

POUDRE SCHOOL DISTRICT BLEVINS MIDDLE SCHOOL

FACILITY CONDITION ASSESSMENT

FORT COLLINS, CO
OCTOBER 2023



Together, Building a Thriving Planet

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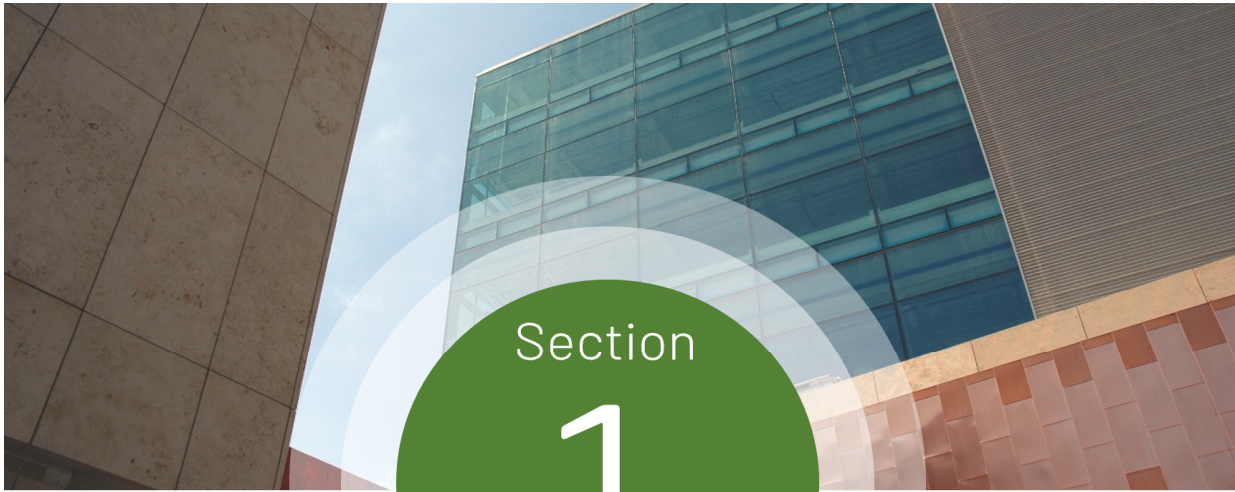
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Section

1

Executive Summary

Executive Summary

Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Blevins MS within the Poudre School District (PSD) on July 14, 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
BLEVINS MS	104,635	1968
TOTAL	104,635	

Facility Summary

Blevins MS

Blevins MS is located at 2101 S. Taft Hill Rd., Fort Collins, CO 80526. This 104,635 SF facility consists of one level and was initially constructed in 1968. The equity index for this school is 1.39.



Blevins MS

Executive Summary

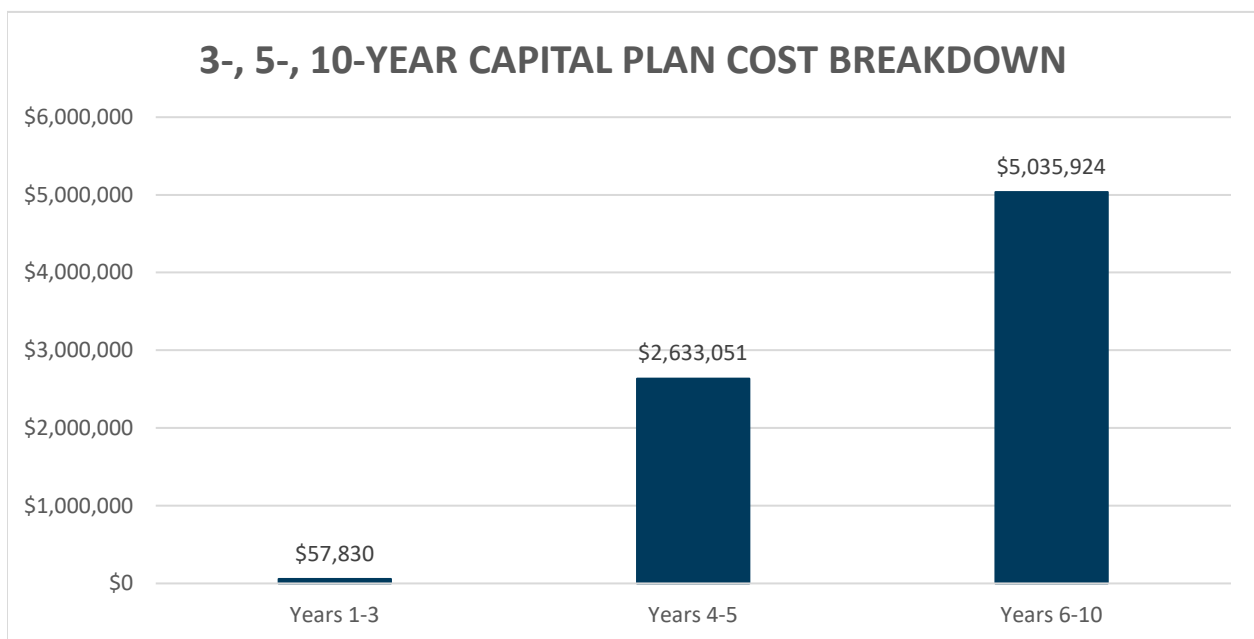
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on July 14, 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.



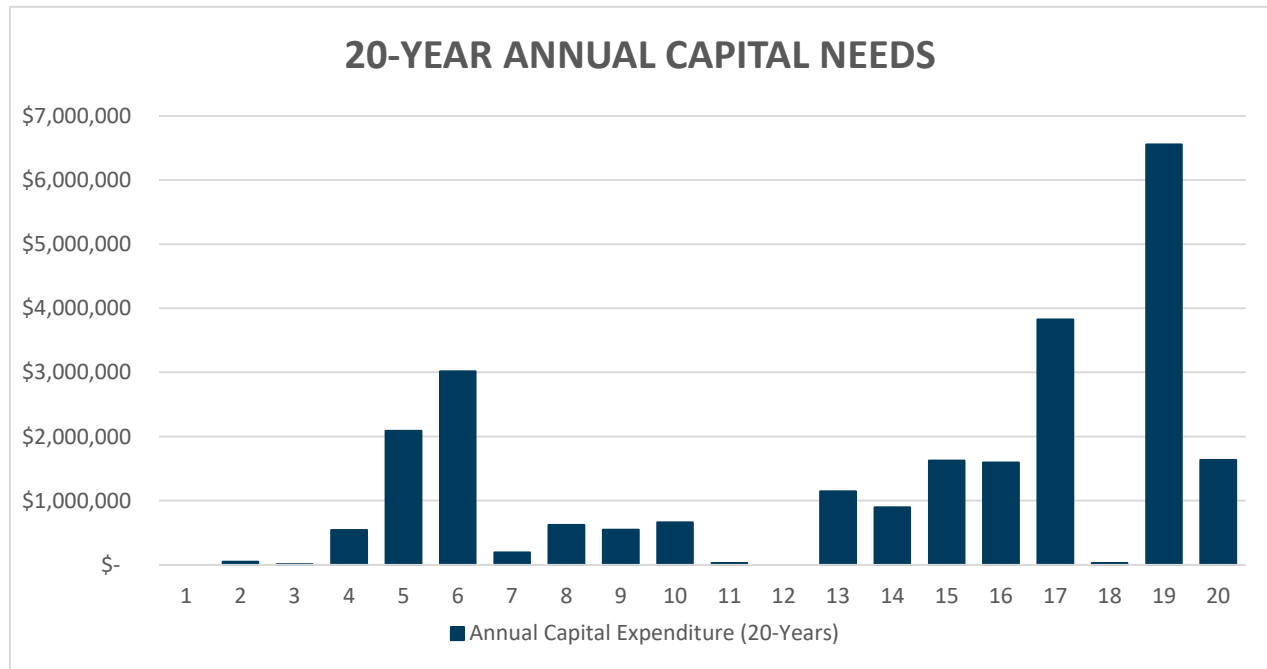
3-, 5-, 10-Year Capital Plan Cost Breakdown

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	\$16,714	\$363,882	\$0	\$4,401,590
B30 - Roofing	\$7,867	\$0	\$1,145,984	\$0
C10 - Int. Construction	\$0	\$393,545	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$1,028,828	\$984,178	\$1,645,913	\$186,170
D10 - Conveying	\$0	\$0	\$0	\$0
D20 - Plumbing	\$29,651	\$12,669	\$0	\$30,728
D30 - HVAC	\$477,091	\$338,562	\$866,376	\$3,953,229
D40 - Fire Suppression	\$0	\$0	\$0	\$2,911,531
D50 - Electrical	\$1,112,993	\$2,916,364	\$31,694	\$2,145,013
E10 - Equipment	\$17,737	\$26,725	\$0	\$0
Total:	\$2,690,881	\$5,035,924	\$3,689,967	\$13,628,260

Section

2

Approach and Methodology

Scope and Approach

Scope and Approach

SCOPE OF WORK

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

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

UniFormat Classification of Building Systems

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

Scope and Approach

RATINGS, METHODS AND SCORING

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

Asset Condition

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

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

Student/Teacher Impact

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

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

Energy Cost Impact

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

Scope and Approach

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

Scope and Approach

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

*Add 1 for direct drive motors

Operational Impact

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

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

Industry Life Expectancy

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

Scope and Approach

Observed Remaining Life

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

Cost Estimating

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

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

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

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

Data-Driven Maintenance Approach

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

Scope and Approach

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

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

Equity Index

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

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

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

Category	Equity Index
Low	0.29
High	3.20
Average	1.11
Median	0.95

The equity index for Blevins MS is 1.39.

Sample Calculation:

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

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

Section

3

Condition Assessment

Condition Assessment

SYSTEMS DESCRIPTION

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

Exterior Enclosure

The building's exterior walls consist of a combination of brick masonry and concrete masonry unit (CMU). This includes the original 1967 building, the 1993 south classroom addition, and the 1997 gymnasium addition. Exterior windows include vinyl, steel, and aluminum construction. Exterior doors are primarily of metal construction, including single and double doors. [REDACTED]

Roofing

The building's roofing consists primarily of flat rolled asphalt sections, which based on available documentation was last updated in 2011. Portions of bubbling were noted on the flat roofing sections which should be repaired as soon as feasible. The 1993 addition utilizes three small skylights, [REDACTED] Additional roofing includes standing seam metal accents surrounding the perimeter of the building. This accent roofing is in good condition.

Interior Construction and Finishes

The building's interior walls include a combination of brick masonry, CMU, and drywall. Interior doors are of wood and hollow metal construction. No major deficiencies were noted with interior construction items. Interior flooring consists of carpeting, vinyl tiling, ceramic tiles, resilient flooring, and wood athletic flooring. Ceiling finishes include drywall and acoustic ceiling tiles. Interior finishes are generally in fair condition; however, due to normal wear and tear sections of carpeting and VCT tiling will likely require refurbishment within 5-7 years.

Conveyance

There is one (1) wheel chair lift used for stage access installed in 2012.

Electrical and Lighting

The building's electrical distribution equipment includes 120/208V panels, transformers, and switchboards. The main service entry switchboard has a total ampacity of 5,600 amps. The majority of the building's electrical distribution assets were replaced in 2022; however, several assets date back to the building's original 1967 construction. Backup power is provided to the building by a 35 kW generator and transfer switch combo, installed in 2001. The building's interior and exterior lighting consists of light emitting diode (LED) fixtures installed in 2009.

HVAC Systems

The building's heating, ventilation, and air conditioning (HVAC) system includes a combination of nine (9) rooftop air handling units, five (5) packaged rooftop units, and three (3) indoor air handling units serving the gymnasiums. The rooftop air handlers and packaged units were installed or substantially refurbished in 2022 when cooling was added to the building. Each unit has either a built-in direct expansion (DX) condenser or a split condenser located on the rooftop. The indoor air handlers serving the gymnasiums were found to be somewhat dated. Each rooftop and indoor air handler is equipped with a hydronic heating coil. Heating water is provided by two (2) natural gas fired hydronic boilers installed in 2012. These boilers are in good condition. Additional HVAC equipment includes VAV terminal units serving each zone, baseboard radiators, and exhaust fans.

Plumbing

The building's domestic hot water is provided by one (1) natural gas fired water heater installed in 2018. PSD indicated that this water heater dated to 2013, but 2018 install was confirmed based on nameplate data. This unit is tied to a 200 gallon storage tank installed in 2014. The domestic hot water supply system is in good condition.

Fire Suppression

[REDACTED] PSD indicated that the wet fire sprinkler system requires an upgrade of the entire system within the next few years due to the numerous dates of install associated with additions. No deficiencies were identified during the site assessment.

Equipment

There are two (2) walk-in refrigeration units used in the kitchen. These units appear in fair condition; however, the interior of the coolers could not be accessed. [REDACTED]

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.

Blevins MS

1. Replace Outdated Ventilation Equipment

Several of the building's air handling and exhaust assets have greatly exceeded their industry recommended lifespan, [REDACTED] This includes the gymnasium air handler, as well as the rooftop exhaust fans. [REDACTED]
[REDACTED]
[REDACTED]

The following assets are included within this measure:

- HVU-1 (FCAID-050129)
- RTU-7 (FCAID-050149)
- Kiln Hood (FCAID-050133)
- (33) Rooftop Exhaust Fans (FCAIDs vary)



Priority Level: 2
Estimated Cost: \$382,170
Remaining Life: 2-5 years

Condition Assessment

2. Replace Outdated Electrical Assets

While the majority of the building's electrical distribution assets have been replaced within the last 10-15 years, a handful of switchgear and panels appear to date back to the building's original 1967 construction. [REDACTED]

[REDACTED] plan to replace them within the next 4 years.

The following assets are included within this measure:

- Main Switchgear, Section 1 (FCAID-050223)
- Main Switchgear, Section 2 (FCAID-050224)
- Main Switchgear, Section 3 (FCAID-050225)
- Panel S (FCAID-050247)

Priority Level: 2
Estimated Cost: \$140,080
Remaining Life: 4 years



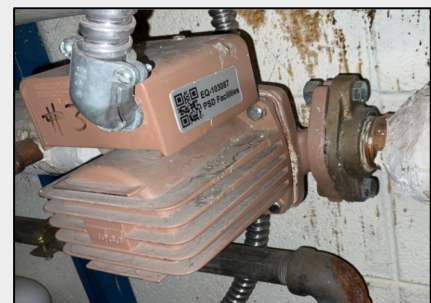
3. Replace Outdated Plumbing Assets

Several assets serving the domestic hot water supply system have reached the end of their lifespan, and will be due for replacement within the next 2-5 years. [REDACTED]

The following assets are included within this measure:

- DHW Pump P-3 (FCAID-050039)
- DHW Pump P-4 (FCAID-050040)
- Irrigation Pump (FCAID-050043)
- Backflow Preventer (FCAID-050037)
- Fire Suppression Backflow Preventer (FCAID-050042)
- Main Backflow Preventer (FCAID-050044)
- DHW Mixing Valve (FCAID-050038)

Priority Level: 3
Estimated Cost: \$28,250
Remaining Life: 2-5 years



Condition Assessment

4. Replace the Generator

The building's backup generator was installed in 2001, and [REDACTED] it has reached the end of its industry recommended lifespan. [REDACTED]



The following assets are included within this measure:

- Backup Generator (FCAID-050216)
- ATS (FCAID-050215)



Priority Level: 3
Estimated Cost: \$37,770
Remaining Life: 5 years

5. Update Interior Finishes

While the majority of the building's interior finishes are in good condition, areas of the building's carpeting and vinyl tiling are in poor condition. These areas are worn due to traffic, and can present tripping hazards especially for damaged vinyl tiles. Plan to replace heavily worn areas within 5 years. Note, the replacement cost shown below includes a full replacement of these systems which will likely not be necessary.



The following assets are included within this measure:

- Carpeting (FCAID-050024)
- VCT Flooring, Classrooms (FCAID-050031)



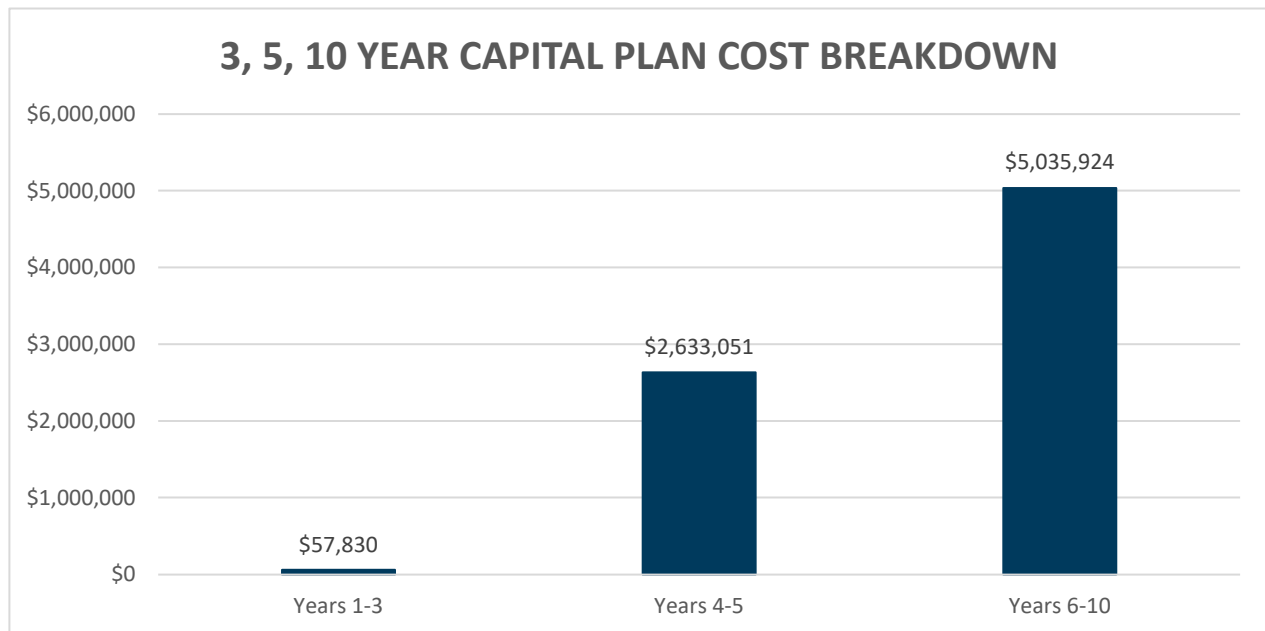
Priority Level: 3
Estimated Cost: \$914,100
Remaining Life: 5 years

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.

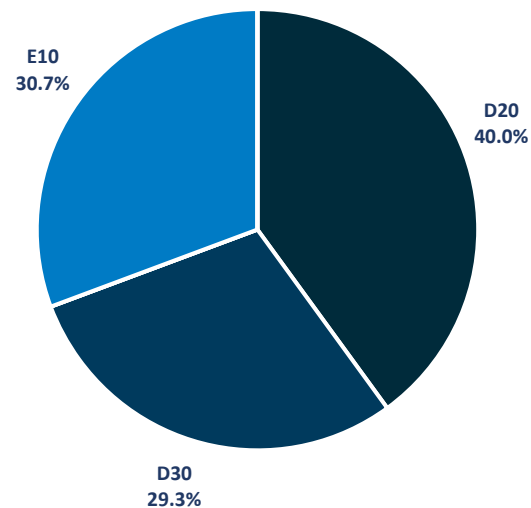
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	6	\$57,830
5-Year Plan	56	\$2,633,051
10-Year Plan	72	\$5,035,924
Total	134	\$7,726,805

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 \$57,830. The specific assets that will reach end of life in this period are listed in Appendix A.

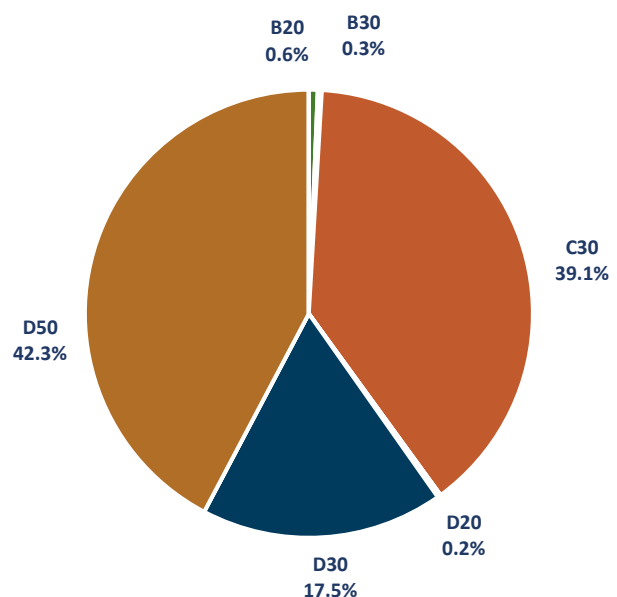
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$0	0%
B30 - Roofing	\$0	0%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$0	0%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$23,124	40%
D30 - HVAC	\$16,970	29%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$0	0%
E10 - Equipment	\$17,737	31%
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 \$2,633,051. 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	\$16,714	1%
B30 - Roofing	\$7,867	<1%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$1,028,828	39%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$6,528	<1%
D30 - HVAC	\$460,121	17%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$1,112,993	42%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%

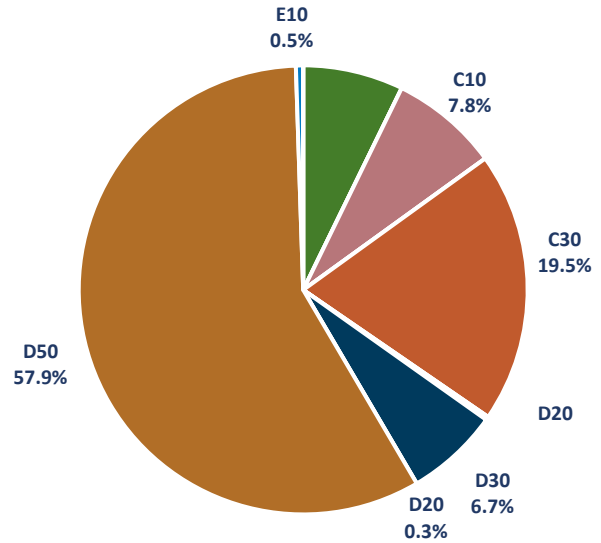


Condition Assessment

10-YEAR PLAN BREAKDOWN

The ten-year plan includes the estimated capital expenditure needed to replace assets reaching end of life in years 6-10, or between 2029 and 2033. The sum of the anticipated capital needs is \$5,035,924. 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	\$363,882	7%
B30 - Roofing	\$0	0%
C10 - Int. Construction	\$393,545	8%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$984,178	20%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$12,669	<1%
D30 - HVAC	\$338,562	7%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$2,916,364	58%
E10 - Equipment	\$26,725	1%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%



Condition Assessment

PRIORITY SUMMARY

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

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

Future Capital Plan

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

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

Condition Assessment

PRIORITY SCORE SUMMARY - BLEVINS MS

		BLEVINS MS	
		BUILDING TYPE:	Middle School
		YEAR BUILT:	1968
		GROSS AREA (SF):	104,635
		DATE ASSESSED:	July 14, 2023
		PRIORITY SCORE:	16.2
SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE	
B20 - Ext. Enclosure	The building's exterior walls consist of a combination of brick masonry and concrete masonry unit (CMU). This includes the original 1967 building, the 1993 south classroom addition, and the 1997 gymnasium addition. Exterior windows include vinyl, steel, and aluminum construction. Exterior doors are primarily of metal construction, including single and double doors. [REDACTED]	12.8	
B30 - Roofing	The building's roofing consists primarily of flat rolled asphalt sections, which based on available documentation was last updated in 2011. Portions of bubbling were noted on the flat roofing sections which should be repaired as soon as feasible. The 1993 addition utilizes three small skylights, [REDACTED] Additional roofing includes standing seam metal accents surrounding the perimeter of the building. This accent roofing is in good condition.	14.6	
C10 - Int. Construction	The building's interior walls include a combination of brick masonry, CMU, and drywall. Interior doors are of wood and hollow metal construction. No major deficiencies were noted with interior construction items. Interior flooring consists of carpeting, vinyl tiling, ceramic tiles, resilient flooring, and wood athletic flooring. Ceiling finishes include drywall and acoustic ceiling tiles. Interior finishes are generally in fair condition; however, due to normal wear and tear sections of carpeting and VCT tiling will likely require refurbishment within 5-7 years.	13.5	
C30 - Interior Finishes		14.0	
D10 - Conveying	There is one (1) wheel chair lift used for stage access installed in 2012.	13.0	
D20 - Plumbing	The building's domestic hot water is provided by one (1) natural gas fired water heater installed in 2018. PSD indicated that this water heater dated to 2013, but 2018 install was confirmed based on nameplate data. This unit is tied to a 200 gallon storage tank installed in 2014. The domestic hot water supply system is in good condition.	13.0	
D30 - HVAC	The building's heating, ventilation, and air conditioning (HVAC) system includes a combination of nine (9) rooftop air handling units, five (5) packaged rooftop units, and three (3) indoor air handling units serving the gymnasiums. The rooftop air handlers and packaged units were installed or substantially refurbished in 2022 when cooling was added to the building. Each unit has either a built-in direct expansion (DX) condenser or a split condenser located on the rooftop. The indoor air handlers serving the gymnasiums were found to be somewhat dated. Each rooftop and indoor air handler is equipped with a hydronic heating coil. Heating water is provided by two (2) natural gas fired hydronic boilers installed in 2012. These boilers are in good condition. Additional HVAC equipment includes VAV terminal units serving each zone, baseboard radiators, and exhaust fans.	15.6	
D40 - Fire Suppression	PSD indicated that the wet fire sprinkler system requires an upgrade of the entire system within the next few years due to the numerous dates of install associated with additions. No deficiencies were identified during the site assessment.	20.0	
D50 - Electrical	The building's electrical distribution equipment includes 120/208V panels, transformers, and switchboards. The main service entry switchboard has a total ampacity of 5,600 amps. The majority of the building's electrical distribution assets were replaced in 2022; however, several assets date back to the building's original 1967 construction. Backup power is provided to the building by a 35 kW generator and transfer switch combo, installed in 2001. The building's interior and exterior lighting consists of light emitting diode (LED) fixtures installed in 2009.	20.7	
E10 - Equipment	There are two (2) walk-in refrigeration units used in the kitchen. These units appear in fair condition; however, the interior of the coolers could not be accessed. [REDACTED]	16.5	

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

Appendices

A. 3-YEAR PLAN ASSETS LIST

B. 5-YEAR PLAN ASSETS LIST

C.10-YEAR PLAN ASSETS LIST

Appendix A

APPENDIX A: 3-YEAR PLAN ASSETS LIST

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

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

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

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

BLEVINS MS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-050085	Dust Collector	E10 - Equipment	2	\$17,220	19
FCAID-050133	Kiln Hood	D30 - HVAC	3	\$8,190	18
FCAID-050040	DHW Pump P-4	D20 - Plumbing	2	\$4,630	16
FCAID-050043	Irrigation Pump	D20 - Plumbing	2	\$13,190	16
FCAID-050039	DHW Pump P-3	D20 - Plumbing	2	\$4,630	16
FCAID-050036	Air Compressor (Shop)	D30 - HVAC	2	\$8,040	15

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.

BLEVINS MS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-050221	Fire Alarm System	D50 - Electrical	5	\$815,110	22
FCAID-050129	HVU-1	D30 - HVAC	4	\$118,030	22
FCAID-050149	RTU-7	D30 - HVAC	4	\$51,940	20
FCAID-050223	Main Switchgear, Section 1	D50 - Electrical	4	\$56,450	19
FCAID-050224	Main Switchgear, Section 2	D50 - Electrical	4	\$40,180	19
FCAID-050225	Main Switchgear, Section 3	D50 - Electrical	4	\$40,180	19
FCAID-050024	Carpeting	C30 - Int. Finishes	5	\$807,930	16
FCAID-050107	EF-35	D30 - HVAC	4	\$6,210	15
FCAID-050119	EF-8	D30 - HVAC	4	\$6,210	15
FCAID-050111	EF-42	D30 - HVAC	4	\$6,210	15
FCAID-050093	EF-16	D30 - HVAC	4	\$5,550	15
FCAID-050089	EF-11	D30 - HVAC	4	\$5,550	15
FCAID-050094	EF-17	D30 - HVAC	4	\$5,550	15
FCAID-050109	EF-36	D30 - HVAC	4	\$5,550	15
FCAID-050095	EF-20	D30 - HVAC	4	\$6,210	15
FCAID-050113	EF-46	D30 - HVAC	4	\$11,230	15
FCAID-050096	EF-21	D30 - HVAC	4	\$5,550	15
FCAID-050088	EF-10	D30 - HVAC	4	\$5,550	15
FCAID-050097	EF-22	D30 - HVAC	4	\$5,550	15
FCAID-050092	EF-15	D30 - HVAC	4	\$5,550	15
FCAID-050090	EF-13	D30 - HVAC	4	\$5,550	15
FCAID-050098	EF-23	D30 - HVAC	4	\$6,210	15
FCAID-050108	EF-36	D30 - HVAC	4	\$8,190	15
FCAID-050099	EF-24	D30 - HVAC	4	\$6,210	15
FCAID-050110	EF-37	D30 - HVAC	4	\$8,190	15

FCAID-050118	EF-25	D30 - HVAC	4	\$5,550	15
FCAID-050112	EF-44	D30 - HVAC	4	\$6,210	15
FCAID-050100	EF-27	D30 - HVAC	4	\$5,550	15
FCAID-050114	EF-48	D30 - HVAC	4	\$5,550	15
FCAID-050101	EF-29	D30 - HVAC	4	\$5,550	15
FCAID-050117	EF-9	D30 - HVAC	4	\$8,190	15
FCAID-050216	Backup Generator	D50 - Electrical	5	\$30,960	15
FCAID-050247	Panel S	D50 - Electrical	4	\$3,270	15
FCAID-050103	EF-31	D30 - HVAC	4	\$6,210	15
FCAID-050154	EF-12	D30 - HVAC	4	\$6,210	15
FCAID-050104	EF-32	D30 - HVAC	4	\$6,210	15
FCAID-050105	EF-33	D30 - HVAC	4	\$5,550	15
FCAID-050102	EF-30	D30 - HVAC	4	\$5,550	15
FCAID-050106	EF-34	D30 - HVAC	4	\$5,550	15
FCAID-050091	EF-14	D30 - HVAC	5	\$5,550	13
FCAID-050116	EF-50	D30 - HVAC	5	\$6,210	13
FCAID-050031	VCT Flooring, Classrooms	C30 - Int. Finishes	5	\$106,170	13
FCAID-050115	EF-49	D30 - HVAC	5	\$5,550	13
FCAID-050013	Skylights	B30 - Roofing	5	\$6,990	13
FCAID-050124	EUH-C146	D30 - HVAC	5	\$1,810	12
FCAID-050125	EUH	D30 - HVAC	5	\$1,810	12
FCAID-050153	Unit Heater	D30 - HVAC	5	\$6,740	12
FCAID-050215	ATS	D50 - Electrical	5	\$6,810	12
FCAID-050001	Aluminum Windows, South Addition	B20 - Ext. Enclosure	5	\$14,850	12
FCAID-050037	Backflow Preventer	D20 - Plumbing	5	\$400	11
FCAID-050042	Fire Suppression Backflow Preventer	D20 - Plumbing	5	\$1,600	11
FCAID-050044	Main Backflow Preventer	D20 - Plumbing	5	\$1,600	11
FCAID-050122	ET-2	D30 - HVAC	5	\$11,620	10
FCAID-050038	DHW Mixing Valve	D20 - Plumbing	5	\$2,200	10
FCAID-050123	ET-3	D30 - HVAC	5	\$11,620	10
FCAID-050121	ET-1	D30 - HVAC	5	\$11,620	10

Appendix C

APPENDIX C: 10-YEAR PLAN ASSETS LIST

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

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

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

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

BLEVINS MS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-050222	Interior Lighting, LED	D50 - Electrical	6	\$1,601,960	22
FCAID-050219	Emergency Exit Lighting: LED	D50 - Electrical	6	\$398,660	22
FCAID-050262	Security System	D50 - Electrical	6	\$398,660	20
FCAID-050087	EAC	D30 - HVAC	7	\$11,090	18
FCAID-050086	EAC	D30 - HVAC	7	\$11,090	18
FCAID-050141	RTU-17	D30 - HVAC	6	\$24,290	17
FCAID-050226	Main Switchgear, Section 4	D50 - Electrical	10	\$40,180	15
FCAID-050213	Walk-in Cooler 2	E10 - Equipment	6	\$6,030	15
FCAID-050212	Walk-in Cooler 1	E10 - Equipment	6	\$6,030	15
FCAID-050210	Walk-in Condenser, Left	E10 - Equipment	9	\$5,030	14
FCAID-050211	Walk-in Condenser, Right	E10 - Equipment	9	\$5,030	14
FCAID-050003	Exterior Doors, Metal Double	B20 - Ext. Enclosure	9	\$208,320	14
FCAID-050008	Exterior Windows, Steel	B20 - Ext. Enclosure	7	\$36,380	14
FCAID-050023	Acoustic Tiles	C30 - Int. Finishes	8	\$503,660	14
FCAID-050071	CUH-A412	D30 - HVAC	6	\$6,610	13
FCAID-050074	CUH-A410-SE	D30 - HVAC	6	\$6,610	13
FCAID-050078	CUH-A430	D30 - HVAC	6	\$6,610	13
FCAID-050070	CUH-B407	D30 - HVAC	6	\$6,610	13
FCAID-050076	CUH-A411-SE	D30 - HVAC	6	\$6,610	13
FCAID-050079	CUH-B415	D30 - HVAC	6	\$6,610	13
FCAID-050073	CUH-A409	D30 - HVAC	6	\$6,610	13
FCAID-050082	CUH-C418	D30 - HVAC	6	\$6,610	13
FCAID-050081	CUH-B401B	D30 - HVAC	6	\$6,610	13
FCAID-050083	CUH-C442	D30 - HVAC	6	\$6,610	13
FCAID-050075	CUH-A410-SW	D30 - HVAC	6	\$6,610	13

FCAID-050136	Pump P-1	D30 - HVAC	9	\$13,190	13
FCAID-050077	CUH-A411-SW	D30 - HVAC	6	\$6,610	13
FCAID-050137	Pump P-2	D30 - HVAC	9	\$13,190	13
FCAID-050072	CUH-A408	D30 - HVAC	6	\$6,610	13
FCAID-050080	CUH-B401A	D30 - HVAC	6	\$6,610	13
FCAID-050045	Water Heater	D20 - Plumbing	7	\$10,610	12
FCAID-050134	Kitchen Hood	D30 - HVAC	10	\$11,230	12
FCAID-050049	BBH-C101A	D30 - HVAC	9	\$7,150	12
FCAID-050058	BBH-110	D30 - HVAC	9	\$5,720	12
FCAID-050032	Wall Tiles	C10 - Int. Construct.	7	\$34,530	12
FCAID-050052	BBH-112	D30 - HVAC	9	\$5,720	12
FCAID-050120	EF-52	D30 - HVAC	9	\$5,550	12
FCAID-050051	BBH-124	D30 - HVAC	9	\$5,720	12
FCAID-050050	BBH-C101C2	D30 - HVAC	9	\$7,150	12
FCAID-050152	BBH-128	D30 - HVAC	9	\$5,720	12
FCAID-050126	GEF-1	D30 - HVAC	9	\$11,230	12
FCAID-050084	Dishwasher Hood	D30 - HVAC	10	\$8,190	12
FCAID-050030	VCT Flooring, Cafeteria	C30 - Int. Finishes	7	\$43,140	12
FCAID-050056	BBH-208A	D30 - HVAC	9	\$2,860	12
FCAID-050053	BBH-106B	D30 - HVAC	9	\$5,720	12
FCAID-050054	BBH-218A	D30 - HVAC	9	\$2,860	12
FCAID-050055	BBH-228	D30 - HVAC	9	\$4,770	12
FCAID-050059	BBH-108D	D30 - HVAC	9	\$5,720	12
FCAID-050057	BBH-204A	D30 - HVAC	9	\$3,820	12
FCAID-050248	Panel S1	D50 - Electrical	10	\$3,270	11
FCAID-050004	Exterior Doors, Metal Single	B20 - Ext. Enclosure	9	\$44,640	11
FCAID-050019	Interior Walls, Drywall	C10 - Int. Construct.	10	\$133,310	11
FCAID-050026	Flooring, Ceramic Tile	C30 - Int. Finishes	10	\$95,970	11
FCAID-050027	Flooring, Resilient	C30 - Int. Finishes	6	\$69,500	11
FCAID-050015	Drywall Ceilings	C10 - Int. Construct.	10	\$136,710	11
FCAID-050271	VFD RTU-2 Return	D50 - Electrical	9	\$4,640	10
FCAID-050028	Flooring, Vinyl Wood, Teachers Lounge	C30 - Int. Finishes	6	\$5,890	10
FCAID-050267	VFD RTU-6 Return	D50 - Electrical	9	\$5,060	10
FCAID-050263	VFD AHU-8	D50 - Electrical	9	\$5,210	10
FCAID-050128	Glycol Feeder	D30 - HVAC	7	\$1,780	10
FCAID-050264	VFD AHU-9	D50 - Electrical	9	\$5,210	10
FCAID-050272	VFD RTU-5 Return	D50 - Electrical	9	\$5,060	10
FCAID-050130	HW Air Separator	D30 - HVAC	7	\$11,310	10
FCAID-050273	VFD RTU-7 Return	D50 - Electrical	9	\$5,060	10
FCAID-050266	VFD Pump 2	D50 - Electrical	9	\$5,630	10
FCAID-050256	RTU-3 Return VFD	D50 - Electrical	9	\$5,210	10
FCAID-050268	VFD RTU-1 Return	D50 - Electrical	9	\$5,210	10
FCAID-050257	RTU-4 Return VFD	D50 - Electrical	9	\$4,640	10
FCAID-050270	VFD RTU-15 Return	D50 - Electrical	9	\$5,210	10
FCAID-050265	VFD Pump 1	D50 - Electrical	9	\$5,630	10
FCAID-050131	HW Bypass Feeder	D30 - HVAC	9	\$1,010	9
FCAID-050034	Wood Paneling, High Quality	C30 - Int. Finishes	10	\$77,110	9