIGNAGE D5092		4	Condition / Deficiency: The emergency lighting system includes the installation of exit signs. Installation includes single and double-sided exit signs, conduit, wire, boxes, conduit bends, connections, and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to replace exit signs	131662	SF	\$0.00	\$0.00	\$0.00		

PLUMBING SYSTEMS			Summit Middle School											
IDENTIFICATION						DETAIL				SCOPE				
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated			
	P1	MAIN BLDG	CUSTODIAL / UTILITY SINKS D2010	H		Deficiency: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet Solution: No deficiencies noted	75015	SF	\$0.00	\$0.00	\$0.00			
	P2	MAIN BLDG	RESTROOM FIXTURES D2010	H		Deficiency: The restroom fixtures include urinals, water closets, and lavatories. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00			
	P3	MAIN BLDG	DRINKING FOUNTAINS / ELECTRIC WATER COOLERS D2010	H		Deficiency: Plumbing fixtures include wall-mounted water coolers. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00			
	P4	MAIN BLDG	EMERGENCY EYEWASH D2010	H		Plumbing fixtures include emergency safety shower and eyewash units. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00			
	P5	MAIN BLDG	WATER DISTRIBUTION / BACK FLOW PREVENTER 2006-2018 D2020	H		Deficiency: The buildings domestic water distribution system includes a four-inch main line, water meter, and backflow preventer with rough-ins. The water heater is captured in a separate system. Solution: No deficiencies noted		SF	\$0.00	\$0.00	\$0.00			
	P5.1		WATER DISTRIBUTION / BACK FLOW PREVENTER - 1986 D2020	H	2	Deficiency: The buildings domestic water distribution system includes a four-inch main line, water meter, and backflow preventer with rough-ins. The water heater is captured in a separate system. Solution: Budget to replace water distribution system	43196.15	SF	\$45.67	\$1,972,768.17	\$2,071,406.58			

TECHNOLOGY / AV SYSTEMS			Summit Middle School								
IDENTIFICATION			DETAIL			SCOPE					
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	T1	MAIN BLDG	PUBLIC ADDRESS SYSTEM D5031	U	3	Condition / Deficiency: The building includes a public address system. The public address system consists of an amplifier, intercom/monitor, volume control, speakers, conduit, and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace PA system	16390	SF	\$4.27	\$69,985.30	\$73,484.57
	T2	Main BLDG	TELEPHONE SYSTEM D5033	U		Condition / Deficiency: The building includes a telephone system. Replaced in 2025. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	T3	Main BLDG	SCOREBOARDS D5033	U	4	Condition / Deficiency: The building has a scoreboard system. This system includes a wall-hung scoreboard, LED (Light Emitting Diode) scoring system, and LED clocking system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace scoreboards	4	EA	\$0.00	\$0.00	\$0.00
	T4	Main BLDG	INTERCOM SYSTEM - 2006 - 2018 D5036	M	3	Condition / Deficiency: The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for replacement. Solution: Budget to replace intercom system	131662.15	SF	\$4.27	\$562,197.38	\$590,307.25
	T5	Main BLDG	LOCAL AREA NETWORK (LAN) SYSTEM D5039	E		Condition / Deficiency: The building includes a local area network (LAN) system. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	T6	Main BLDG	SECURITY SYSTEM - CCTV D5039	S		The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system consists of a video recorder, monitoring station, cameras, conduit, and cabling. System updated in 2025 Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	T7	Main BLDG	SECURITY SYSTEM - CARD ACCESS D5039	S	4	Condition / Deficiency: The building includes a card access security system. The security system includes control panels, card swipe pads, conduit, and cabling. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to upgrade card access system	131662.15	EA	\$0.00	\$0.00	\$0.00

CONVEYANCES			Summit Middle School				hard coplan mech				
IDENTIFICATION						DETAIL			SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
 	C1	MAIN BLDG	ELEVATOR D1010	A		<p>The building includes a passenger hydraulic elevator - two stories.</p> <p>Solution: No deficiencies noted</p>	0	LS	\$0.00	\$0.00	\$0.00
	C2	MAIN BLDG	ELEVATOR - MOTOR CONTROLLER D1010	A	3	<p>Deficiency: The building includes elevator equipment controls. Master control cabinet and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace elevator motor controllers</p>	2	EA	\$48,750.00	\$97,500.00	\$102,375.00
	C3	MAIN BLDG	WHEEL CHAIR LIFT D1013	A		<p>The building includes a wheelchair lift.</p> <p>Solution: No deficiencies noted</p>	0	LS	\$0.00	\$0.00	\$0.00

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	9
2	Clear wayfinding	9
3	Welcoming scale and atmosphere	9
4	Suitable Separation of Age groups	10
5	General Flexibility and Adaptability in and between Learning Spaces	8
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	9
7	Adequate Ventilation/Room comfort	9
8	Natural light/Views	9
9	Appropriate lighting and controls	9
10	Suitable Furniture, Equipment, Casework and Technology	9
11	Adequate Power, Data and Wireless Internet Access	9
12	Room Acoustics	9
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	0
14	Direct Restroom Access and Licensure Compliance	0
15	Adequate Ventilation/Room comfort	0
16	Natural light/Views	0
17	Appropriate lighting and controls	0
18	Suitable Furniture, Equipment, Casework and Technology	0
19	Adequate Power, Data and Wireless Internet Access	0
20	Room Acoustics	0
	SCIENCE SPACES	
21	Size	9
22	Adequate Ventilation/Room comfort	9
23	Natural light/Views	9
24	Appropriate lighting and controls	9
25	Suitable Furniture, Equipment, Casework and Technology	9
26	Adequate Power, Data and Wireless Internet Access	9
27	Room Acoustics	9
28	Appropriate Durable Finishes	10

	VISUAL ARTS CLASSROOM SPACES (2d / 3d Art)		
29	Size	10	
30	Adequate Ventilation/Room comfort	9	
31	Natural light/Views	9	
32	Appropriate lighting and controls	9	
33	Suitable Furniture, Equipment, Casework and Technology	9	
34	Adequate Power, Data and Wireless Internet Access	10	
35	Room Acoustics	9	
36	Appropriate Durable Finishes	10	
	PERFORMING ARTS CLASSROOMS (Music / Drama)		
37	Size	10	
38	Adequate Ventilation/Room comfort	9	
39	Natural light/Views	7	
40	Appropriate lighting and controls	9	
41	Suitable Furniture, Equipment, Casework and Technology	9	
42	Adequate Power, Data and Wireless Internet Access	9	
43	Room Acoustics	9	
	PERFORMING ARTS SPACES (Auditorium or Large Group Performance Area)		
44	Size	9	
45	Adequate Ventilation/Room comfort	8	
46	Adequate sound / AV system	8	
47	Appropriate lighting and controls	8	
48	Suitable Furniture, Equipment, Casework and Technology	8	
49	Adequate Power, Data and Wireless Internet Access	8	
50	Room Acoustics	9	
	CAREER AND TECHNICAL EDUCATION SPACES (CTE Shops and Labs)		
51	Size	6	
52	Adequate Ventilation/Room comfort	6	
53	Natural light/Views	7	
54	Appropriate lighting and controls	8	
55	Suitable Furniture, Equipment, Casework and Technology	8	
56	Adequate Power, Data and Wireless Internet Access	6	
57	Room Acoustics	7	
	SPECIAL EDUCATION (Including Severe needs, Resource rooms and Support)		
58	Size	7	
59	Adequate Ventilation/Room comfort	9	
60	Natural light/Views	9	
61	Appropriate lighting and controls	9	
62	Suitable Furniture, Equipment, Casework and Technology	9	

63	Adequate Power, Data and Wireless Internet Access	9	
64	Room Acoustics	9	
	PE AND ATHLETICS (Including Gyms, Weight Rooms, Fitness Room, Wrestling, Locker Rooms, Offices, Storage)		
65	Size	9	
66	Adequate Ventilation/Room comfort	9	
67	Natural light/Views	7	
68	Appropriate lighting and controls	8	
69	Suitable Equipment and Technology	9	
70	Adequate Power, Data and Wireless Internet Access	9	
71	Room Acoustics	8	
	DINING COMMONS/CAFETERIA AND KITCHEN		
72	Size	10	
73	Adequate Ventilation/Room comfort	9	
74	Natural light/Views	8	
75	Appropriate lighting and controls	9	
76	Suitable Furniture, Equipment, Casework and Technology	9	
77	Adequate Power, Data and Wireless Internet Access	9	
78	Room Acoustics	9	
	LIBRARY MEDIA CENTER / LEARNING COMMONS		
79	Size	8	
80	Adequate Ventilation/Room comfort	9	
81	Natural light/Views	8	
82	Appropriate lighting and controls	8	
83	Suitable Furniture, Equipment, Casework and Technology	9	
84	Adequate Power, Data and Wireless Internet Access	9	
85	Room Acoustics	8	
	ADMINISTRATION / MAIN OFFICE		
86	Size	8	
87	Adequate Ventilation/Room comfort	9	
88	Natural light/Views	8	
89	Appropriate lighting and controls	9	
90	Suitable Furniture, Equipment, Casework and Technology	9	
91	Adequate Power, Data and Wireless Internet Access	9	
92	Room Acoustics	9	
	COUNSELING AND CLINIC AREAS		
93	Size	8	
94	Adequate Ventilation/Room comfort	9	
95	Natural light/Views	6	
96	Appropriate lighting and controls	8	

97	Suitable Furniture, Equipment, Casework and Technology	8	
98	Adequate Power, Data and Wireless Internet Access	8	
99	Room Acoustics (Privacy)	8	
	TEACHER AND STAFF SUPPORT (Offices, Teacher Lounge, Teacher Work Room, Teaming areas, Staff RR)		
100	Size	8	
101	Adequate Ventilation/Room comfort	9	
102	Natural light/Views	2	
103	Appropriate lighting and controls	8	
104	Suitable Furniture, Equipment, Casework and Technology	7	
105	Adequate Power, Data and Wireless Internet Access	7	
106	Room Acoustics (Privacy)	6	
	SUPPORT SPACES (Storage, work rooms, toilet rooms, Custodial)		
107	Size	8	
108	Adequate Ventilation/Room comfort	9	
109	Natural light/Views	7	
110	Appropriate lighting and controls	8	
111	Suitable Furniture, Equipment, Casework and Technology	8	
112	Adequate Power, Data and Wireless Internet Access	8	
	LAYOUT AND ADJACENCIES		
113	Corridor Width and Length of Travel - Student Transitions	9	
114	Community / Night Event and Classroom Separation	7	
115	Music Department and Performance Adjacency	7	
116	Special Education Rooms and General Classrooms Adjacency	9	
117	Gymnasium to Fields Adjacency	9	
118	Cafeteria to Playground Adjacency	0	
119	Classrooms to Playground Adjacency	0	
	ADA ACCESS AND UNIVERSAL DESIGN		
120	Internal amenities and spaces - equitable access	9	
121	Exterior amenities - equitable access	9	
122	Elevator Access	0	
123	Accessible Exterior pathways to parking and public way	9	
124	Toilet room accessibility and Gender equity	9	
	SAFETY AND SECURITY		
125	Site Perimeter Control	9	
126	Emergency Access, Vehicles (Fire, Ambulance, Police)	6	
127	Signage	9	
128	Separation of Vehicular and Pedestrian Traffic, including bollards at entry and fencing at play / athletics areas	9	
129	Clear Points of Pedestrian-Traffic Crossings	9	



Summit School District

Snowy Peaks High School

Assessment Summary

District:	Summit School District	
Facility:	Snowy Peaks High School	
Address:	158 School Road	
City:	Frisco, CO	
Site Area (AC):	42.4	
Gross Building Area (SF):	20,441.00	<i>excludes SMS 1973-2018</i>
Number of Stories:	1	
Years Constructed / Renovated:	1986 / 2006	
Total Replacement Value:	\$18,869,240.41	
Total Condition Budget:	\$4,254,326.62	
Facility Condition Score:	77.5%	
Educational Adequacy Score :	59%	
Students Enrolled:	77	
Capacity:	175	
Utilization (% Capacity):	44%	



Deficiencies Summary by System



System	Replacement Value	Condition Budget	System FCI	Notes
Site	\$1,785,725.76	\$241,961.62	0.14	
Roofing	\$436,129.18	\$891,575.10	2.04	
Exterior Envelope	\$1,974,600.60	\$303,297.12	0.15	
Structure	\$4,670,359.68	\$0.00	0.00	
Interior	\$2,987,656.56	\$378,616.17	0.13	
Life and Fire Safety	\$240,386.16	\$1,837,722.71	7.64	
Mechanical	\$3,004,827.00	\$153,648.47	0.05	
Electrical	\$1,502,413.50	\$45,045.00	0.03	
Plumbing	\$1,073,152.50	\$256,016.54	0.24	
Technology	\$425,826.91	\$146,443.89	0.34	
Conveyances	\$0.00	\$0.00	#DIV/0!	
Specialties	\$768,162.56	\$0.00	0.00	
Total	\$18,869,240.41	\$4,254,326.62	0.23	= Facility Condition Index


Deficiencies Summary by Category





System	Condition Budget
Life Safety / Fire Safety	\$166,080.71
Health Safety / Hazards	\$2,092,739.88
Accessibility / ADA	\$0.00
Security	\$139,559.38
Utilities Efficiency	\$73,484.57
Maintenance	\$1,503,641.90
Interior Environment	\$0.00
Cosmetic	\$77,600.50
Total	\$4,053,106.94

Deficiencies Summary by Priority

Priority	Condition Budget
1	\$1,691,844.00
2	\$601,290.29
3	\$1,961,192.33
4	\$0.00
5	\$0.00
6	\$0.00
7	\$0.00
8	\$0.00
9	\$0.00
10	\$0.00
Total	\$4,254,326.62

SITE						Snowy Peaks High School						hard caplan macht	
IDENTIFICATION						DETAIL						SCOPE	
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
						site costs are shared proportionally with middle school (89-11%)							
	S1	SITE	ROADWAY - TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2015	M	2	<p>Deficiency: The roadway includes painted pavement markings to provide guidance and information to drivers and pedestrians: Including centerline striping, directional arrows, crosswalk, and other roadway graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Restripe painted traffic markings.</p>	154.55	LF	\$5.15	\$795.93	\$835.73		
	S2	SITE	PARKING LOT- TRAFFIC CONTROL - PAINTED PAVEMENT MARKINGS G2025	M	2	<p>Deficiency: The parking lot includes painted pavement markings for parking spaces and accessibility graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Restripe painted traffic markings.</p>	23.1	EA	\$205.98	\$4,758.14	\$4,996.04		
	S3	SITE	PARKING LOT AND ROADWAY FLEXIBLE PAVEMENT (ASPHALT) G2021	M	2	<p>Deficiency: Parking lot and roadway flexible pavement include a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Repave 2006 (20 yr old) areas of asphalt paving surface</p>	9115.15	SF	\$9.62	\$87,687.74	\$92,072.13		
	S4	SITE	PARKING LOT AND ROADWAY - CURBS AND GUTTERS G2023	M		<p>The parking lot and roadway include cast-in-place concrete curbs, rails, barriers at borders, planting islands, etc.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		
	S5	SITE	PARKING LOT AND ROADWAY - TRAFFIC BARRIERS - PIPE BOLLARDS G2023	M		<p>Parking lot and roadway traffic barriers include concrete-filled painted steel pipe bollards.</p> <p>Solution: No deficiencies noted</p>	0	LF	\$0.00	\$0.00	\$0.00		
	S6	SITE	PEDESTRIAN PAVEMENT - SIDEWALKS G2031	A		<p>Pedestrian pavement includes a 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding.</p> <p>Solution: No deficiencies noted</p>	0	SF	\$0.00	\$0.00	\$0.00		



SITE						Snowy Peaks High School						hard caplan macht	
IDENTIFICATION						DETAIL				SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	S7	SITE	PEDESTRIAN WALKS - GRAVEL/CRUSHER FINES G2031	A		<p>Pedestrian pavement includes a 6" thick gravel base course.</p> <p>Solution: No deficiencies noted</p>	0	SF	\$0.00	\$0.00	\$0.00		
	S8	SITE	FENCING - CHAIN LINK G2041	S	3	<p>Deficiency: Site development includes chain link fencing with steel post. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Replace chain link fencing throughout site</p>	265.1	LF	\$92.96	\$24,643.70	\$25,875.88		
	S9		FLAGPOLES G2048			<p>Site development includes aluminum flagpoles</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		



ROOF		Snowy Peaks High School										hard caplan macht	
IDENTIFICATION					DETAIL					SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
													
	RF1	SPHS	MEMBRANE ROOFING B3010	M	3	Single-ply membrane, Fully Adhered. Condition of roof and accessories is good Solution: Budget to replace roof in 10-15 years	20441	SF	\$41.54	\$849,119.14	\$891,575.10		
	RF2	SPHS	SLOPED ROOFING - MEMBRANE B3010	M	3	Single-ply membrane, Fully Adhered. Condition of roof and accessories is good Solution: Budget to replace roof in 10-15 years	0	LF	\$0.00	\$0.00	\$0.00		
	RF3	SPHS	SKYLIGHTS - MONUMENTAL B3021	M		Deficiency: Skylights, fixed frame units with insulating solar glazing for large area applications such as atrium lobbies, etc. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace skylight system (1986) - COST IN SMS	0	SF	\$175.50	\$0.00	\$0.00		
	RF4	SPHS	FLASHINGS B3010	M		Deficiency: Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		


ROOF			Snowy Peaks High School									hard caplan macht	
IDENTIFICATION						DETAIL				SCOPE			
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	RF5	SPHS	PAVERS / WALKWAY PADS B3010	M		Deficiency: Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00		
	RF6	SPHS	ROOF ACCESS HATCH B3020	M		Deficiency: Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00		
	RF7	SPHS	GUTTERS AND DOWNSPOUTS B3010			Deficiency: Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		

EXTERIOR			Snowy Peaks High School									hard ceplan mecht	
IDENTIFICATION						DETAIL						SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	EX1	SPHS	EXTERIOR WALL - CONCRETE RAMPS B2010	M	2	Deficiency: Ramps and stairs outside main gym are deteriorated Solution: District has project in motion to replace these two already	0	SF	\$0.00	\$0.00	\$0.00		
	EX2	SPHS	EXTERIOR WALL - Masonry walls B2010	M	2	Deficiency: Typical, caulking and sealant is failing and most of exterior joints with hardscape Solution: Replace exterior building sealant at doors, windows, and paving.	500	LF	\$26.00	\$13,000.00	\$13,650.00		
	EX3	SPHS	WINDOWS - ALUMINUM B2020	M	3	Deficiency: The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace Aluminum Windows (1986)	980	SF	\$214.78	\$210,484.40	\$221,008.62		
	EX4	SPHS	DOORS - ALUMINUM STOREFRONT B2030	M		The exterior doors include swinging glazed aluminum storefront leaf, a glazed transom, an aluminum frame, and hardware, including a closer. Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00		
	EX5	SPHS	EXTERIOR HM DOORS AND FRAMES 1986 B2030	S	2	Deficiency: Exterior doors include a 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware, and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace exterior doors	6	EA	\$10,895.00	\$65,370.00	\$68,638.50		
	EX6	SPHS	AUTOMATIC DOOR OPENERS - EXTERIOR B2030	M		Door hardware add-ons, automatic openers, for a single swing door, per opening, include a motor, handicap actuator buttons, and wiring Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		

INTERIOR						Snowy Peaks High School						hard coplan machr	
IDENTIFICATION						DETAIL						SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	11	SPHS	INTERIOR PARTITIONS - MASONRY - CONDITION AND FINISH 1968 C1010	M	3	Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls. Solution: Budget for repair	4844	SF	\$10.40	\$50,377.60	\$52,896.48		
	12	SPHS	INTERIOR PARTITIONS - GYPSUM BOARD - CONDITION AND FINISH 1986 C1010	M		The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00		
	13	SPHS	INTERIOR WALLS - FOLDING PARTITIONS - CONDITION AND FINISH C1010	E		The building interior includes folding partitions. Solution: No deficiencies noted	1215	SF	\$0.00	\$0.00	\$0.00		
	14	SPHS	INTERIOR PARTITIONS - WINDOWS / STOREFRONT C1010	M		The building interior includes windows and storefront partitions. Solution: No deficiencies noted	792	SF	\$0.00	\$0.00	\$0.00		
	15	SPHS	INTERIOR DOORS - OH ROLLING FIRE DOOR C1020	S		The building includes electrically operated overhead rolling doors. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00		
	16	SPHS	INTERIOR HM DOORS AND FRAMES C1020	M		Deficiency: Interior doors include 3 x 7 HM (Hollow Metal) steel doors and steel frames with hinges, locksets, panic hardware, and closers. Includes painted doors and painted frames. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00		

INTERIOR						Snowy Peaks High School						hard coplan machr	
IDENTIFICATION						DETAIL						SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	I7	SPHS	INTERIOR WOOD DOORS - HM FRAMES C1020	M		Interior doors include non-rated 3 x 7 Wd (wood) doors and frames with hinges, locksets, and closers. Includes finished doors and frames. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00		
	I8	SPHS	INTERIOR ALUMINUM DOORS AND STOREFRONT C1020	M		The interior doors include swinging glazed aluminum storefronts with glazed transom, aluminum frame, hardware, and closers. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00		
	I9	SPHS	IDENTIFYING DEVICES - SIGNAGE C1035		4	Deficiency: Finishes include room, door, and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Budget to replace signage.	18927.7	SF	\$0.00	\$0.00	\$0.00		
	I10	SPHS	WALL FINISHES - PAINT C3020	C	3	Deficiency: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Paint building interior	23023.4	SF	\$3.21	\$73,905.24	\$77,600.50		
	I11	SPHS	WALL FINISHES - CERAMIC WALL TILE C3020	M		Building wall coverings include ceramic tiles. Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00		
	I12	SPHS	FLOORING - 2006 CARPET C3020	H	2	Deficiency: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. Solution: Replace carpeting throughout	8257.37	SF	\$19.04	\$157,220.32	\$165,081.34		
	I13	SPHS	FLOORING - CERAMIC FLOOR TILE C3020	M		Building floor coverings include ceramic tiles. Solution: No deficiencies noted	0	LS	\$0.00	\$0.00	\$0.00		

INTERIOR						Snowy Peaks High School						hard explain measure	
IDENTIFICATION						DETAIL						SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	114	SPHS	FLOORING - CONCRETE C3020	C	4	<p>Deficiency: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Repaint / reseal Concrete Floor</p>	718.08	SF	\$0.00	\$0.00	\$0.00		
	115	SPHS	FLOORING - VCT C3020	C	4	<p>Deficiency: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently in good condition, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace VCT Flooring</p>	897.6	SF	\$0.00	\$0.00	\$0.00		
	116	SPHS	FLOORING - VINYL SHEET C3020	C	4	<p>Deficiency: Floor finishes include areas of vinyl sheet goods flooring and base. Years remaining have been increased because the system is currently in good condition, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to Replace Vinyl Sheet Good Flooring</p>	4487.78	SF	\$0.00	\$0.00	\$0.00		
	117	SPHS	CEILING - ACOUSTICAL TILE C3030		4	<p>Deficiency: Ceiling finishes included a suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace ACT tile</p>	15992.6	SF	\$0.00	\$0.00	\$0.00		
	118	SPHS	CEILING - GYPSUM BOARD - CONDITION AND FINISH C3030		3	<p>Deficiency: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished, and painted with primer and two finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace GWB ceiling</p>	3929	SF	\$18.54	\$72,843.66	\$76,485.84		
	119	SPHS	FIXED CASEWORK 2006 E2010		1	<p>The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Casework is in good condition generally. Science room counter with fume hood is not fire-retardant.</p> <p>Solution: Replace science fume hood counter with lab counter / acid-heat-resistant</p>	24	SF	\$260.00	\$6,240.00	\$6,552.00		

BUILDING CODE: LIFE / FIRE SAFETY			Snowy Peaks High School										hard explain modify	
IDENTIFICATION					DETAIL					SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated			
	LS1	SPHS	HAZARDOUS MATERIALS (ASBESTOS, LEAD PAINT, ETC.) F2020	H	1	<p>Deficiency: Activities conducted in the CTE shop space at Snowy Peaks require a level of fire separation not provided by the current construction. Generally "auto shop" room is storing quite a bit of hazardous and dangerous material without any organization or proper safety.</p> <p>Solution: Recommend an interior renovation to relocate the shop activities to the outer perimeter of the building with upgraded, fire separated construction, and code-compliant HVAC, dust collection, power and lighting. Provide more adequate finishes, storage, ventilation for functions of this space to ensure student and staff safety. REV- Provide Fire Separation in Place between shop and Commons spaces / Add code compliant ventilation and systems</p>	3000	SF	\$530.68	\$1,592,040.00	\$1,671,642.00			
	LS2	SPHS	STAIRS - CONSTRUCTION AND COMPLIANCE C2010	A		Solution: No deficiencies noted	0	LF	\$2,500.00	\$0.00	\$0.00			
	LS3	SPHS	RAMPS - CONSTRUCTION AND COMPLIANCE C2010	A		Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00			
	LS4	SPHS	DOOR HARDWARE - ADA COMPLIANCE C1020	A		Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00			
	LS5	SPHS	INTERIOR SIGNAGE - ADA COMPLIANCE C1035	A		Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00			

BUILDING CODE: LIFE / FIRE SAFETY			Snowy Peaks High School									hard explain modify
IDENTIFICATION						DETAIL				SCOPE		
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated	
	LS6	SPHS	STAIR HANDRAIL - CONSTRUCTION AND COMPLIANCE C2010	A		Solution: No deficiencies noted	0	LF	\$0.00	\$0.00	\$0.00	
	LS7	SPHS	RAMP HANDRAIL CONSTRUCTION AND COMPLIANCE C2010	A		Solution: No deficiencies noted	0	SF	\$0.00	\$0.00	\$0.00	
	LS8	SPHS	FIRE ALARM SYSTEM D5037	L	3	Condition / Deficiency: The fire alarm system includes head-end equipment, pull stations, audio/visual strobes, smokes, conduit, wire, and connections. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Budget to upgrade fire alarm system	16272.9	SF	\$9.72	\$158,172.10	\$166,080.71	

MECHANICAL / HVAC SYSTEMS			Snowy Peaks High School								
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M1	SPHS	BOILER - HW GAS FIRED REDUNDANCY D3020	M		<p>Condition / Deficiency: Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included.</p> <p>Solution: No deficiencies noted</p>	0	sf	\$0.00	\$0.00	\$0.00
	M2	SPHS	BOILER - HW GAS FIRED D3020	M		<p>Condition / Deficiency: Heat is provided by a gas-fired HW (hot water) boiler with no redundancy.</p> <p>Solution: No deficiencies noted</p>	0	sf	\$0.00	\$0.00	\$0.00
	M3	SPHS	2-PIPE DISTRIBUTION SYSTEM D3040	M		<p>A two-pipe distribution system provides HVAC distribution</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	M4	SPHS	CENTRAL AHU - ERV SYSTEM W/ DIST D3040	M		<p>Condition / Deficiency: The HVAC system has a central Energy Recovery Ventilator with cooling and heating coils, VFD, VAV ducted distribution, diffusers, plenum return, and enthalpy wheel.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	M5	SPHS	CENTRAL AHU - VAV SYSTEM W/ DIST D3040	M		<p>Condition / Deficiency: The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers, and plenum return.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	M6	SPHS	EXHAUST SYSTEM - RESTROOM FANS D3040	M	3	<p>Condition / Deficiency: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace restroom fans</p>	18927.7	SF	\$4.40	\$83,281.88	\$87,445.97

MECHANICAL / HVAC SYSTEMS			Snowy Peaks High School								
IDENTIFICATION					DETAIL					SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	M7	SPHS	EXHAUST SYSTEM - FANS AND DUCTS D3040	M		Condition / Deficiency: The HVAC ventilation system includes roof-mounted exhaust fans with ducting Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	M8	SPHS	EXHAUST SYSTEM - FUME HOOD D3040	M	1	The HVAC ventilation system includes fume hood and exhaust system for a science labs. The fume hood does not have gas supply causing safety issues during instruction Solution: Add gas for science fume hood	1	EA	\$13,000.00	\$13,000.00	\$13,650.00
	M9	SPHS	FAN COIL SYSTEM - 2 PIPE CABINET 2018 D3040	M		Condition / Deficiency: The HVAC system includes a perimeter wall-hung cabinet-type fan coil system. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00

ELECTRICAL SYSTEMS			Snowy Peaks High School								
IDENTIFICATION						DETAIL			SCOPE		
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	E1	SPHS	DISTRIBUTION EQUIPMENT, PANEL BOARDS, FEEDERS D5012	U		Condition / Deficiency: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Solution: No deficiencies noted	0	SF	\$13.00	\$0.00	\$0.00
	E2	SPHS	MAIN ELECTRICAL SERVICE D5012	U		Condition / Deficiency: The building includes an electrical service, incoming feeders, the main panel, and metering. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	E3	SPHS	LIGHTING - EXTERIOR WALL MOUNTED LED D5020	U		Exterior lighting consists of LED (Light-Emitting Diodes) wall pack units. Solution: No deficiencies noted	28	EA	\$0.00	\$0.00	\$0.00
	E4	SPHS	LIGHTING - INTERIOR LED D5022	U		The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, lamps, conduits, and wires. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	E5	SPHS	LIGHTING - INTERIOR D5022	U	4	Condition / Deficiency: The lighting system includes lighting fixtures, lamps, conduits, and wires. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement. Solution: Replace older fixtures with LED upgrades	18927.7	SF	\$0.00	\$0.00	\$0.00
	E6	SPHS	LIGHTING - INTERIOR ATHLETIC D5022	E		Condition / Deficiency: The gym area includes a High Bay lighting system. The system consists of high bay LED (Light-Emitting Diodes) fixtures, controls, and feeders. Solution: No deficiencies noted	0	EA	\$0.00	\$0.00	\$0.00
	E7	SPHS	ELECTRICAL DEVICES (OUTLETS AND SWITCHES) D5021	S		Condition / Deficiency: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.2006-2018 Solution: No deficiencies noted	21611.7	EA	\$0.00	\$0.00	\$0.00

PLUMBING SYSTEMS			Snowy Peaks High School										
IDENTIFICATION						DETAIL				SCOPE			
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated		
	P1	SPHS	CUSTODIAL / UTILITY SINKS D2010	H		<p>Deficiency: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet</p> <p>Solution: No deficiencies noted</p>	75015	SF	\$0.00	\$0.00	\$0.00		
	P2	SPHS	RESTROOM FIXTURES D2010	H		<p>Deficiency: The restroom fixtures include urinals, water closets, and lavatories.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		
	P3	SPHS	DRINKING FOUNTAINS / ELECTRIC WATER COOLERS D2010	H		<p>Deficiency: Plumbing fixtures include wall-mounted water coolers.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		
	P4	SPHS	EMERGENCY EYEWASH D2010	H		<p>Plumbing fixtures include emergency safety shower and eyewash units.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		
	P5	SPHS	WATER DISTRIBUTION / BACK FLOW PREVENTER - 1986 D2020	H	2	<p>Deficiency: The buildings domestic water distribution system includes a four-inch main line, water meter, and backflow preventer with rough-ins. The water heater is captured in a separate system.</p> <p>Solution: Budget to replace water distribution system</p>	5338.85	SF	\$45.67	\$243,825.28	\$256,016.54		
	P6	SPHS	SANITARY WASTE PIPING D2030	M		<p>Deficiency: The building includes a sanitary waste system and cast iron piping, with gravity discharge to the municipal system.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00		

TECHNOLOGY / AV SYSTEMS			Snowy Peaks High School								
IDENTIFICATION				DETAIL			SCOPE				
Image	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV	Construction Cost, Escalated
	T1	SPHS	PUBLIC ADDRESS SYSTEM D5031	U	3	<p>Condition / Deficiency: The building includes a public address system. The public address system consists of an amplifier, intercom/monitor, volume control, speakers, conduit, and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.</p> <p>Solution: Budget to replace PA system</p>	16390	SF	\$4.27	\$69,985.30	\$73,484.57
	T2	SPHS	TELEPHONE SYSTEM D5033	U		<p>Condition / Deficiency: The building includes a telephone system. Replaced in 2025.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	T3	SPHS	INTERCOM SYSTEM - 2006 - 2018 D5036	M	3	<p>Condition / Deficiency: The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for replacement.</p> <p>Solution: Budget to replace intercom system</p>	16272.85	SF	\$4.27	\$69,485.07	\$72,959.32
	T4	SPHS	LOCAL AREA NETWORK (LAN) SYSTEM D5039	E		<p>Condition / Deficiency: The building includes a local area network (LAN) system.</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00
	T5	SPHS	SECURITY SYSTEM - CCTV D5039	S		<p>The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system consists of a video recorder, monitoring station, cameras, conduit, and cabling. System updated in 2025</p> <p>Solution: No deficiencies noted</p>	0	EA	\$0.00	\$0.00	\$0.00

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	7
2	Clear wayfinding	8
3	Welcoming scale and atmosphere	8
4	Suitable Separation of Age groups	5
5	General Flexibility and Adaptability in and between Learning Spaces	5
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	8
7	Adequate Ventilation/Room comfort	6
8	Natural light/Views	6
9	Appropriate lighting and controls	8
10	Suitable Furniture, Equipment, Casework and Technology	7
11	Adequate Power, Data and Wireless Internet Access	8
12	Room Acoustics	7
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	0
14	Direct Restroom Access and Licensure Compliance	0
15	Adequate Ventilation/Room comfort	0
16	Natural light/Views	0
17	Appropriate lighting and controls	0
18	Suitable Furniture, Equipment, Casework and Technology	0
19	Adequate Power, Data and Wireless Internet Access	0
20	Room Acoustics	0
	SCIENCE SPACES	
21	Size	8
22	Adequate Ventilation/Room comfort	6
23	Natural light/Views	6
24	Appropriate lighting and controls	8
25	Suitable Furniture, Equipment, Casework and Technology	8
26	Adequate Power, Data and Wireless Internet Access	7
27	Room Acoustics	8
28	Appropriate Durable Finishes	6

	VISUAL ARTS CLASSROOM SPACES (2d / 3d Art)		
29	Size	9	
30	Adequate Ventilation/Room comfort	6	
31	Natural light/Views	6	
32	Appropriate lighting and controls	8	
33	Suitable Furniture, Equipment, Casework and Technology	5	
34	Adequate Power, Data and Wireless Internet Access	6	
35	Room Acoustics	8	
36	Appropriate Durable Finishes	9	
	PERFORMING ARTS CLASSROOMS (Music / Drama)		
37	Size	0	
38	Adequate Ventilation/Room comfort	0	
39	Natural light/Views	0	
40	Appropriate lighting and controls	0	
41	Suitable Furniture, Equipment, Casework and Technology	0	
42	Adequate Power, Data and Wireless Internet Access	0	
43	Room Acoustics	0	
	PERFORMING ARTS SPACES (Auditorium or Large Group Performance Area)		
44	Size	0	
45	Adequate Ventilation/Room comfort	0	
46	Adequate sound / AV system	0	
47	Appropriate lighting and controls	0	
48	Suitable Furniture, Equipment, Casework and Technology	0	
49	Adequate Power, Data and Wireless Internet Access	0	
50	Room Acoustics	0	
	CAREER AND TECHNICAL EDUCATION SPACES (CTE Shops and Labs)		
51	Size	4	
52	Adequate Ventilation/Room comfort	2	
53	Natural light/Views	4	
54	Appropriate lighting and controls	5	
55	Suitable Furniture, Equipment, Casework and Technology	6	
56	Adequate Power, Data and Wireless Internet Access	4	
57	Room Acoustics	6	
	SPECIAL EDUCATION (Including Severe needs, Resource rooms and Support)		
58	Size	6	
59	Adequate Ventilation/Room comfort	6	
60	Natural light/Views	2	
61	Appropriate lighting and controls	8	
62	Suitable Furniture, Equipment, Casework and Technology	5	

63	Adequate Power, Data and Wireless Internet Access	8	
64	Room Acoustics	6	
	PE AND ATHLETICS (Including Gyms, Weight Rooms, Fitness Room, Wrestling, Locker Rooms, Offices, Storage)		
65	Size	0	
66	Adequate Ventilation/Room comfort	0	
67	Natural light/Views	0	
68	Appropriate lighting and controls	0	
69	Suitable Equipment and Technology	0	
70	Adequate Power, Data and Wireless Internet Access	0	
71	Room Acoustics	0	
	DINING COMMONS/CAFETERIA AND KITCHEN		
72	Size	4	
73	Adequate Ventilation/Room comfort	4	
74	Natural light/Views	6	
75	Appropriate lighting and controls	6	
76	Suitable Furniture, Equipment, Casework and Technology	6	
77	Adequate Power, Data and Wireless Internet Access	6	
78	Room Acoustics	6	
	LIBRARY MEDIA CENTER / LEARNING COMMONS		
79	Size	1	
80	Adequate Ventilation/Room comfort	1	
81	Natural light/Views	1	
82	Appropriate lighting and controls	1	
83	Suitable Furniture, Equipment, Casework and Technology	1	
84	Adequate Power, Data and Wireless Internet Access	1	
85	Room Acoustics	1	
	ADMINISTRATION / MAIN OFFICE		
86	Size	6	
87	Adequate Ventilation/Room comfort	8	
88	Natural light/Views	8	
89	Appropriate lighting and controls	8	
90	Suitable Furniture, Equipment, Casework and Technology	8	
91	Adequate Power, Data and Wireless Internet Access	4	
92	Room Acoustics	4	
	COUNSELING AND CLINIC AREAS		
93	Size	5	
94	Adequate Ventilation/Room comfort	9	
95	Natural light/Views	7	
96	Appropriate lighting and controls	8	

97	Suitable Furniture, Equipment, Casework and Technology	8	
98	Adequate Power, Data and Wireless Internet Access	8	
99	Room Acoustics (Privacy)	8	
	TEACHER AND STAFF SUPPORT (Offices, Teacher Lounge, Teacher Work Room, Teaming areas, Staff RR)		
100	Size	5	
101	Adequate Ventilation/Room comfort	8	
102	Natural light/Views	6	
103	Appropriate lighting and controls	8	
104	Suitable Furniture, Equipment, Casework and Technology	4	
105	Adequate Power, Data and Wireless Internet Access	4	
106	Room Acoustics (Privacy)	2	
	SUPPORT SPACES (Storage, work rooms, toilet rooms, Custodial)		
107	Size	7	
108	Adequate Ventilation/Room comfort	7	
109	Natural light/Views	7	
110	Appropriate lighting and controls	7	
111	Suitable Furniture, Equipment, Casework and Technology	7	
112	Adequate Power, Data and Wireless Internet Access	7	
	LAYOUT AND ADJACENCIES		
113	Corridor Width and Length of Travel - Student Transitions	9	
114	Community / Night Event and Classroom Separation	0	
115	Music Department and Performance Adjacency	0	
116	Special Education Rooms and General Classrooms Adjacency	7	
117	Gymnasium to Fields Adjacency	6	
118	Cafeteria to Playground Adjacency	0	
119	Classrooms to Playground Adjacency	0	
	ADA ACCESS AND UNIVERSAL DESIGN		
120	Internal amenities and spaces - equitable access	9	
121	Exterior amenities - equitable access	4	
122	Elevator Access	0	
123	Accessible Exterior pathways to parking and public way	9	
124	Toilet room accessibility and Gender equity	9	
	SAFETY AND SECURITY		
125	Site Perimeter Control	8	
126	Emergency Access, Vehicles (Fire, Ambulance, Police)	6	
127	Signage	8	
128	Separation of Vehicular and Pedestrian Traffic, including bollards at entry and fencing at play / athletics areas	6	
129	Clear Points of Pedestrian-Traffic Crossings	6	

