

# POUDRE SCHOOL DISTRICT EYESTONE ELEMENTARY SCHOOL NORTH

## FACILITY CONDITION ASSESSMENT

WELLINGTON, CO

OCTOBER 2023



**Together, Building a Thriving Planet**

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# Contacts

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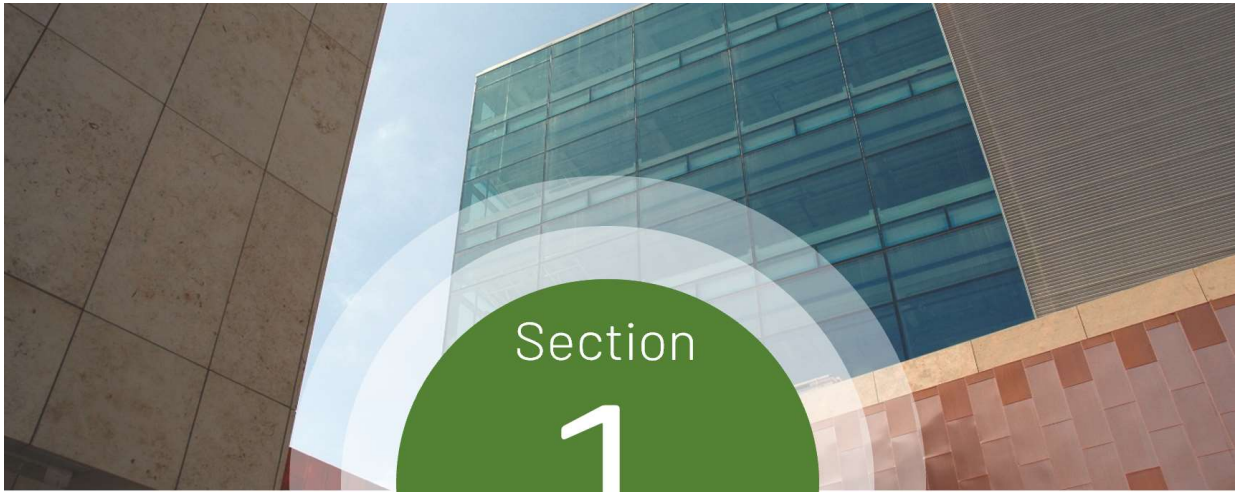
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Section

1

## Executive Summary

# Executive Summary

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## Project Goals

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

## Facility List

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

| FACILITY NAME       | AREA (SF)     | YEAR(S) BUILT |
|---------------------|---------------|---------------|
| EYESTONE ES - NORTH | 64,228        | 1973          |
| <b>TOTAL</b>        | <b>64,228</b> |               |

## Facility Summary

### Eyestone ES - North

Eyestone ES - North is located at 4000 Wilson Ave., Wellington, CO 80549. This 64,228 SF facility consists of one level and was initially constructed in 1973. The equity index for this school is 0.92.



*Eyestone ES - North*

# Executive Summary

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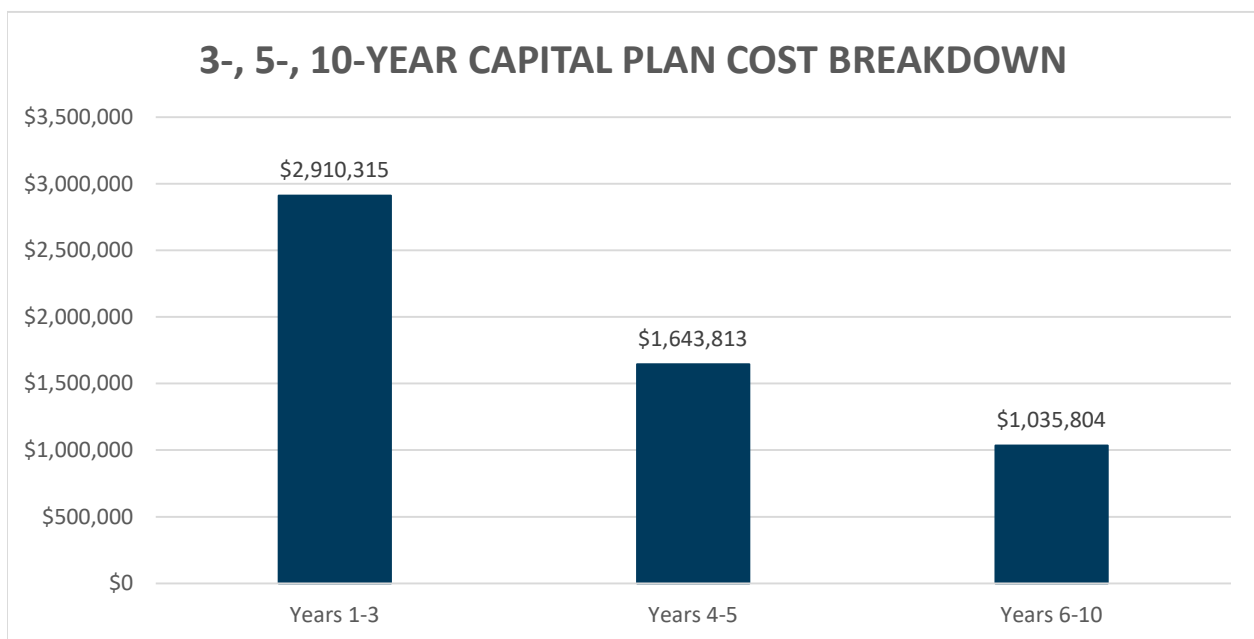
## Assessment Summary

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

## Capital Plan Summary

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

Replacement costs include 3% inflation year over year.



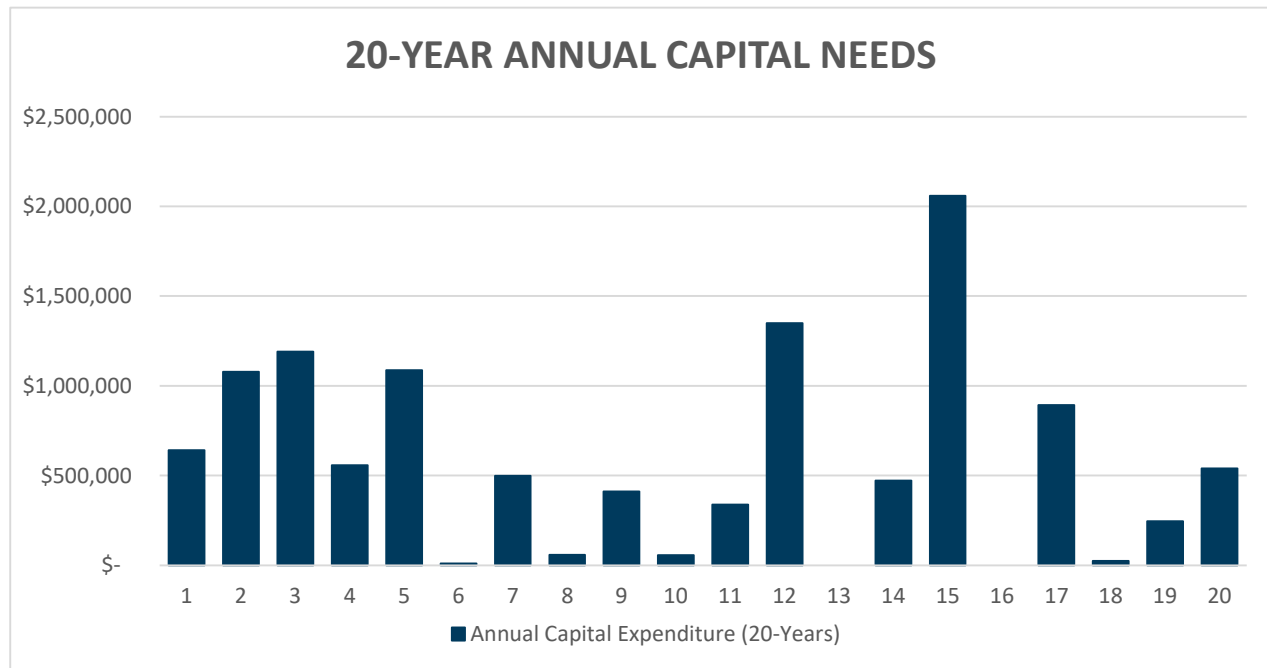
***3-, 5-, 10-Year Capital Plan Cost Breakdown***

# Executive Summary

## Annual Capital Expenditure (20 Years)

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

Replacement costs include 3% inflation year over year.



## Annual Capital Expenditure by Year

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

## 20-Year Annual Capital Expenditure by Subsystem

| Subsystem               | Years 1-5          | Years 6-10       | Years 11-15        | Years 15-20        |
|-------------------------|--------------------|------------------|--------------------|--------------------|
| B20 - Enclosure         | \$123,584          | \$411,650        | \$0                | \$0                |
| B30 - Roofing           | \$614,195          | \$0              | \$0                | \$265,339          |
| C10 - Int. Construction | \$109,737          | \$46,568         | \$29,102           | \$88,527           |
| C20 - Stairs            | \$0                | \$0              | \$0                | \$0                |
| C30 - Interior Finishes | \$1,101,327        | \$58,966         | \$1,839,824        | \$305,487          |
| D10 - Conveying         | \$0                | \$0              | \$0                | \$0                |
| D20 - Plumbing          | \$18,751           | \$15,126         | \$26,307           | \$23,603           |
| D30 - HVAC              | \$1,063,817        | \$156,839        | \$1,291,535        | \$587,369          |
| D40 - Fire Suppression  | \$0                | \$0              | \$0                | \$0                |
| D50 - Electrical        | \$1,493,898        | \$346,655        | \$1,031,093        | \$429,375          |
| E10 - Equipment         | \$27,147           | \$0              | \$0                | \$0                |
| <b>Total:</b>           | <b>\$2,603,613</b> | <b>\$518,620</b> | <b>\$2,348,935</b> | <b>\$1,040,347</b> |

Section

# 2

## Approach and Methodology

# Scope and Approach

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## Scope and Approach

### SCOPE OF WORK

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

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

*UniFormat Classification of Building Systems*

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

# Scope and Approach

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## RATINGS, METHODS AND SCORING

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

### Asset Condition

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

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

### Student/Teacher Impact

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

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

### Energy Cost Impact

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

# Scope and Approach

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

# Scope and Approach

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

\*Add 1 for direct drive motors

## Operational Impact

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

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

## Industry Life Expectancy

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

# Scope and Approach

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## Observed Remaining Life

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

## Cost Estimating

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

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

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

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

## Data-Driven Maintenance Approach

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

# Scope and Approach

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

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

## Equity Index

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

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

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

| Category | Equity Index |
|----------|--------------|
| Low      | 0.29         |
| High     | 3.20         |
| Average  | 1.11         |
| Median   | 0.95         |

The equity index for Eyestone ES - North is 0.92.

Sample Calculation:

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

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

Section

3

# Condition Assessment

# Condition Assessment

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## SYSTEMS DESCRIPTION

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

### Exterior Enclosure

While the building has had several additions, the exterior finishes are fairly consistent. The 1972, 1988, and 1992 additions have been reclad in two tone brick which is in pretty good shape while the 2002 addition is a blonde brick in good shape. Metal and Aluminum windows are in good shape.

### Roofing

The roof is rolled asphalt [REDACTED]. There are several metal clad skylights which are additions to the original structure. The roof drains to internal roof drains.

### Interior Construction and Finishes

Interior finishes are primarily CMU and Drywall partitions, carpet and tile flooring (with some LVT), Drywall and ACT ceilings. In general finishes are fairly consistent throughout [REDACTED]  
[REDACTED]

### Conveyance

N/A

### Electrical and Lighting

The building's electrical distribution equipment consists of 120/208 panels and switchgear. [REDACTED]  
[REDACTED] The fire alarm system dates to 2020. Interior lighting consists of fluorescent fixtures. Exterior lighting is made up of a mixture of fluorescent, incandescent, and LED lights [REDACTED]. Consider upgrading the interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.

### HVAC Systems

The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, three multi-zone units, eight rooftop units, and VAVs. The building automation system dates to 2013 and is made up of Schneider Electric controls. Additional HVAC equipment includes radiant heaters, exhaust fans and hoods, unit heaters, and cabinet unit heaters. Much of the HVAC equipment has surpassed its industry life expectancy [REDACTED]  
[REDACTED]

### Plumbing

Domestic hot water is provided by a natural gas fired water heater installed in 2021 and two electric water heaters installed in 2014 and 2015. Additional plumbing equipment includes backflow preventers, storage tanks, and pumps. [REDACTED]  
[REDACTED]

### Fire Suppression

N/A

### Equipment

There is one (1) walk-in cooler and one (1) walk-in freezer in the school's kitchen. These units [REDACTED]  
[REDACTED] are anticipated to need replacement in approximately five years.

# Condition Assessment

## PRIORITIES

### SPECIFIC PRIORITIES

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

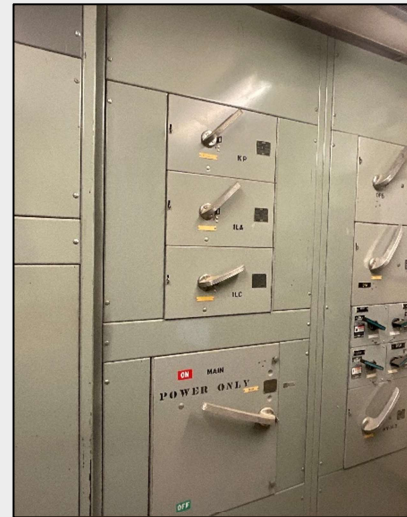
#### *Eyestone ES - North*

#### Replace Switchboard



The following assets are included within this measure:

FCAID-180160, FCAID-180161, FCAID-180162



|                 |           |
|-----------------|-----------|
| Priority Level: | 2         |
| Estimated Cost: | \$126,570 |
| Remaining Life: | 2 years   |

# Condition Assessment

## Replace Boilers

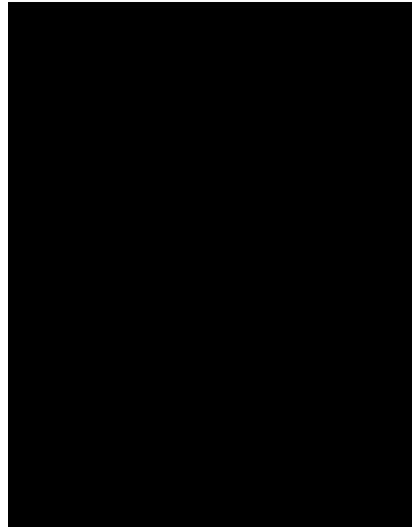
The boilers were installed in 1988 and 1990 [REDACTED]. They are anticipated to need replacement within the next two years.



The following assets are included within this measure:

FCAID-180091, FCAID-180092

**Priority Level:** 2  
**Estimated Cost:** \$197,380  
**Remaining Life:** 2 years



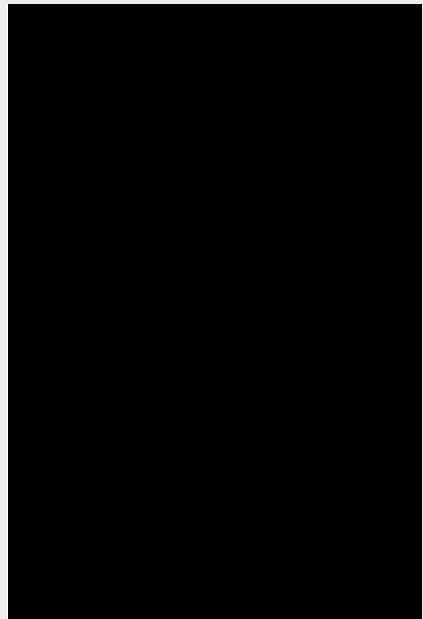
## Replace Multi-Zone Units

The three multi-zone units on the roof were installed in 1972 [REDACTED]. These units are estimated to have surpassed their industry life expectancies by over 25 years. It is recommended that these three units be replaced within the next year.

The following assets are included within this measure:

FCAID-180058, FCAID-180059, FCAID-180060

**Priority Level:** 2  
**Estimated Cost:** \$319,950  
**Remaining Life:** 1 year



# Condition Assessment

## Replace Rooftop Units

Five of the rooftop units, serving various classrooms and the gym, [REDACTED]  
[REDACTED] These units have surpassed their industry life expectancies. It is recommended that these five units be replaced within the next two years.



The following assets are included within this measure:

FCAID-180100, FCAID-180101, FCAID-180102, FCAID-180103, FCAID-180104



**Priority Level:** 2  
**Estimated Cost:** \$258,640  
**Remaining Life:** 2 years

## Replace Various Lighting Fixtures

[REDACTED]  
[REDACTED] Interior lighting consists of fluorescent fixtures. Exterior lighting is made up of a mixture of fluorescent and LED lights. Consider upgrading the fluorescent interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.



The following assets are included within this measure:

FCAID-180134, FCAID-180135, FCAID-180136, FCAID-180137, FCAID-180139



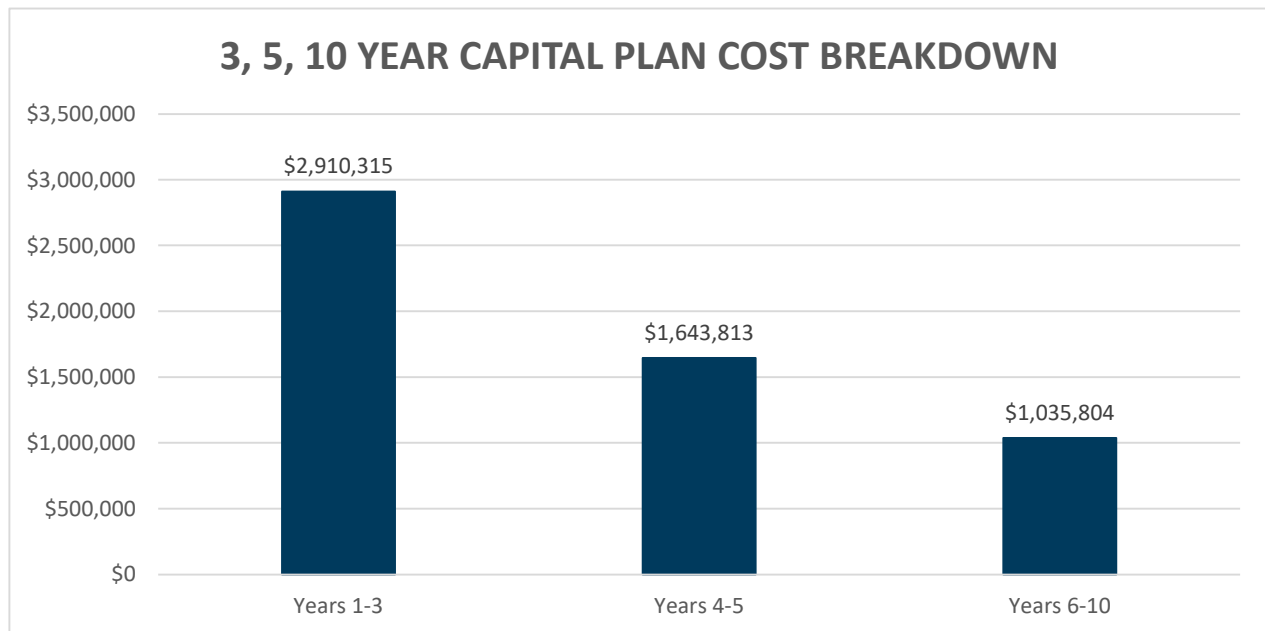
**Priority Level:** 2  
**Estimated Cost:** \$1,241,990  
**Remaining Life:** 2 years

# Condition Assessment

## 3-, 5-, 10-YEAR PLANS

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

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



## Future Capital Plan

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

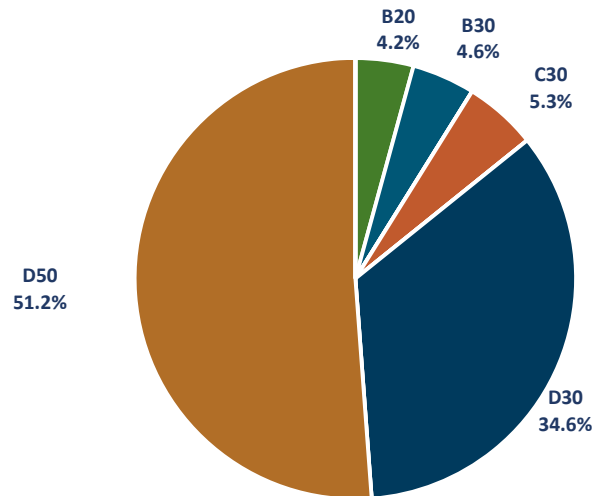
| REPLACEMENT PERIOD | ASSET QUANTITY | CUMULATIVE REPLACEMENT COST |
|--------------------|----------------|-----------------------------|
| 3-Year Plan        | 57             | \$2,910,315                 |
| 5-Year Plan        | 17             | \$1,643,813                 |
| 10-Year Plan       | 46             | \$1,035,804                 |
| Total              | 120            | \$5,589,932                 |

# Condition Assessment

## 3-YEAR PLAN BREAKDOWN

The three-year plan includes the estimated capital expenditure needed to replace assets reaching end of life in years 1-3, or between 2024 and 2026. The sum of the anticipated capital needs is \$2,910,315. The specific assets that will reach end of life in this period are listed in Appendix A.

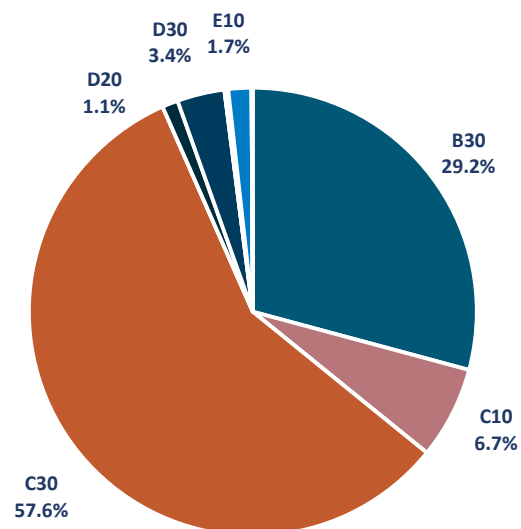
| SUBSYSTEM                | Years 1-3   | Percent |
|--------------------------|-------------|---------|
| A10 - Foundations        | \$0         | 0%      |
| B10 - Superstructure     | \$0         | 0%      |
| B20 - Exterior Enclosure | \$123,584   | 4%      |
| B30 - Roofing            | \$134,600   | 5%      |
| C10 - Int. Construction  | \$0         | 0%      |
| C20 - Stairs             | \$0         | 0%      |
| C30 - Interior Finishes  | \$155,303   | 5%      |
| D10 - Conveying          | \$0         | 0%      |
| D20 - Plumbing           | \$0         | 0%      |
| D30 - HVAC               | \$1,007,672 | 35%     |
| D40 - Fire Protection    | \$0         | 0%      |
| D50 - Electrical         | \$1,489,155 | 51%     |
| E10 - Equipment          | \$0         | 0%      |
| G20 - Site Improvements  | \$0         | 0%      |
| G40 - Site Electrical    | \$0         | 0%      |



## 5-YEAR PLAN BREAKDOWN

The five-year plan includes the estimated capital expenditure needed to replace assets reaching end of life in years 4-5, or between 2027 and 2028. The sum of the anticipated capital needs is \$1,643,813. The specific assets that will reach end of life in this period are listed in Appendix A.

| SUBSYSTEM                | Years 4-5 | Percent |
|--------------------------|-----------|---------|
| A10 - Foundations        | \$0       | 0%      |
| B10 - Superstructure     | \$0       | 0%      |
| B20 - Exterior Enclosure | \$0       | 0%      |
| B30 - Roofing            | \$479,595 | 29%     |
| C10 - Int. Construction  | \$109,737 | 7%      |
| C20 - Stairs             | \$0       | 0%      |
| C30 - Interior Finishes  | \$946,024 | 58%     |
| D10 - Conveying          | \$0       | 0%      |
| D20 - Plumbing           | \$18,751  | 1%      |
| D30 - HVAC               | \$56,144  | 3%      |
| D40 - Fire Protection    | \$0       | 0%      |
| D50 - Electrical         | \$4,742   | <1%     |
| E10 - Equipment          | \$27,147  | 2%      |
| G20 - Site Improvements  | \$0       | 0%      |
| G40 - Site Electrical    | \$1,672   | <1%     |

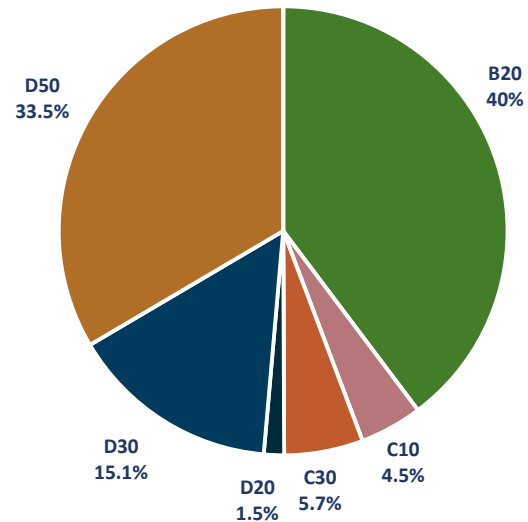


# Condition Assessment

## 10-YEAR PLAN BREAKDOWN

The ten-year plan includes the estimated capital expenditure needed to replace assets reaching end of life in years 6-10, or between 2029 and 2033. The sum of the anticipated capital needs is \$1,035,804. The specific assets that will reach end of life in this period are listed in Appendix A.

| SUBSYSTEM                | Years 6-10 | Percent |
|--------------------------|------------|---------|
| A10 - Foundations        | \$0        | 0%      |
| B10 - Superstructure     | \$0        | 0%      |
| B20 - Exterior Enclosure | \$411,650  | 40%     |
| B30 - Roofing            | \$0        | 0%      |
| C10 - Int. Construction  | \$46,568   | 4%      |
| C20 - Stairs             | \$0        | 0%      |
| C30 - Interior Finishes  | \$58,966   | 6%      |
| D10 - Conveying          | \$0        | 0%      |
| D20 - Plumbing           | \$15,126   | 1%      |
| D30 - HVAC               | \$156,839  | 15%     |
| D40 - Fire Protection    | \$0        | 0%      |
| D50 - Electrical         | \$346,655  | 33%     |
| E10 - Equipment          | \$0        | 0%      |
| G20 - Site Improvements  | \$0        | 0%      |
| G40 - Site Electrical    | \$0        | 0%      |



# Condition Assessment

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## PRIORITY SUMMARY

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

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

## Future Capital Plan

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

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

# Condition Assessment

## PRIORITY SCORE SUMMARY - EYESTONE ES - NORTH

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>EYESTONE ES - NORTH</b><br>BUILDING TYPE: Elementary School<br>YEAR BUILT: 1973<br>GROSS AREA (SF): 64,228<br>DATE ASSESSED: May 24, 2023<br>PRIORITY SCORE: 16.1 |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBSYSTEM:                                                                        | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PRIORITY SCORE                                                                                                                                                       |
| B20 - Ext. Enclosure                                                              | While the building has had several additions, the exterior finishes are fairly consistent. The 1972, 1988, and 1992 additions have been reclad in two tone brick which is in pretty good shape while the 2002 addition is a blonde brick in good shape. Metal and Aluminum windows are in good shape.                                                                                                                                                                   | 13.0                                                                                                                                                                 |
| B30 - Roofing                                                                     | The roof is rolled asphalt. There are several metal clad skylights which are additions to the original structure. The roof drains to internal roof drains.                                                                                                                                                                                                                                                                                                              | 16.7                                                                                                                                                                 |
| C10 - Int. Construction                                                           | Interior finishes are primarily CMU and Drywall partitions, carpet and tile flooring (with some LVT), Drywall and ACT ceilings. In general finishes are fairly consistent throughout.                                                                                                                                                                                                                                                                                   | 12.4                                                                                                                                                                 |
| C30 - Interior Finishes                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 14.5                                                                                                                                                                 |
| D20 - Plumbing                                                                    | Domestic hot water is provided by a natural gas fired water heater installed in 2021 and two electric water heaters installed in 2014 and 2015. Additional plumbing equipment includes backflow preventers, storage tanks, and pumps.                                                                                                                                                                                                                                   | 12.6                                                                                                                                                                 |
| D30 - HVAC                                                                        | The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, three multi-zone units, eight rooftop units, and VAVs. The building automation system dates to 2013 and is made up of Schneider Electric controls. Additional HVAC equipment includes radiant heaters, exhaust fans and hoods, unit heaters, and cabinet unit heaters. Much of the HVAC equipment has surpassed its industry life expectancy.                   | 18.5                                                                                                                                                                 |
| D40 - Fire Suppression                                                            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                  |
| D50 - Electrical                                                                  | The building's electrical distribution equipment consists of 120/208 panels and switchgear. The fire alarm system dates to 2020. Interior lighting consists of fluorescent fixtures. Exterior lighting is made up of a mixture of fluorescent, incandescent, and LED lights and is, generally, in fair to average condition. Consider upgrading the interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs. | 21.4                                                                                                                                                                 |
| E10 - Equipment                                                                   | There is one (1) walk-in cooler and one (1) walk-in freezer in the school's kitchen. These units are anticipated to need replacement in approximately five years.                                                                                                                                                                                                                                                                                                       | 15.0                                                                                                                                                                 |

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

## Appendices

**A. 3-YEAR PLAN ASSETS LIST**

**B. 5-YEAR PLAN ASSETS LIST**

**C.10-YEAR PLAN ASSETS LIST**

# Appendix A

## APPENDIX A: 3-YEAR PLAN ASSETS LIST

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

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

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

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

### EYESTONE ES - NORTH

| ASSET ID     | DESCRIPTION                    | SUBSYSTEM        | OBSERVED REMAINING | REPLACEMENT COST | PRIORITY SCORE |
|--------------|--------------------------------|------------------|--------------------|------------------|----------------|
| FCAID-180139 | Emergency Back-Up Lighting     | D50 - Electrical | 1                  | \$244,710        | 28             |
| FCAID-180091 | B-1                            | D30 - HVAC       | 2                  | \$103,400        | 24             |
| FCAID-180060 | MZU-3                          | D30 - HVAC       | 1                  | \$106,650        | 24             |
| FCAID-180058 | MZU-1                          | D30 - HVAC       | 1                  | \$106,650        | 24             |
| FCAID-180059 | MZU-2                          | D30 - HVAC       | 1                  | \$106,650        | 24             |
| FCAID-180092 | B-2                            | D30 - HVAC       | 2                  | \$93,980         | 23             |
| FCAID-180137 | Interior Lighting, Fluorescent | D50 - Electrical | 3                  | \$983,330        | 22             |
| FCAID-180102 | RTU-6                          | D30 - HVAC       | 2                  | \$35,380         | 21             |
| FCAID-180101 | RTU-5                          | D30 - HVAC       | 2                  | \$60,120         | 21             |
| FCAID-180103 | RTU-7                          | D30 - HVAC       | 2                  | \$51,940         | 21             |
| FCAID-180104 | RTU-8                          | D30 - HVAC       | 2                  | \$78,460         | 21             |
| FCAID-180100 | RTU-4                          | D30 - HVAC       | 2                  | \$32,740         | 21             |
| FCAID-180161 | MSB SEC 2                      | D50 - Electrical | 2                  | \$42,190         | 20             |
| FCAID-180160 | MSB SEC 1                      | D50 - Electrical | 2                  | \$42,190         | 20             |
| FCAID-180162 | MSB SEC 3                      | D50 - Electrical | 2                  | \$42,190         | 20             |
| FCAID-180062 | Back-Up Generator              | D50 - Electrical | 2                  | \$51,270         | 19             |
| FCAID-180012 | Roofing: Skylight Windows      | B30 - Roofing    | 2                  | \$116,490        | 18             |
| FCAID-180070 | CU-1-Walk-In Cooler            | D30 - HVAC       | 2                  | \$10,050         | 18             |
| FCAID-180071 | CU-2-Walk-In Freezer           | D30 - HVAC       | 2                  | \$15,080         | 18             |
| FCAID-180094 | P-1                            | D30 - HVAC       | 1                  | \$11,900         | 18             |
| FCAID-180095 | P-2                            | D30 - HVAC       | 1                  | \$11,900         | 18             |
| FCAID-180072 | EF-1                           | D30 - HVAC       | 1                  | \$6,710          | 17             |
| FCAID-180075 | EF-2                           | D30 - HVAC       | 1                  | \$6,710          | 17             |
| FCAID-180078 | EF-5                           | D30 - HVAC       | 1                  | \$6,710          | 17             |
| FCAID-180017 | Roofing: Roof Hatch            | B30 - Roofing    | 1                  | \$3,120          | 17             |
| FCAID-180080 | EF-7                           | D30 - HVAC       | 1                  | \$16,270         | 17             |

|              |                                           |                      |   |           |    |
|--------------|-------------------------------------------|----------------------|---|-----------|----|
| FCAID-180081 | EF-8                                      | D30 - HVAC           | 1 | \$6,710   | 17 |
| FCAID-180082 | EF-9                                      | D30 - HVAC           | 1 | \$6,710   | 17 |
| FCAID-180089 | RH-6                                      | D30 - HVAC           | 2 | \$5,430   | 16 |
| FCAID-180086 | RH-3                                      | D30 - HVAC           | 2 | \$5,430   | 16 |
| FCAID-180076 | EF-3                                      | D30 - HVAC           | 2 | \$8,190   | 16 |
| FCAID-180077 | EF-4                                      | D30 - HVAC           | 2 | \$8,190   | 16 |
| FCAID-180088 | RH-5                                      | D30 - HVAC           | 2 | \$5,430   | 16 |
| FCAID-180011 | Roofing: Skylight                         | B30 - Roofing        | 2 | \$11,160  | 16 |
| FCAID-180069 | CUH-5                                     | D30 - HVAC           | 2 | \$6,740   | 16 |
| FCAID-180079 | EF-6                                      | D30 - HVAC           | 2 | \$5,550   | 16 |
| FCAID-180006 | Exterior: Metal Windows - 1992            | B20 - Ext. Enclosure | 3 | \$116,490 | 16 |
| FCAID-180047 | Interior Finishes: Ceiling Tile           | C30 - Int. Finishes  | 2 | \$104,720 | 16 |
| FCAID-180087 | RH-4                                      | D30 - HVAC           | 2 | \$5,430   | 16 |
| FCAID-180096 | Baseboard Heater - 1                      | D30 - HVAC           | 2 | \$5,720   | 16 |
| FCAID-180158 | Panel KP                                  | D50 - Electrical     | 2 | \$3,270   | 16 |
| FCAID-180097 | Baseboard Heater - 2                      | D30 - HVAC           | 2 | \$2,860   | 16 |
| FCAID-180090 | RH-7                                      | D30 - HVAC           | 2 | \$5,430   | 16 |
| FCAID-180068 | CUH-4                                     | D30 - HVAC           | 2 | \$6,740   | 16 |
| FCAID-180084 | RH-1                                      | D30 - HVAC           | 2 | \$5,430   | 16 |
| FCAID-180085 | RH-2                                      | D30 - HVAC           | 2 | \$5,430   | 16 |
| FCAID-180041 | Interior Finishes: Old ACT                | C30 - Int. Finishes  | 2 | \$46,060  | 15 |
| FCAID-180106 | UH-1                                      | D30 - HVAC           | 2 | \$6,740   | 15 |
| FCAID-180107 | EUH-2                                     | D30 - HVAC           | 2 | \$2,010   | 15 |
| FCAID-180134 | Electrical: Wall Pack - 1992, Fluorescent | D50 - Electrical     | 2 | \$3,640   | 15 |
| FCAID-180073 | EF-10                                     | D30 - HVAC           | 3 | \$5,550   | 14 |
| FCAID-180074 | EF-11                                     | D30 - HVAC           | 3 | \$6,710   | 14 |
| FCAID-180064 | Bypass Feeder-1                           | D30 - HVAC           | 1 | \$750     | 14 |
| FCAID-180061 | AS-1                                      | D30 - HVAC           | 2 | \$7,530   | 13 |
| FCAID-180135 | Electrical: Wall Pack - 2002, Fluorescent | D50 - Electrical     | 3 | \$9,100   | 13 |
| FCAID-180093 | Gas Meter                                 | D30 - HVAC           | 2 | \$3,430   | 13 |
| FCAID-180136 | Electrical: Wall Pack - 2006, Fluorescent | D50 - Electrical     | 3 | \$1,210   | 13 |

# Appendix B

## APPENDIX B: 5-YEAR PLAN ASSETS LIST

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

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

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

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

### EYESTONE ES - NORTH

| ASSET ID     | DESCRIPTION                                | SUBSYSTEM             | OBSERVED<br>REMAINING<br>LIFE | REPLACEMENT<br>COST | PRIORITY<br>SCORE |
|--------------|--------------------------------------------|-----------------------|-------------------------------|---------------------|-------------------|
| FCAID-180099 | RTU-11                                     | D30 - HVAC            | 4                             | \$31,160            | 19                |
| FCAID-180016 | Roofing: Rolled Asphalt                    | B30 - Roofing         | 4                             | \$413,770           | 18                |
| FCAID-180131 | ATS-1                                      | D50 - Electrical      | 4                             | \$4,340             | 17                |
| FCAID-180043 | Interior Finishes: Carpet                  | C30 - Int. Finishes   | 5                             | \$790,900           | 16                |
| FCAID-180165 | Walk-In Freezer                            | E10 - Equipment       | 5                             | \$12,060            | 15                |
| FCAID-180014 | Roofing: Metal Flashing                    | B30 - Roofing         | 4                             | \$22,120            | 15                |
| FCAID-180164 | Walk-in Cooler                             | E10 - Equipment       | 5                             | \$12,060            | 15                |
| FCAID-180066 | CUH-2                                      | D30 - HVAC            | 4                             | \$6,740             | 14                |
| FCAID-180067 | CUH-3                                      | D30 - HVAC            | 4                             | \$6,740             | 14                |
| FCAID-180055 | EWB-1                                      | D20 - Plumbing        | 4                             | \$8,580             | 14                |
| FCAID-180065 | CUH-1                                      | D30 - HVAC            | 4                             | \$6,740             | 14                |
| FCAID-180056 | EWB-2                                      | D20 - Plumbing        | 4                             | \$8,580             | 14                |
| FCAID-180013 | Roof Ladder                                | B30 - Roofing         | 5                             | \$2,920             | 13                |
| FCAID-180042 | Interior Finishes: Athletic Flooring       | C30 - Int. Finishes   | 5                             | \$49,630            | 12                |
| FCAID-180020 | Interior Wall Construction: Drywall (1972) | C10 - Int. Construct. | 5                             | \$91,000            | 12                |
| FCAID-180044 | Interior Finishes: 1972 Drywall Ceiling    | C10 - Int. Construct. | 5                             | \$6,500             | 11                |
| FCAID-180132 | Electrical Meter                           | G40 - Site Electric   | 4                             | \$1,530             | 11                |

# Appendix C

## APPENDIX C: 10-YEAR PLAN ASSETS LIST

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

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

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

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

### EYESTONE ES - NORTH

| ASSET ID     | DESCRIPTION                               | SUBSYSTEM             | OBSERVED<br>REMAINING<br>LIFE | REPLACEMENT<br>COST | PRIORITY<br>SCORE |
|--------------|-------------------------------------------|-----------------------|-------------------------------|---------------------|-------------------|
| FCAID-180159 | Security System                           | D50 - Electrical      | 7                             | \$244,710           | 20                |
| FCAID-180005 | Exterior: Metal Door - Single             | B20 - Ext. Enclosure  | 9                             | \$152,680           | 14                |
| FCAID-180141 | Panel 1LB                                 | D50 - Electrical      | 6                             | \$3,000             | 13                |
| FCAID-180007 | Exterior: Metal Windows - 2002            | B20 - Ext. Enclosure  | 9                             | \$77,660            | 13                |
| FCAID-180140 | Panel 1LA                                 | D50 - Electrical      | 6                             | \$3,270             | 13                |
| FCAID-180057 | GWH-1                                     | D20 - Plumbing        | 8                             | \$9,650             | 12                |
| FCAID-180146 | Panel DPB                                 | D50 - Electrical      | 8                             | \$4,740             | 12                |
| FCAID-180127 | VAV-10-10                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180109 | VAV-09-02                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180153 | Panel ILE                                 | D50 - Electrical      | 8                             | \$3,270             | 12                |
| FCAID-180110 | VAV-09-03                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180125 | VAV-10-08                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180111 | VAV-09-04                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180129 | VAV-10-12                                 | D30 - HVAC            | 7                             | \$7,270             | 12                |
| FCAID-180112 | VAV-09-05                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180148 | Panel EM                                  | D50 - Electrical      | 8                             | \$3,000             | 12                |
| FCAID-180113 | VAV-09-06                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180155 | Panel ILG                                 | D50 - Electrical      | 8                             | \$3,270             | 12                |
| FCAID-180114 | VAV-09-07                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180124 | VAV-10-07                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180115 | VAV-09-08                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180126 | VAV-10-09                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180130 | VAV-10-13                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180128 | VAV-10-11                                 | D30 - HVAC            | 7                             | \$5,640             | 12                |
| FCAID-180034 | Interior Construction: Metal Windows - 19 | C10 - Int. Construct. | 7                             | \$39,000            | 12                |

|              |                                          |                      |    |          |    |
|--------------|------------------------------------------|----------------------|----|----------|----|
| FCAID-180108 | VAV-09-01                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180144 | Panel DCP                                | D50 - Electrical     | 8  | \$3,270  | 12 |
| FCAID-180116 | VAV-09-09                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180142 | Panel CPA                                | D50 - Electrical     | 8  | \$3,000  | 12 |
| FCAID-180117 | VAV-09-10                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180145 | Panel DPA                                | D50 - Electrical     | 8  | \$4,740  | 12 |
| FCAID-180118 | VAV-10-01                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180147 | Panel DPCA                               | D50 - Electrical     | 8  | \$3,270  | 12 |
| FCAID-180119 | VAV-10-02                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180152 | Panel ILD                                | D50 - Electrical     | 8  | \$3,270  | 12 |
| FCAID-180120 | VAV-10-03                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180154 | Panel ILF                                | D50 - Electrical     | 8  | \$3,270  | 12 |
| FCAID-180004 | Exterior: Metal Door - Double            | B20 - Ext. Enclosure | 9  | \$89,280 | 12 |
| FCAID-180156 | Panel ILH                                | D50 - Electrical     | 8  | \$3,270  | 12 |
| FCAID-180122 | VAV-10-05                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180123 | VAV-10-06                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180121 | VAV-10-04                                | D30 - HVAC           | 7  | \$5,640  | 12 |
| FCAID-180008 | Exterior: Wood Door - Double             | B20 - Ext. Enclosure | 9  | \$5,340  | 11 |
| FCAID-180046 | Interior Wall Finishes: Fiberglass Panel | C30 - Int. Finishes  | 7  | \$2,210  | 11 |
| FCAID-180054 | ST-1                                     | D20 - Plumbing       | 6  | \$2,810  | 11 |
| FCAID-180050 | Interior Floor Finishes: Vinyl Sheet     | C30 - Int. Finishes  | 10 | \$43,170 | 10 |