

POUDRE SCHOOL DISTRICT POUDRE HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

FORT COLLINS, CO

OCTOBER 2023



Together, Building a Thriving Planet

Table of Contents

KEY CONTACT INFORMATION.....	2
EXECUTIVE SUMMARY.....	3
SCOPE AND APPROACH.....	7
Scope of work.....	8
Ratings, Methods and Scoring.....	9
Cost Estimating.....	12
CONDITION ASSESSMENT.....	14
Systems Description - Poudre HS.....	15
Priorities.....	16
3-, 5-, 10-Year Plans.....	19
APPENDICES	24
Appendix A: 3-Year Plan Assets List.....	A
Appendix B: 5-Year Plan Assets List.....	B
Appendix C: 10-Year Plan Assets List.....	C

Contacts

Key Contact Information

McKinstry Contacts

Devin Boyce
Program Manager, Facility Condition Assessments
720.408.4573
devinb@mckinstry.com

Roger Noonan
Senior Facility Assessment Consultant
970.531.1527
rogern@mckinstry.com

Josh Phillips
Facility Assessment Consultant
719.480.1372
joshph@mckinstry.com

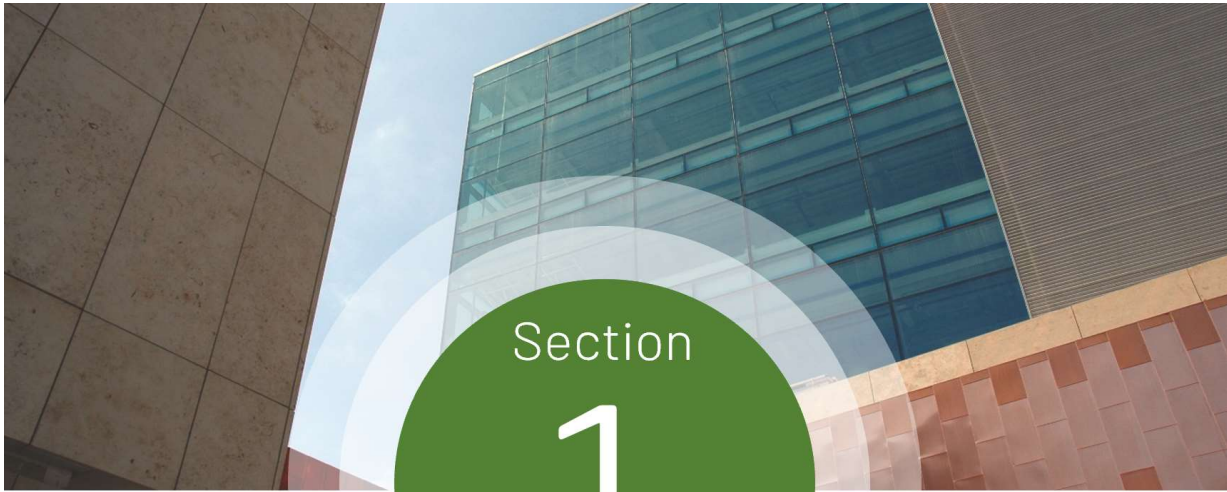
Tracey Cousins
Strategic Account Manager
720.445.7608
traceyc@mckinstry.com

Jaime Villarino-Eilenberger
Project Manager - Technical Services
949.933.7996
jaimev@mckinstry.com

Poudre School District Contacts

Trudy Trimbath
Energy and Sustainability Manager
970.490.3502
ttrimbath@psdschools.org

Jessie Ericson
Administrative Assistant - Operations
970.490.3080
jericson@psdschools.org



Executive Summary

Executive Summary

Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Poudre HS within the Poudre School District (PSD) on May 17, 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
POUDRE HS	274,263	1962
TOTAL	274,263	

Facility Summary

Poudre HS

Poudre HS is located at 201 Impala Dr., Fort Collins, CO 80521. This 274,263 SF facility consists of two levels and was initially constructed in 1962. The equity index for this school is 1.24.



Poudre HS

Executive Summary

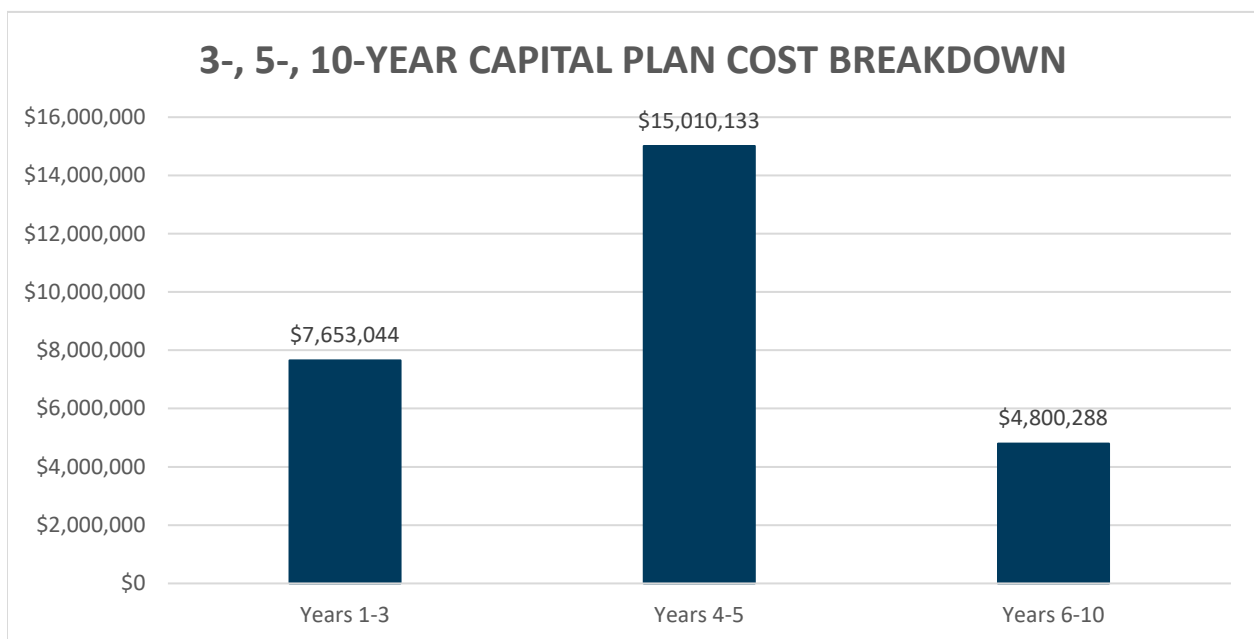
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on May 17, 2023. Additional details, findings and recommendations are presented in Section 3 of this report.

Capital Plan Summary

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

Replacement costs include 3% inflation year over year.



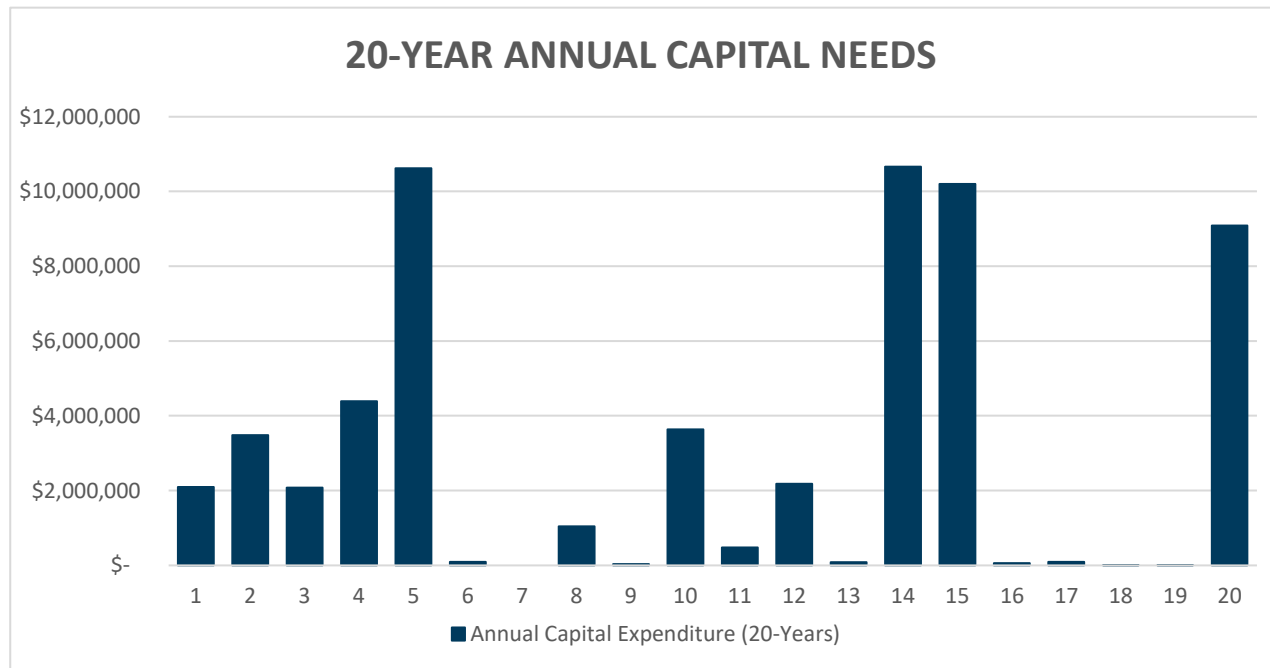
3-, 5-, 10-Year Capital Plan Cost Breakdown

Executive Summary

Annual Capital Expenditure (20 Years)

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

Replacement costs include 3% inflation year over year.



Annual Capital Expenditure by Year

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

20-Year Annual Capital Expenditure by Subsystem

Subsystem	Years 1-5	Years 6-10	Years 11-15	Years 15-20
B20 - Enclosure	\$1,892,599	\$0	\$2,863,447	\$82,835
B30 - Roofing	\$1,884,872	\$0	\$0	\$0
C10 - Int. Construction	\$739,569	\$0	\$7,808,429	\$0
C20 - Stairs	\$0	\$0	\$71,943	\$0
C30 - Interior Finishes	\$3,563,754	\$2,757,046	\$3,179,687	\$2,576,493
D10 - Conveying	\$0	\$93,240	\$0	\$0
D20 - Plumbing	\$47,808	\$0	\$14,687	\$7,213
D30 - HVAC	\$2,206,003	\$1,843,669	\$7,613,209	\$262,769
D40 - Fire Suppression	\$3,404,799	\$0	\$0	\$0
D50 - Electrical	\$8,923,771	\$70,908	\$2,021,513	\$6,314,971
E10 - Equipment	\$0	\$35,425	\$31,311	\$0
Total:	\$22,663,176	\$4,800,288	\$23,604,225	\$9,244,282

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 Poudre HS is 1.24.

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

Exterior Enclosure

Exterior walls consist of brick and CMU masonry walls with decorative cast-in-place concrete elements. The building has aluminum and steel-framed windows, [REDACTED]. Exterior doors consist of a combination of metal and glass storefront doors and one coiling door, [REDACTED].

Roofing

The building's roofing consists of rolled asphalt and metal standing seam roofing with metal and pre-cast concrete flashing which were all estimated to be installed circa 2004. There were several areas of bubbling observed in the rolled asphalt roofing along with standing water and moss. The rolled asphalt roofing [REDACTED] has surpassed its life expectancy, it is recommended that it is replaced within the next two years.

Interior Construction and Finishes

The interior construction consists of CMU block wall, brick wall, drywall, and concrete walls, interior wood and metal-framed windows, wood doors, metal doors, coiling doors, acoustic tile ceiling, carpet, ceramic tile flooring, VCT flooring, hardwood flooring, athletic flooring, terrazzo flooring, and exposed concrete flooring. Subsidence was observed in classrooms 312 and 314; the concrete floors are separating from the CMU wall. Gaps were also observed in the CMU walls. The acoustic ceiling tile was observed to have some water damage around some of the ceiling-mounted cabinet unit heaters. Some of the VCT flooring has visible damage.

Conveyance

There is one elevator serving two floors, [REDACTED].

Electrical and Lighting

The building's electrical distribution equipment consists of a combination of 120/208V and 277/480V panels, transformers, and switchgear. [REDACTED]

[REDACTED] In addition, the interior lighting is mostly made up of fluorescent fixtures, which are also past their life expectancy. Exterior and interior lighting fixtures that are fluorescent and incandescent are recommended to be replaced within the next one to three years. 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, an air handling unit, 20 rooftop units, and both VAVs and UVs. The building automation system is made up of Distech controls. Additional HVAC equipment includes makeup air units, fan coil units, exhaust fans, unit heaters, and cabinet unit heaters. RTU-21 has surpassed its life expectancy [REDACTED], it is recommended that it is replaced within the next three years. Additionally, many of the baseboard radiant heaters and cabinet unit heaters are in bad condition, have surpassed their life expectancy, and may be abandoned in place, along with a unit heater in the main mechanical room.

Plumbing

Domestic hot water is provided by one (1) natural gas fired water heater installed in 2010. The gas water heater was leaking and has surpassed its life expectancy, it is recommended that the water heater is replaced within the next year. Additional plumbing equipment includes backflow preventers, expansion tanks, a storage tank, and pumps. [REDACTED]

Fire Suppression

The school has a wet sprinkler fire suppression system, which was observed to be in expected condition based on its industry life expectancy. It is anticipated to reach the end of its life expectancy in eight years, at which point it is recommended the wet sprinkler system be replaced.

Equipment

There is one (1) walk-in cooler and one (1) walk-in freezer in the school's kitchen. These units were installed in 2013 and generally appear to be in good condition.

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.

Poudre HS

Foundation Subsidence - Wall & Floor Damage

Limited foundational Subsidence was observed in classrooms 312 and 314; the concrete floors are separating from the CMU wall. Gaps were also observed in the CMU walls. Interior finish assets have been damaged due to sub-flooring subsidence.



The following assets are included within this measure:

N/A



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

Condition Assessment

Replace Rolled Asphalt Roofing

The rolled asphalt roofing installed in 1996 [REDACTED] has surpassed its industry life expectancy. Rolled asphalt roofing material is bubbled up and has lots of standing water and moss. These areas of roofing should be replaced within the next year.

The following assets are included within this measure:

FCAID-440033



Priority Level: 2
Estimated Cost: \$1,559,400
Remaining Life: 1 Year

Replace RTU-21

RTU-21 was installed in 1994 and has surpassed its industry life expectancy. This unit serves the main gym [REDACTED]. It is recommended that this unit be replaced within the next three years.

The following assets are included within this measure:

FCAID-440216



Priority Level: 2
Estimated Cost: \$639,900
Remaining Life: 3 Years

Condition Assessment

Replace 1962 Acoustic Ceiling Tile

The acoustic ceiling tile installed during original construction in 1962 [REDACTED]
[REDACTED]
[REDACTED]. This acoustic tile should be replaced within the next year.

The following assets are included within this measure:

FCAID-440058



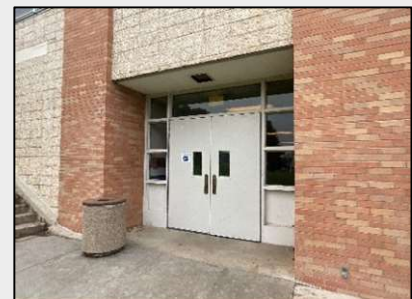
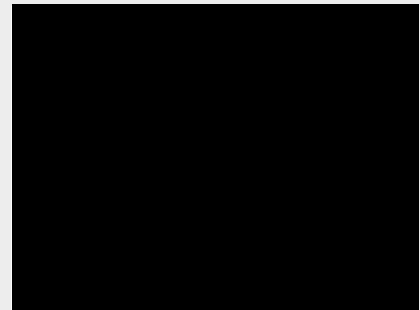
Priority Level: 1
Estimated Cost: \$25,590
Remaining Life: 1 Year

Replace 1962 Exterior Windows

[REDACTED]
[REDACTED]
[REDACTED]

The following assets are included within this measure:

FCAID-440023, FCAID-440026



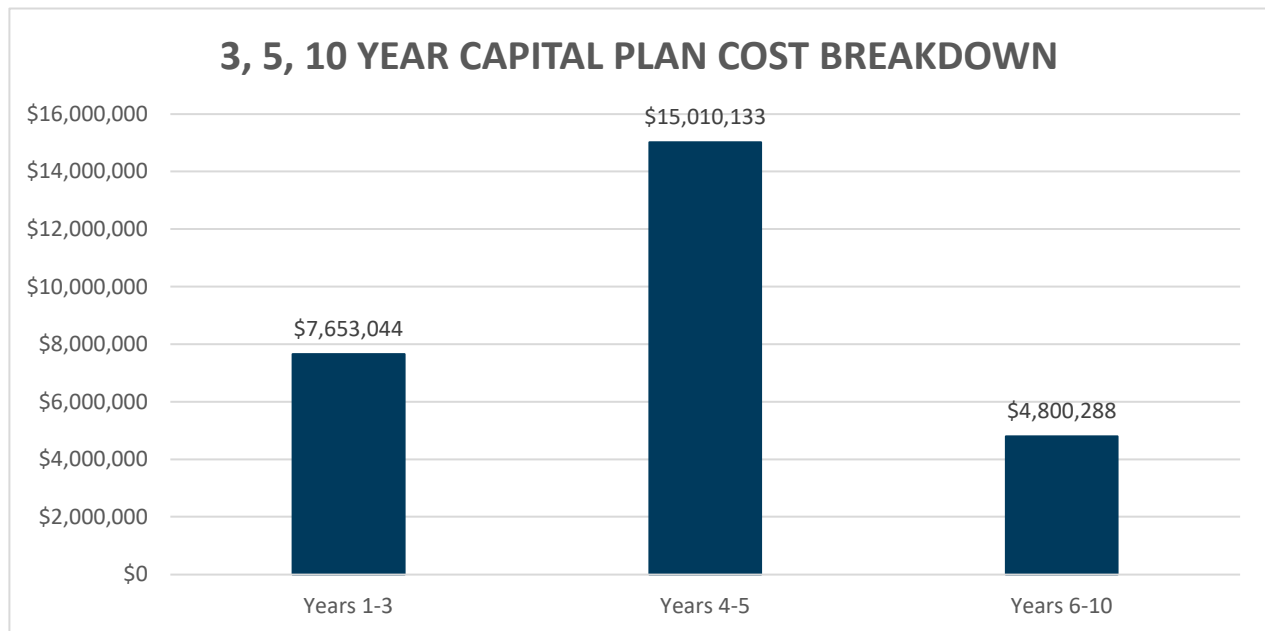
Priority Level: 2
Estimated Cost: \$691,170
Remaining Life: 2 Years

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.

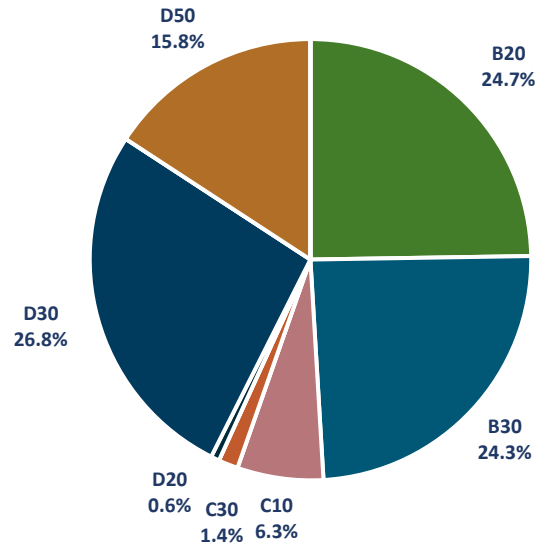
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	95	\$7,653,044
5-Year Plan	22	\$15,010,133
10-Year Plan	213	\$4,800,288
Total	330	\$27,463,464

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 \$7,653,044. The specific assets that will reach end of life in this period are listed in Appendix A.

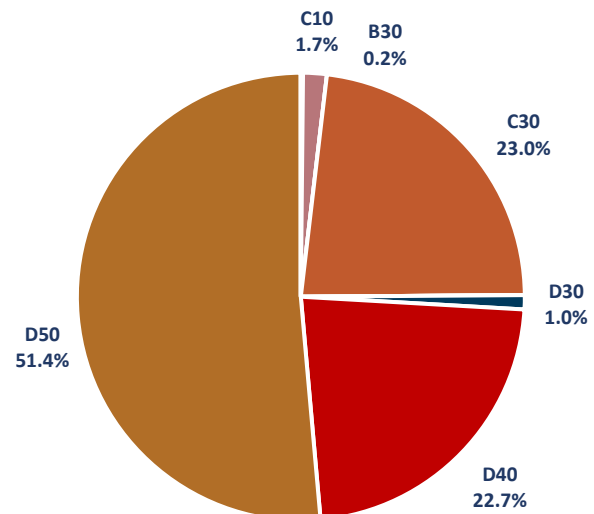
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$1,892,599	25%
B30 - Roofing	\$1,861,664	24%
C10 - Int. Construction	\$482,483	6%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$110,118	1%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$47,808	1%
D30 - HVAC	\$2,049,693	27%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$1,208,678	16%
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 \$15,010,133. 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	\$23,208	<1%
C10 - Int. Construction	\$257,086	2%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$3,453,636	23%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$0	0%
D30 - HVAC	\$156,311	1%
D40 - Fire Protection	\$3,404,799	23%
D50 - Electrical	\$7,715,093	51%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%

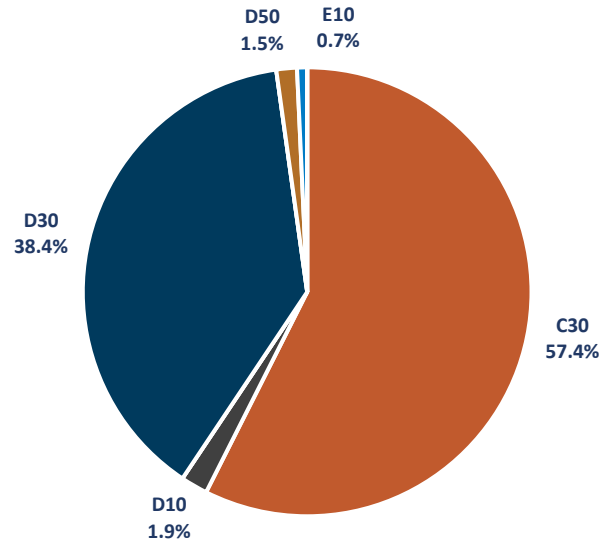


Condition Assessment

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 \$4,800,288. 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	\$0	0%
B30 - Roofing	\$0	0%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$2,757,046	57%
D10 - Conveying	\$93,240	2%
D20 - Plumbing	\$0	0%
D30 - HVAC	\$1,843,669	38%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$70,908	1%
E10 - Equipment	\$35,425	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 - POUDRE HS

		POUDRE HS BUILDING TYPE: High School YEAR BUILT: 1962 GROSS AREA (SF): 274,263 DATE ASSESSED: May 17, 2023 PRIORITY SCORE: 17.2	
SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE	
B20 - Ext. Enclosure	Exterior walls consist of brick and CMU masonry walls with decorative cast-in-place concrete elements. [REDACTED] Exterior doors consist of a combination of metal and glass storefront doors and one coiling door, [REDACTED]	14.4	
B30 - Roofing	The building's roofing consists of rolled asphalt and metal standing seam roofing with metal and pre-cast concrete flashing which were all estimated to be installed circa 2004. There were several areas of bubbling observed in the rolled asphalt roofing along with standing water and moss. The rolled asphalt roofing [REDACTED] has surpassed its life expectancy, it is recommended that it is replaced within the next two years.	18.7	
C10 - Int. Construction	The interior construction consists of CMU block wall, brick wall, drywall, and concrete walls, interior wood and metal-framed windows, wood doors, metal doors, coiling doors, acoustic tile ceiling, carpet, ceramic tile flooring, VCT flooring, hardwood flooring, athletic flooring, terrazzo flooring, and exposed concrete flooring. Subsidence was observed in classrooms 312 and 314; the concrete floors are separating from the CMU wall. Gaps were also observed in the CMU walls. The acoustic ceiling tile was observed to have some water damage around some of the ceiling-mounted cabinet unit heaters. Some of the VCT flooring has visible damage.	13.6	
C30 - Interior Finishes		14.3	
D20 - Plumbing	Domestic hot water is provided by one (1) natural gas fired water heater installed in 2010. The gas water heater [REDACTED], it is recommended that the water heater is replaced within the next year. Additional plumbing equipment includes backflow preventers, expansion tanks, a storage tank, and pumps. Overall, the plumbing system is in fair to average condition.	13.5	
D30 - HVAC	The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, an air handling unit, 20 rooftop units, and both VAVs and UVs. The building automation system is made up of Distech controls. Additional HVAC equipment includes makeup air units, fan coil units, exhaust fans, unit heaters, and cabinet unit heaters. RTU-21 has surpassed its life expectancy [REDACTED], it is recommended that it is replaced within the next three years. Additionally, many of the baseboard radiant heaters and cabinet unit heaters [REDACTED], have surpassed their life expectancy, and may be abandoned in place, along with a unit heater in the main mechanical room.	16.7	
D40 - Fire Suppression	The school has a wet sprinkler fire suppression system, which was observed to be in expected condition based on its industry life expectancy. It is anticipated to reach the end of its life expectancy in eight years, at which point it is recommended the wet sprinkler system be replaced.	22.0	
D50 - Electrical	The building's electrical distribution equipment consists of a combination of 120/208V and 277/480V panels, transformers, and switchgear. [REDACTED] In addition, the interior lighting is mostly made up of fluorescent fixtures, which are also past their life expectancy. Exterior and interior lighting fixtures that are fluorescent and incandescent are recommended to be replaced within the next one to three years. Consider upgrading the interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.	22.3	
E10 - Equipment	There is one (1) walk-in cooler and one (1) walk-in freezer in the school's kitchen. These units were installed in 2013 and generally appear to be in good condition.	12.5	

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.

POUDRE HS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-440384	Emergency Back-Up Lighting	D50 - Electrical	2	\$1,044,940	25
FCAID-440216	RTU-21	D30 - HVAC	3	\$639,900	23
FCAID-440228	HV-1	D30 - HVAC	1	\$213,300	23
FCAID-440091	AHU-1	D30 - HVAC	2	\$106,650	23
FCAID-440229	HV-2	D30 - HVAC	2	\$213,300	22
FCAID-440033	Roofing: Rolled Asphalt	B30 - Roofing	1	\$1,559,400	21
FCAID-440231	HV-4	D30 - HVAC	2	\$159,980	21
FCAID-440230	HV-3	D30 - HVAC	2	\$106,650	20
FCAID-440023	Exterior: Metal Windows - Aluminum	B20 - Ext. Enclosure	2	\$660,110	20
FCAID-440043	Interior Construction: Metal Doors - Double	C10 - Int. Construct.	2	\$119,040	19
FCAID-440369	Emergency Generator	D50 - Electrical	2	\$84,540	19
FCAID-440024	Exterior: Metal Windows - Aluminum	B20 - Ext. Enclosure	3	\$582,450	18
FCAID-440179	BBR-196D	D30 - HVAC	1	\$23,850	18
FCAID-440030	Roofing: Metal Flashing	B30 - Roofing	1	\$24,680	18
FCAID-440181	BBR-200A	D30 - HVAC	1	\$47,690	18
FCAID-440014	Exterior: Metal Doors - Double Steel	B20 - Ext. Enclosure	2	\$178,560	18
FCAID-440175	P-4	D30 - HVAC	2	\$33,860	18
FCAID-440050	Interior Construction: Metal Windows Steel	C10 - Int. Construct.	2	\$240,750	18
FCAID-440176	P-5	D30 - HVAC	2	\$33,860	18
FCAID-440165	FCU-BOYS	D30 - HVAC	1	\$6,610	18
FCAID-440166	FCU-GIRLS	D30 - HVAC	1	\$6,610	18
FCAID-440180	BBR-200	D30 - HVAC	1	\$47,690	18
FCAID-440028	Roofing: Skylight Windows	B30 - Roofing	3	\$194,150	17
FCAID-440026	Exterior: Metal Windows - Steel	B20 - Ext. Enclosure	2	\$31,060	17
FCAID-440192	BBR-509B	D30 - HVAC	1	\$5,720	17
FCAID-440184	BBR-404	D30 - HVAC	1	\$5,720	17

FCAID-440101	CUH-GYM SE ENTRY	D30 - HVAC	1	\$8,750	17
FCAID-440185	BBR-410A	D30 - HVAC	1	\$5,720	17
FCAID-440371	Exterior Lighting: Recessed Fixture, Incand	D50 - Electrical	1	\$3,030	17
FCAID-440186	BBR-410B	D30 - HVAC	1	\$5,720	17
FCAID-440193	BBR-SM HALL	D30 - HVAC	1	\$5,720	17
FCAID-440187	BBR-410C	D30 - HVAC	1	\$5,720	17
FCAID-440100	CUH-GYM NW ENTRY	D30 - HVAC	1	\$8,750	17
FCAID-440188	BBR-501A	D30 - HVAC	1	\$5,720	17
FCAID-440044	Interior Construction: Metal Doors - Single	C10 - Int. Construct.	2	\$19,090	17
FCAID-440189	BBR-501B	D30 - HVAC	1	\$5,720	17
FCAID-440182	BBR-205A	D30 - HVAC	1	\$11,920	17
FCAID-440190	BBR-502	D30 - HVAC	1	\$5,720	17
FCAID-440183	BBR-400	D30 - HVAC	1	\$5,720	17
FCAID-440191	BBR-502A	D30 - HVAC	1	\$5,720	17
FCAID-440104	CUH-RR6-RR7	D30 - HVAC	1	\$8,750	17
FCAID-440373	Exterior Lighting: Recessed Can, Incandesce	D50 - Electrical	2	\$4,850	16
FCAID-440090	GWH-1	D20 - Plumbing	2	\$10,610	16
FCAID-440225	UH-2	D30 - HVAC	1	\$3,520	16
FCAID-440012	Exterior: Doors Double - Steel	B20 - Ext. Enclosure	2	\$89,280	16
FCAID-440372	Exterior Lighting: Recessed Soffit Fixtures,	D50 - Electrical	2	\$5,460	16
FCAID-440072	Interior Finishes: Tile Flooring	C30 - Int. Finishes	2	\$56,270	16
FCAID-440075	Interior Flooring: VCT	C30 - Int. Finishes	1	\$26,570	16
FCAID-440058	Interior Ceiling: Ceiling Tile	C30 - Int. Finishes	1	\$25,590	16
FCAID-440045	Interior Construction: CMU decorative	C10 - Int. Construct.	2	\$76,240	15
FCAID-440227	UH-4	D30 - HVAC	2	\$6,740	15
FCAID-440375	Exterior Lighting: Wall Mounted Fixtures, f	D50 - Electrical	2	\$6,070	15
FCAID-440377	Exterior Lighting: Wall Pack, Fluorescent	D50 - Electrical	2	\$1,210	15
FCAID-440004	Exterior: Windows - Glass Block	B20 - Ext. Enclosure	2	\$31,060	15
FCAID-440029	Roofing: Skylights	B30 - Roofing	3	\$59,270	15
FCAID-440025	Exterior: Metal Windows - Steel	B20 - Ext. Enclosure	3	\$38,830	15
FCAID-440164	EXPN. TANK-2	D30 - HVAC	3	\$52,920	15
FCAID-440376	Exterior Lighting: Wall Pack, Fluorescent	D50 - Electrical	2	\$10,310	15
FCAID-440016	Exterior: Metal Doors - Single Steel	B20 - Ext. Enclosure	2	\$9,540	15
FCAID-440378	Exterior Lighting: Wall Pack, Fluorescent	D50 - Electrical	2	\$2,430	15
FCAID-440065	Interior Ceilings: Painted Plywood	C10 - Int. Construct.	1	\$1,710	15
FCAID-440080	AC-1	D30 - HVAC	2	\$11,060	15
FCAID-440051	Interior Construction: Wood Windows	C10 - Int. Construct.	2	\$11,650	14
FCAID-440105	CUH-S3-1	D30 - HVAC	3	\$8,750	14
FCAID-440096	CUH-BS-1S	D30 - HVAC	3	\$8,750	14
FCAID-440106	CUH-S4	D30 - HVAC	3	\$8,750	14
FCAID-440102	CUH-GYM SW ENTRY	D30 - HVAC	3	\$8,750	14
FCAID-440107	CUH-SMC-3	D30 - HVAC	3	\$8,750	14
FCAID-440094	CUH-BH-3	D30 - HVAC	3	\$8,750	14
FCAID-440121	EF-19	D30 - HVAC	3	\$11,230	14
FCAID-440103	CUH-ME	D30 - HVAC	3	\$8,750	14
FCAID-440163	EXPN. TANK-1	D30 - HVAC	3	\$52,920	14
FCAID-440099	CUH-GYM NE ENTRY	D30 - HVAC	3	\$8,750	14

FCAID-440098	CUH-ECH-2	D30 - HVAC	3	\$8,750	14
FCAID-440089	SP-1	D20 - Plumbing	1	\$6,690	14
FCAID-440081	BFP-Fire-1	D20 - Plumbing	2	\$800	14
FCAID-440013	Exterior: Metal Doors - Double Aluminum	B20 - Ext. Enclosure	3	\$59,520	14
FCAID-440082	BFP-Fire-2	D20 - Plumbing	2	\$800	14
FCAID-440095	CUH-BS-1E	D30 - HVAC	3	\$8,750	14
FCAID-440083	BFP-Fire-3	D20 - Plumbing	2	\$800	14
FCAID-440005	Exterior: Windows - Translucent Panel	B20 - Ext. Enclosure	3	\$108,720	14
FCAID-440084	BFP-Fire-4	D20 - Plumbing	2	\$800	14
FCAID-440002	Exterior: Sectional Coiling Door	B20 - Ext. Enclosure	2	\$9,920	14
FCAID-440085	P-5	D20 - Plumbing	3	\$4,630	14
FCAID-440097	CUH-CAFÉ	D30 - HVAC	3	\$8,750	14
FCAID-440086	P-6	D20 - Plumbing	3	\$4,630	14
FCAID-440031	Roofing: Metal Flashing	B30 - Roofing	3	\$8,230	14
FCAID-440380	Exterior Lighting: Wall Pack, Fluorescent	D50 - Electrical	3	\$3,030	13
FCAID-440374	Exterior Lighting: Wall Mounted Fixture, F	D50 - Electrical	3	\$610	13
FCAID-440381	Exterior Lighting: Wall Pack, Fluorescent	D50 - Electrical	3	\$1,820	13
FCAID-440368	ATS-1	D50 - Electrical	3	\$4,340	13
FCAID-440379	Exterior Lighting: Wall Pack, Fluorescent	D50 - Electrical	3	\$610	13
FCAID-440017	Exterior: Metal Doors- Single Steel	B20 - Ext. Enclosure	3	\$14,310	13
FCAID-440088	Storage Tank-1	D20 - Plumbing	3	\$16,090	12
FCAID-440170	GF-1	D30 - HVAC	3	\$1,780	11

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.

POUDRE HS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-440385	Interior Lighting: Fluorescent	D50 - Electrical	4	\$3,779,070	25
FCAID-440367	Wet Fire Sprinkler System	D40 - Fire Prot.	5	\$3,025,120	22
FCAID-440383	Fire Alarm System	D50 - Electrical	5	\$2,136,510	22
FCAID-440439	Security System	D50 - Electrical	5	\$1,044,940	20
FCAID-440215	RTU-20	D30 - HVAC	5	\$93,020	18
FCAID-440213	RTU-19	D30 - HVAC	5	\$24,290	17
FCAID-440061	Interior Flooring: Carpet	C30 - Int. Finishes	5	\$1,633,580	16
FCAID-440041	Interior Walls: Drywall	C10 - Int. Construct.	4	\$215,660	16
FCAID-440067	Interior Flooring: LVT	C30 - Int. Finishes	5	\$1,311,800	15
FCAID-440034	Roofing: Roof Ladders	B30 - Roofing	5	\$17,500	13
FCAID-440454	Transformer LJ	D50 - Electrical	5	\$4,310	13
FCAID-440064	Interior Flooring: Concrete Floor	C30 - Int. Finishes	5	\$67,920	13
FCAID-440226	UH-3	D30 - HVAC	5	\$3,520	12
FCAID-440224	UH-1	D30 - HVAC	5	\$6,740	12
FCAID-440063	Interior Ceilings: Drywall	C10 - Int. Construct.	4	\$19,610	12
FCAID-440068	Interior Flooring: Traffic Coating	C30 - Int. Finishes	5	\$33,210	12
FCAID-440069	Interior Walls: FRP	C30 - Int. Finishes	4	\$4,430	12
FCAID-440074	Interior Flooring: VCT	C30 - Int. Finishes	5	\$13,280	11
FCAID-440066	Interior Finishes: Vinyl Wall Covering	C30 - Int. Finishes	5	\$2,210	11
FCAID-440073	Interior Finishes: Vinyl Sheet Flooring	C30 - Int. Finishes	5	\$2,210	11
FCAID-440027	Roof Hatch	B30 - Roofing	5	\$3,120	10
FCAID-440092	AS-1	D30 - HVAC	5	\$11,310	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.

POUDRE HS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-440079	Elevator-1	D10 - Conveying	6	\$80,430	15
FCAID-440476	Walk in Freezer	E10 - Equipment	10	\$18,100	13
FCAID-440059	Interior Ceilings: ACT	C30 - Int. Finishes	10	\$2,089,850	13
FCAID-440475	Walk in Cooler	E10 - Equipment	10	\$9,050	13
FCAID-440173	P-2	D30 - HVAC	10	\$8,300	12
FCAID-440172	P-1	D30 - HVAC	10	\$8,300	12
FCAID-440171	ERU-1	D30 - HVAC	10	\$213,300	12
FCAID-440174	P-3	D30 - HVAC	10	\$8,300	12
FCAID-440304	VAV-1-7	D30 - HVAC	8	\$7,270	11
FCAID-440267	VAV-1-3	D30 - HVAC	8	\$7,270	11
FCAID-440336	VAV-5-2	D30 - HVAC	8	\$7,270	11
FCAID-440115	EF-13	D30 - HVAC	10	\$11,230	11
FCAID-440288	VAV-15-1	D30 - HVAC	8	\$2,680	11
FCAID-440116	EF-14	D30 - HVAC	10	\$6,210	11
FCAID-440320	VAV-4-10	D30 - HVAC	8	\$5,640	11
FCAID-440117	EF-15	D30 - HVAC	10	\$6,210	11
FCAID-440352	VAV-8-4	D30 - HVAC	8	\$7,270	11
FCAID-440118	EF-16	D30 - HVAC	10	\$6,210	11
FCAID-440276	VAV-13-8	D30 - HVAC	8	\$5,640	11
FCAID-440119	EF-17	D30 - HVAC	10	\$6,210	11
FCAID-440296	VAV-15-3	D30 - HVAC	8	\$2,680	11
FCAID-440120	EF-18	D30 - HVAC	10	\$6,210	11
FCAID-440312	VAV-2-1	D30 - HVAC	8	\$5,640	11
FCAID-440122	EF-2	D30 - HVAC	10	\$8,190	11
FCAID-440328	VAV-4-3	D30 - HVAC	8	\$5,640	11

FCAID-440123	EF-20	D30 - HVAC	10	\$11,230	11
FCAID-440344	VAV-6-4	D30 - HVAC	8	\$2,680	11
FCAID-440124	EF-21	D30 - HVAC	10	\$6,710	11
FCAID-440360	VAV-9-3	D30 - HVAC	8	\$5,640	11
FCAID-440125	EF-22	D30 - HVAC	10	\$6,210	11
FCAID-440272	VAV-13-4	D30 - HVAC	8	\$2,680	11
FCAID-440126	EF-23	D30 - HVAC	10	\$16,270	11
FCAID-440284	VAV-14-6	D30 - HVAC	8	\$3,300	11
FCAID-440127	EF-24	D30 - HVAC	10	\$16,270	11
FCAID-440292	VAV-15-13	D30 - HVAC	8	\$5,640	11
FCAID-440128	EF-25	D30 - HVAC	10	\$16,270	11
FCAID-440300	VAV-15-7	D30 - HVAC	8	\$7,270	11
FCAID-440129	EF-26	D30 - HVAC	10	\$6,210	11
FCAID-440308	VAV-17-4	D30 - HVAC	8	\$5,640	11
FCAID-440130	EF-27	D30 - HVAC	10	\$11,230	11
FCAID-440316	VAV-2-5	D30 - HVAC	8	\$2,680	11
FCAID-440131	EF-28	D30 - HVAC	10	\$6,210	11
FCAID-440324	VAV-4-14	D30 - HVAC	8	\$3,300	11
FCAID-440132	EF-29	D30 - HVAC	10	\$6,710	11
FCAID-440332	VAV-4-7	D30 - HVAC	8	\$5,640	11
FCAID-440133	EF-3	D30 - HVAC	10	\$8,190	11
FCAID-440340	VAV-5-6	D30 - HVAC	8	\$7,270	11
FCAID-440134	EF-30	D30 - HVAC	10	\$6,710	11
FCAID-440348	VAV-8-10	D30 - HVAC	8	\$4,700	11
FCAID-440135	EF-31	D30 - HVAC	10	\$6,710	11
FCAID-440356	VAV-8-8	D30 - HVAC	8	\$8,900	11
FCAID-440136	EF-32	D30 - HVAC	10	\$6,210	11
FCAID-440364	VAV-9-7	D30 - HVAC	8	\$7,270	11
FCAID-440137	EF-33	D30 - HVAC	10	\$6,210	11
FCAID-440269	VAV-13-10	D30 - HVAC	8	\$8,900	11
FCAID-440138	EF-34	D30 - HVAC	10	\$6,210	11
FCAID-440274	VAV-13-6	D30 - HVAC	8	\$13,120	11
FCAID-440139	EF-35	D30 - HVAC	10	\$6,710	11
FCAID-440278	VAV-1-4	D30 - HVAC	8	\$5,640	11
FCAID-440140	EF-36	D30 - HVAC	10	\$6,210	11
FCAID-440286	VAV-14-8	D30 - HVAC	8	\$8,900	11
FCAID-440141	EF-37	D30 - HVAC	10	\$6,710	11
FCAID-440290	VAV-15-11	D30 - HVAC	8	\$5,640	11
FCAID-440142	EF-38	D30 - HVAC	10	\$6,710	11
FCAID-440294	VAV-15-15	D30 - HVAC	8	\$4,700	11
FCAID-440143	EF-39	D30 - HVAC	10	\$6,710	11
FCAID-440298	VAV-15-5	D30 - HVAC	8	\$2,680	11
FCAID-440144	EF-4	D30 - HVAC	10	\$8,190	11
FCAID-440302	VAV-15-9	D30 - HVAC	8	\$4,700	11
FCAID-440145	EF-40	D30 - HVAC	10	\$6,710	11
FCAID-440306	VAV-17-2	D30 - HVAC	8	\$5,640	11
FCAID-440146	EF-41	D30 - HVAC	10	\$6,710	11

FCAID-440310	VAV-1-8	D30 - HVAC	8	\$5,640	11
FCAID-440147	EF-42	D30 - HVAC	10	\$6,710	11
FCAID-440314	VAV-2-3	D30 - HVAC	8	\$7,270	11
FCAID-440148	EF-43	D30 - HVAC	10	\$6,710	11
FCAID-440318	VAV-2-7	D30 - HVAC	8	\$5,640	11
FCAID-440149	EF-44	D30 - HVAC	10	\$6,710	11
FCAID-440322	VAV-4-12	D30 - HVAC	8	\$5,640	11
FCAID-440150	EF-45	D30 - HVAC	10	\$6,710	11
FCAID-440326	VAV-4-16	D30 - HVAC	8	\$5,640	11
FCAID-440151	EF-46	D30 - HVAC	10	\$6,710	11
FCAID-440330	VAV-4-5	D30 - HVAC	8	\$4,700	11
FCAID-440152	EF-47	D30 - HVAC	10	\$6,210	11
FCAID-440334	VAV-4-9	D30 - HVAC	8	\$5,640	11
FCAID-440153	EF-48	D30 - HVAC	10	\$6,210	11
FCAID-440338	VAV-5-4	D30 - HVAC	8	\$7,270	11
FCAID-440154	EF-49	D30 - HVAC	10	\$6,210	11
FCAID-440342	VAV-6-2	D30 - HVAC	8	\$3,300	11
FCAID-440155	EF-5	D30 - HVAC	10	\$6,710	11
FCAID-440346	VAV-6-6	D30 - HVAC	8	\$13,120	11
FCAID-440157	EF-51	D30 - HVAC	10	\$6,710	11
FCAID-440350	VAV-8-2	D30 - HVAC	8	\$8,900	11
FCAID-440158	EF-52	D30 - HVAC	10	\$6,210	11
FCAID-440354	VAV-8-6	D30 - HVAC	8	\$2,680	11
FCAID-440159	EF-6	D30 - HVAC	10	\$6,710	11
FCAID-440358	VAV-9-1	D30 - HVAC	8	\$13,120	11
FCAID-440160	EF-7	D30 - HVAC	10	\$6,710	11
FCAID-440362	VAV-9-5	D30 - HVAC	8	\$3,300	11
FCAID-440161	EF-8	D30 - HVAC	10	\$6,710	11
FCAID-440110	DEF-1	D30 - HVAC	10	\$8,190	11
FCAID-440162	EF-9	D30 - HVAC	10	\$6,710	11
FCAID-440268	VAV-13-1	D30 - HVAC	8	\$2,680	11
FCAID-440111	EF-1	D30 - HVAC	10	\$6,710	11
FCAID-440271	VAV-13-3	D30 - HVAC	8	\$3,300	11
FCAID-440112	EF-10	D30 - HVAC	10	\$6,210	11
FCAID-440273	VAV-13-5	D30 - HVAC	8	\$2,680	11
FCAID-440113	EF-11	D30 - HVAC	10	\$6,210	11
FCAID-440275	VAV-13-7	D30 - HVAC	8	\$2,680	11
FCAID-440279	VAV-14-1	D30 - HVAC	8	\$13,120	11
FCAID-440277	VAV-13-9	D30 - HVAC	8	\$4,700	11
FCAID-440280	VAV-14-2	D30 - HVAC	8	\$13,120	11
FCAID-440114	EF-12	D30 - HVAC	10	\$6,210	11
FCAID-440282	VAV-14-4	D30 - HVAC	8	\$13,120	11
FCAID-440281	VAV-14-3	D30 - HVAC	8	\$13,120	11
FCAID-440194	ERV RHC-01	D30 - HVAC	8	\$1,500	11
FCAID-440283	VAV-14-5	D30 - HVAC	8	\$7,270	11
FCAID-440195	ERV RHC-02	D30 - HVAC	8	\$1,500	11
FCAID-440285	VAV-14-7	D30 - HVAC	8	\$13,120	11

FCAID-440196	ERV RHC-03	D30 - HVAC	8	\$1,500	11
FCAID-440287	VAV-1-5	D30 - HVAC	8	\$7,270	11
FCAID-440197	ERV RHC-04	D30 - HVAC	8	\$1,500	11
FCAID-440289	VAV-15-10	D30 - HVAC	8	\$13,120	11
FCAID-440198	RTU-16 - HC-01	D30 - HVAC	8	\$1,500	11
FCAID-440291	VAV-15-12	D30 - HVAC	8	\$5,640	11
FCAID-440199	RTU-16 - HC-02	D30 - HVAC	8	\$1,500	11
FCAID-440293	VAV-15-14	D30 - HVAC	8	\$5,640	11
FCAID-440200	RTU-16 - HC-03	D30 - HVAC	8	\$1,500	11
FCAID-440295	VAV-15-2	D30 - HVAC	8	\$2,680	11
FCAID-440201	RTU-16 - HC-04	D30 - HVAC	8	\$1,500	11
FCAID-440297	VAV-15-4	D30 - HVAC	8	\$2,680	11
FCAID-440202	RTU-16 - HC-05	D30 - HVAC	8	\$1,500	11
FCAID-440299	VAV-15-6	D30 - HVAC	8	\$2,680	11
FCAID-440232	VAV-1-1	D30 - HVAC	8	\$5,640	11
FCAID-440301	VAV-15-8	D30 - HVAC	8	\$2,680	11
FCAID-440233	VAV-1-10	D30 - HVAC	8	\$4,700	11
FCAID-440303	VAV-1-6	D30 - HVAC	8	\$5,640	11
FCAID-440234	VAV-1-11	D30 - HVAC	8	\$7,270	11
FCAID-440305	VAV-17-1	D30 - HVAC	8	\$8,900	11
FCAID-440235	VAV-1-12	D30 - HVAC	8	\$7,270	11
FCAID-440307	VAV-17-3	D30 - HVAC	8	\$2,680	11
FCAID-440236	VAV-1-13	D30 - HVAC	8	\$5,640	11
FCAID-440309	VAV-17-5	D30 - HVAC	8	\$4,700	11
FCAID-440237	VAV-1-14	D30 - HVAC	8	\$7,270	11
FCAID-440311	VAV-1-9	D30 - HVAC	8	\$7,270	11
FCAID-440238	VAV-1-15	D30 - HVAC	8	\$5,640	11
FCAID-440313	VAV-2-2	D30 - HVAC	8	\$5,640	11
FCAID-440239	VAV-1-16	D30 - HVAC	8	\$7,270	11
FCAID-440315	VAV-2-4	D30 - HVAC	8	\$7,270	11
FCAID-440240	VAV-1-17	D30 - HVAC	8	\$5,640	11
FCAID-440317	VAV-2-6	D30 - HVAC	8	\$7,270	11
FCAID-440241	VAV-1-18	D30 - HVAC	8	\$5,640	11
FCAID-440319	VAV-4-1	D30 - HVAC	8	\$5,640	11
FCAID-440242	VAV-1-19	D30 - HVAC	8	\$5,640	11
FCAID-440321	VAV-4-11	D30 - HVAC	8	\$5,640	11
FCAID-440243	VAV-1-2	D30 - HVAC	8	\$5,640	11
FCAID-440323	VAV-4-13	D30 - HVAC	8	\$7,270	11
FCAID-440244	VAV-1-20	D30 - HVAC	8	\$2,680	11
FCAID-440325	VAV-4-15	D30 - HVAC	8	\$4,700	11
FCAID-440245	VAV-12-1	D30 - HVAC	8	\$7,270	11
FCAID-440327	VAV-4-2	D30 - HVAC	8	\$7,270	11
FCAID-440246	VAV-1-21	D30 - HVAC	8	\$3,300	11
FCAID-440329	VAV-4-4	D30 - HVAC	8	\$7,270	11
FCAID-440247	VAV-12-10	D30 - HVAC	8	\$5,640	11
FCAID-440331	VAV-4-6	D30 - HVAC	8	\$5,640	11
FCAID-440248	VAV-12-11	D30 - HVAC	8	\$5,640	11

FCAID-440333	VAV-4-8	D30 - HVAC	8	\$5,640	11
FCAID-440249	VAV-12-12	D30 - HVAC	8	\$5,640	11
FCAID-440335	VAV-5-1	D30 - HVAC	8	\$5,640	11
FCAID-440250	VAV-12-13	D30 - HVAC	8	\$5,640	11
FCAID-440337	VAV-5-3	D30 - HVAC	8	\$7,270	11
FCAID-440251	VAV-12-14	D30 - HVAC	8	\$5,640	11
FCAID-440339	VAV-5-5	D30 - HVAC	8	\$7,270	11
FCAID-440252	VAV-12-15	D30 - HVAC	8	\$4,700	11
FCAID-440341	VAV-6-1	D30 - HVAC	8	\$5,640	11
FCAID-440253	VAV-12-16	D30 - HVAC	8	\$2,680	11
FCAID-440343	VAV-6-3	D30 - HVAC	8	\$5,640	11
FCAID-440254	VAV-12-17	D30 - HVAC	8	\$5,640	11
FCAID-440345	VAV-6-5	D30 - HVAC	8	\$3,300	11
FCAID-440255	VAV-12-18	D30 - HVAC	8	\$2,680	11
FCAID-440347	VAV-8-1	D30 - HVAC	8	\$7,270	11
FCAID-440256	VAV-12-19	D30 - HVAC	8	\$8,900	11
FCAID-440349	VAV-8-11	D30 - HVAC	8	\$8,900	11
FCAID-440257	VAV-12-2	D30 - HVAC	8	\$7,270	11
FCAID-440351	VAV-8-3	D30 - HVAC	8	\$7,270	11
FCAID-440258	VAV-1-22	D30 - HVAC	8	\$7,270	11
FCAID-440353	VAV-8-5	D30 - HVAC	8	\$4,700	11
FCAID-440259	VAV-12-20	D30 - HVAC	8	\$4,700	11
FCAID-440355	VAV-8-7	D30 - HVAC	8	\$5,640	11
FCAID-440260	VAV-12-3	D30 - HVAC	8	\$8,900	11
FCAID-440357	VAV-8-9	D30 - HVAC	8	\$4,700	11
FCAID-440261	VAV-12-4	D30 - HVAC	8	\$7,270	11
FCAID-440359	VAV-9-2	D30 - HVAC	8	\$8,900	11
FCAID-440262	VAV-12-5	D30 - HVAC	8	\$4,700	11
FCAID-440361	VAV-9-4	D30 - HVAC	8	\$5,640	11
FCAID-440263	VAV-12-6	D30 - HVAC	8	\$4,700	11
FCAID-440363	VAV-9-6	D30 - HVAC	8	\$7,270	11
FCAID-440366	VAV-9-9	D30 - HVAC	8	\$4,700	11
FCAID-440365	VAV-9-8	D30 - HVAC	8	\$13,120	11
FCAID-440070	Interior Finishes: Terrazzo Flooring	C30 - Int. Finishes	8	\$6,510	11
FCAID-440266	VAV-12-9	D30 - HVAC	8	\$5,640	11
FCAID-440264	VAV-12-7	D30 - HVAC	8	\$4,700	11
FCAID-440265	VAV-12-8	D30 - HVAC	8	\$4,700	11
FCAID-440270	VAV-13-2	D30 - HVAC	8	\$5,640	11
FCAID-440382	Exterior Lighting: Wall Pack, LED	D50 - Electrical	9	\$4,850	10
FCAID-440471	VFD-HV-3	D50 - Electrical	9	\$5,480	10
FCAID-440470	VFD-HV-2	D50 - Electrical	9	\$5,840	10
FCAID-440472	VFD-HV-4	D50 - Electrical	9	\$5,630	10
FCAID-440036	Interior Ceilings: ACT	C30 - Int. Finishes	10	\$17,060	9
FCAID-440468	VFD-1 (P-4)	D50 - Electrical	10	\$9,490	9
FCAID-440469	VFD-2 (P-5)	D50 - Electrical	10	\$9,490	9
FCAID-440473	VFD-RTU-21 (Return)	D50 - Electrical	10	\$7,100	9
FCAID-440474	VFD-RTU-21 (Supply)	D50 - Electrical	10	\$7,100	9