

POUDRE SCHOOL  
DISTRICT

POUDRE COMMUNITY  
ACADEMY HIGH  
SCHOOL

FACILITY CONDITION ASSESSMENT

FORT COLLINS, CO

OCTOBER 2023



Together, Building a Thriving Planet

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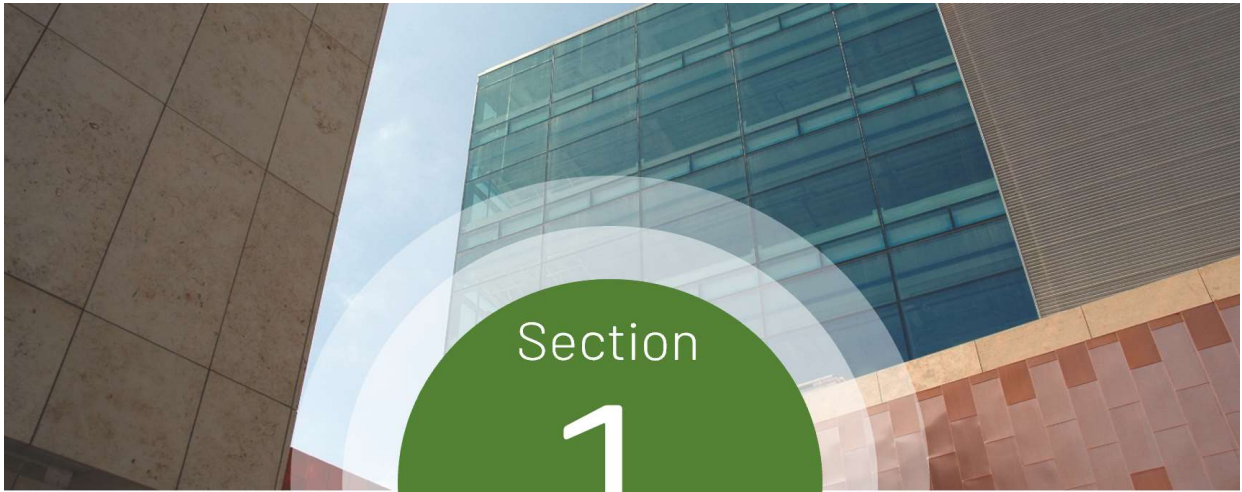
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Section

1

## Executive Summary

# Executive Summary

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## Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Poudre Community Academy HS within the Poudre School District (PSD) on June 2, 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 COMMUNITY ACADEMY HS | 22,434        | 1906          |
| <b>TOTAL</b>                | <b>22,434</b> |               |

## Facility Summary

### Poudre Community Academy HS

Poudre Community Academy HS is located at 2540 La Porte Ave., Fort Collins, CO 80521. This 22,434 SF facility consists of one level and was initially constructed in 1906. The equity index for this school is 2.23.



*Poudre Community Academy HS*

# Executive Summary

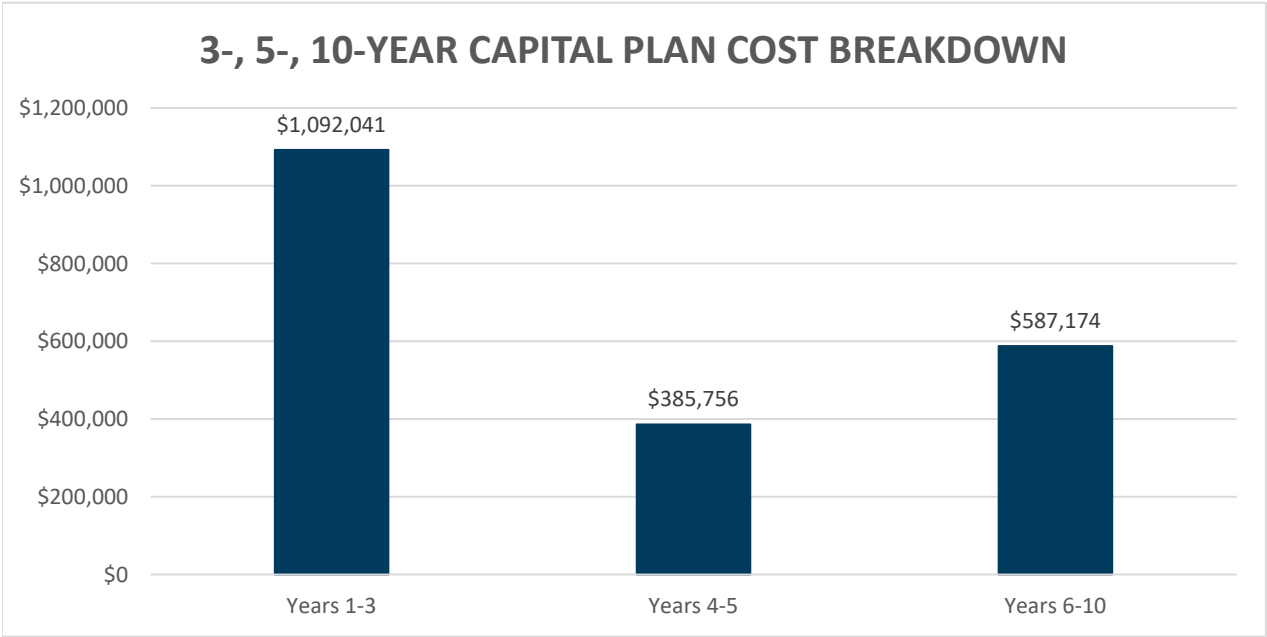
## Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on June 2, 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.



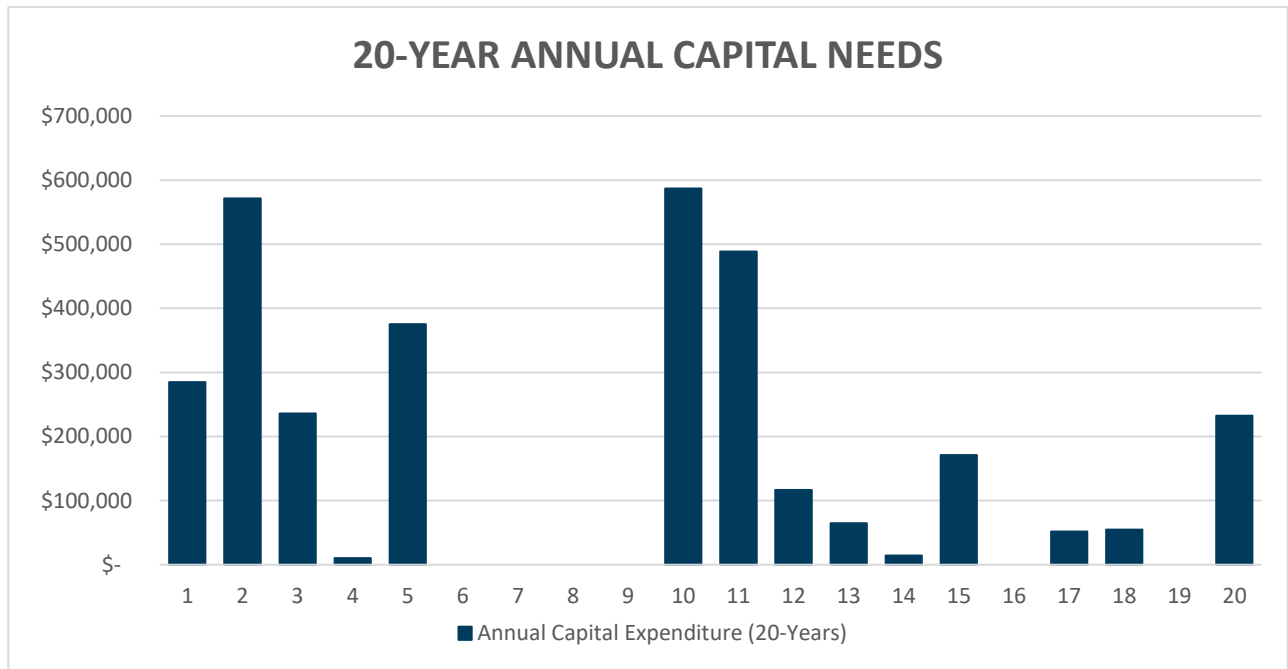
*3-, 5-, 10-Year Capital Plan Cost Breakdown*

# 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         | \$58,580           | \$432,767        | \$0              | \$134,529        |
| B30 - Roofing           | \$118,831          | \$0              | \$0              | \$0              |
| C10 - Int. Construction | \$228,996          | \$111,767        | \$0              | \$76,032         |
| C20 - Stairs            | \$0                | \$0              | \$0              | \$0              |
| C30 - Interior Finishes | \$268,476          | \$42,640         | \$235,236        | \$76,810         |
| D10 - Conveying         | \$0                | \$0              | \$60,821         | \$0              |
| D20 - Plumbing          | \$40,149           | \$0              | \$41,288         | \$0              |
| D30 - HVAC              | \$266,399          | \$0              | \$1,069          | \$51,511         |
| D40 - Fire Suppression  | \$0                | \$0              | \$0              | \$0              |
| D50 - Electrical        | \$496,366          | \$0              | \$514,650        | \$0              |
| E10 - Equipment         | \$0                | \$0              | \$0              | \$0              |
| <b>Total:</b>           | <b>\$1,477,797</b> | <b>\$587,174</b> | <b>\$853,065</b> | <b>\$338,882</b> |

Section

# 2

## Approach and Methodology

# Scope and Approach

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## Scope and Approach

### SCOPE OF WORK

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

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

*UniFormat Classification of Building Systems*

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

# Scope and Approach

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## RATINGS, METHODS AND SCORING

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

### Asset Condition

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

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

### Student/Teacher Impact

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

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

### Energy Cost Impact

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

# Scope and Approach

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

# Scope and Approach

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

\*Add 1 for direct drive motors

## Operational Impact

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

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

## Industry Life Expectancy

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

# Scope and Approach

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## Observed Remaining Life

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

## Cost Estimating

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

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

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

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

## Data-Driven Maintenance Approach

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

# Scope and Approach

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

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

## Equity Index

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

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

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

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

The equity index for Poudre Community Academy HS is 2.23.

*Sample Calculation:*

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

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

Section

3

# Condition Assessment

# Condition Assessment

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## SYSTEMS DESCRIPTION

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

### Exterior Enclosure

This facility includes an original masonry building with several additions. The original masonry is likely the early 1900s, with other masonry additions in 1950 and 1968. Note that the 1968 masonry has some damage. A newer addition from 2003 includes masonry, storefront windows, corrugated metal panel, and siding shingles. There is a wood framed tower element on the original building with wood shingles. Exterior windows include steel framed, aluminum framed, and metal clad wood windows.

### Roofing

Roofing of this facility includes asphalt shingles, epdm membrane, rolled asphalt, and metal panel. The original building has asphalt shingles on the sloped portion of the roof, and there is a flat portion at the peak of the roof. The rolled asphalt portion of the roofing has some moss growing on it.

### Interior Construction and Finishes

Interior construction and finishes are focused around the masonry facades that are enclosed by the 2003 addition. Ceilings are open, original plaster, drywall, and ACT (newer and older). Finishes are older and in need or replacement or repair in older portions of the building. Flooring is carpet, VCT, and tile.

### Conveyance

N/A

### Electrical and Lighting

The building's electrical distribution equipment consists of panels and transformers. Generally, these assets are in good condition. The fire alarm system dates to 2019. While the gym lighting was upgraded to LED lighting in 2016, interior lighting consists mostly of fluorescent fixtures. [REDACTED]

[REDACTED] Per PSD, the exterior lighting wall packs were upgraded to LED fixtures following the FCA inspection. Recommend upgrading the interior 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, five furnaces, one rooftop unit, and baseboard radiant heaters. Additional HVAC equipment includes exhaust fans and cabinet unit heaters. Several pieces of HVAC equipment including baseboard radiant heaters, condensing unit, cabinet unit heater, the exhaust fan, the five furnaces and the rooftop unit [REDACTED] have either reached or surpassed their life expectancies and should be replaced within the next 1-5 years.

### Plumbing

Domestic hot water is provided by two (2) natural gas fired water heater installed in 2010 and 2016 and an electric water heater installed in 2016. The water heater installed in 2010 has surpassed its life expectancy and is anticipated to need replacement soon. The expansion tank and circulation pump in the basement have also surpassed their life expectancies and should be replaced within the next two years. Additional plumbing equipment includes backflow preventers, expansion tanks, and pumps. [REDACTED]

### Fire Suppression

Fire protection consists of a wet type fire sprinkler system estimated to have been installed in 2019.

### Equipment

N/A

# 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 Community Academy HS*

##### Replace Rolled Asphalt and Sheet Metal Roofing

Both the rolled asphalt and sheet metal roofing [REDACTED] have surpassed their industry life expectancies. Rolled asphalt roofing material is bubbled up and has visible cracks. The sheet metal roofing material is showing signs of deterioration. Roofing should be replaced within the next year.

The following assets are included within this measure:

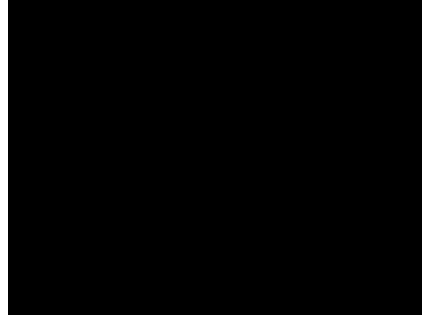
FCAID-430022, FCAID-430023



|                 |          |
|-----------------|----------|
| Priority Level: | 2        |
| Estimated Cost: | \$32,820 |
| Remaining Life: | 1 Year   |

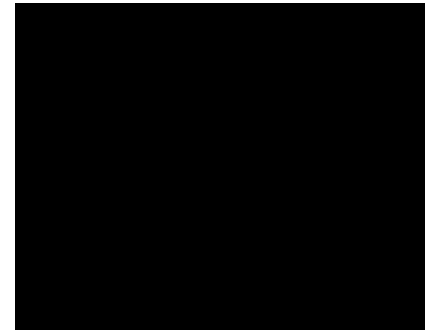
# Condition Assessment

## Replace Exterior Windows and Wood Doors



The following assets are included within this measure:

FCAID-430012, FCAID-430014



**Priority Level:** 2  
**Estimated Cost:** \$51,330  
**Remaining Life:** 1 Year

## Replace Boiler

The boiler was installed in 1991. [REDACTED] is nearing the end of its life expectancy and is anticipated to need replacement within the next three years.

The following assets are included within this measure:

FCAID-430064



**Priority Level:** 2  
**Estimated Cost:** \$37,000  
**Remaining Life:** 3 Years

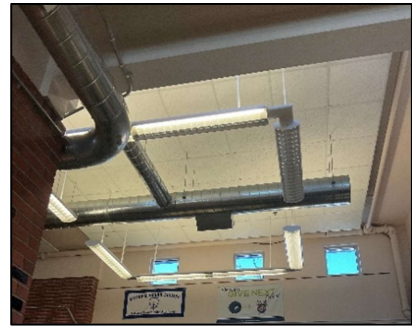
# Condition Assessment

## Upgrade Interior Fluorescent and Exterior Incandescent Lighting

Interior lighting mostly consists of fluorescent lighting retrofitted in 2005. These fixtures will reach the end of their industry life expectancy within two years. Exterior lighting is made up, in part, of incandescent and fluorescent fixtures that [REDACTED] should be replaced [REDACTED]. Consider upgrading the interior and exterior lighting to LED fixtures to reduce energy costs and maintenance needs.

The following assets are included within this measure:

FCAID-430075, FCAID-430076, FCAID-430077, FCAID-430079



|                 |           |
|-----------------|-----------|
| Priority Level: | 3         |
| Estimated Cost: | \$312,600 |
| Remaining Life: | 2 Years   |

## Replace RTU-1

RTU-1 [REDACTED], is estimated to have surpassed its life expectancy, and is anticipated to need replacement within the next two years.

The following assets are included within this measure:

FCAID-430071



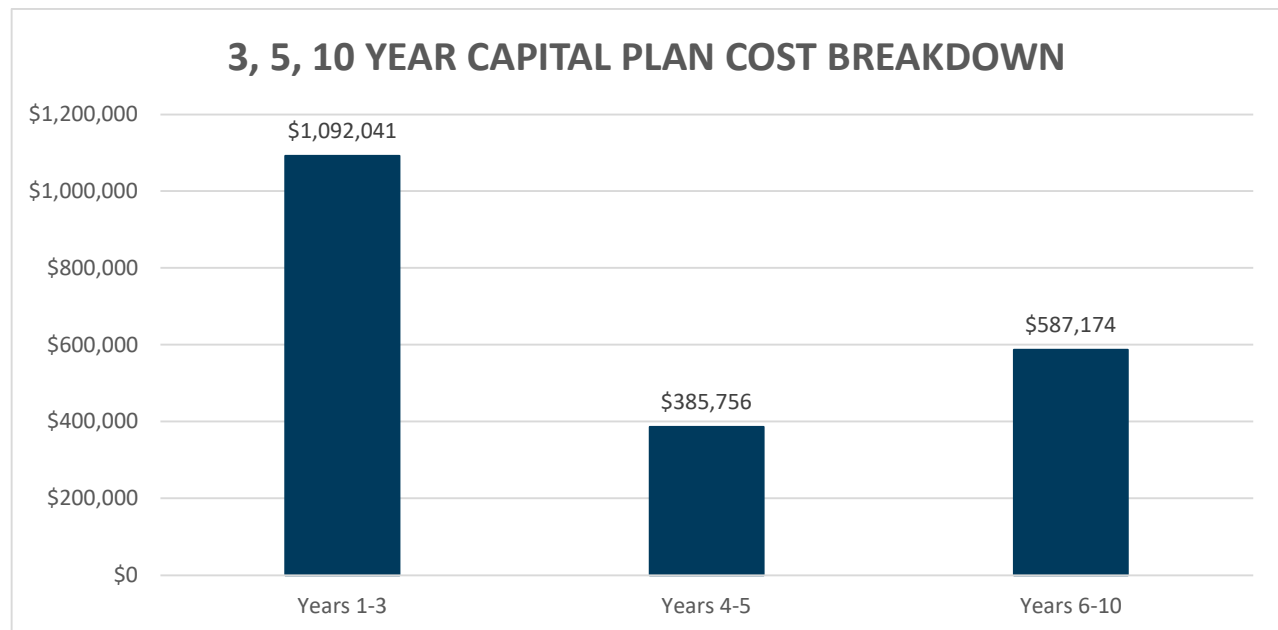
|                 |          |
|-----------------|----------|
| Priority Level: | 2        |
| Estimated Cost: | \$24,560 |
| Remaining Life: | 2 Years  |

# 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.

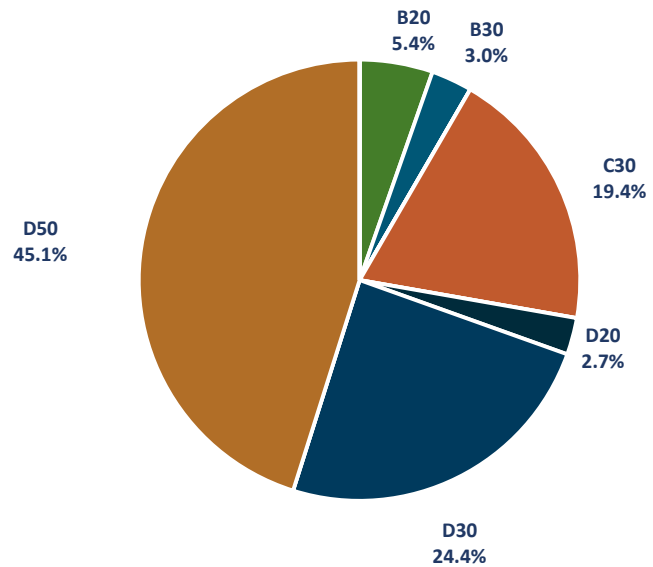
| REPLACEMENT PERIOD | ASSET QUANTITY | CUMULATIVE REPLACEMENT COST |
|--------------------|----------------|-----------------------------|
| 3-Year Plan        | 33             | \$1,092,041                 |
| 5-Year Plan        | 15             | \$385,756                   |
| 10-Year Plan       | 10             | \$587,174                   |
| Total              | 58             | \$2,064,971                 |

# 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 \$1,092,041. The specific assets that will reach end of life in this period are listed in Appendix A.

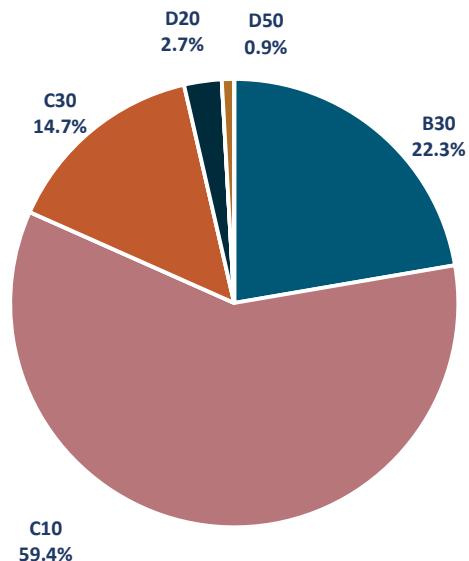
| SUBSYSTEM                | Years 1-3 | Percent |
|--------------------------|-----------|---------|
| A10 - Foundations        | \$0       | 0%      |
| B10 - Superstructure     | \$0       | 0%      |
| B20 - Exterior Enclosure | \$58,580  | 5%      |
| B30 - Roofing            | \$32,820  | 3%      |
| C10 - Int. Construction  | \$0       | 0%      |
| C20 - Stairs             | \$0       | 0%      |
| C30 - Interior Finishes  | \$211,683 | 19%     |
| D10 - Conveying          | \$0       | 0%      |
| D20 - Plumbing           | \$29,604  | 3%      |
| D30 - HVAC               | \$266,399 | 24%     |
| D40 - Fire Protection    | \$0       | 0%      |
| D50 - Electrical         | \$492,955 | 45%     |
| 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 \$385,756. 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            | \$86,011  | 22%     |
| C10 - Int. Construction  | \$228,996 | 59%     |
| C20 - Stairs             | \$0       | 0%      |
| C30 - Interior Finishes  | \$56,793  | 15%     |
| D10 - Conveying          | \$0       | 0%      |
| D20 - Plumbing           | \$10,545  | 3%      |
| D30 - HVAC               | \$0       | 0%      |
| D40 - Fire Protection    | \$0       | 0%      |
| D50 - Electrical         | \$3,410   | 1%      |
| E10 - Equipment          | \$0       | 0%      |
| G20 - Site Improvements  | \$0       | 0%      |
| G40 - Site Electrical    | \$0       | 0%      |

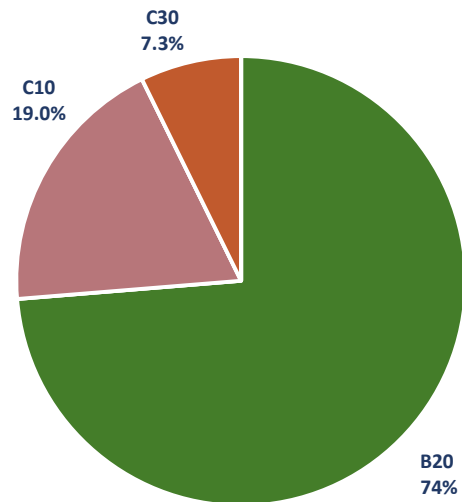


# Condition Assessment

## 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 \$587,174. 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 | \$432,767  | 74%     |
| B30 - Roofing            | \$0        | 0%      |
| C10 - Int. Construction  | \$111,767  | 19%     |
| C20 - Stairs             | \$0        | 0%      |
| C30 - Interior Finishes  | \$42,640   | 7%      |
| D10 - Conveying          | \$0        | 0%      |
| D20 - Plumbing           | \$0        | 0%      |
| D30 - HVAC               | \$0        | 0%      |
| D40 - Fire Protection    | \$0        | 0%      |
| D50 - Electrical         | \$0        | 0%      |
| E10 - Equipment          | \$0        | 0%      |
| G20 - Site Improvements  | \$0        | 0%      |
| G40 - Site Electrical    | \$0        | 0%      |



# Condition Assessment

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## PRIORITY SUMMARY

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

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

## Future Capital Plan

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

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

# Condition Assessment

## PRIORITY SCORE SUMMARY - POUDRE COMMUNITY ACADEMY HS



### POUDRE COMMUNITY ACADEMY HS

|                  |                   |
|------------------|-------------------|
| BUILDING TYPE:   | Elementary School |
| YEAR BUILT:      | 1906              |
| GROSS AREA (SF): | 22,434            |
| DATE ASSESSED:   | June 7, 2023      |
| PRIORITY SCORE:  | 15.8              |

| SUBSYSTEM:              | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PRIORITY SCORE |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| B20 - Ext. Enclosure    | This facility includes an original masonry building with several additions. The original masonry is likely the early 1900s, with other masonry additions in 1950 and 1968. Note that the 1968 masonry has some damage. A newer addition from 2003 includes masonry, storefront windows, corrugated metal panel, and siding shingles. There is a wood framed tower element on the original building with wood shingles. Exterior windows include steel framed, aluminum framed, and metal clad wood windows.                            | 11.1           |
| B30 - Roofing           | Roofing of this facility includes asphalt shingles, epdm membrane, rolled asphalt, and metal panel. The original building has asphalt shingles on the sloped portion of the roof, and there is a flat portion at the peak of the roof. The rolled asphalt portion of the roofing has some moss growing on it.                                                                                                                                                                                                                          | 15.1           |
| C10 - Int. Construction | Interior construction and finishes are focused around the masonry facades that are enclosed by the 2003 addition. Ceilings are open, original plaster, drywall, and ACT (newer and older).                                                                                                                                                                                                                                                                                                                                             | 12.6           |
| C30 - Interior Finishes | Finishes are older and in need or replacement or repair in older portions of the building. Flooring is carpet, VCT, and tile.                                                                                                                                                                                                                                                                                                                                                                                                          | 13.1           |
| D20 - Plumbing          | Domestic hot water is provided by two (2) natural gas fired water heater installed in 2010 and 2016 and an electric water heater installed in 2016. The water heater installed in 2010 has surpassed its life expectancy and is anticipated to need replacement soon. The expansion tank and circulation pump in the basement have also surpassed their life expectancies and should be replaced within the next two years. Additional plumbing equipment includes backflow preventers, expansion tanks, and pumps.                    | 14.6           |
| D30 - HVAC              | The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, five furnaces, one rooftop unit, and baseboard radiant heaters. Additional HVAC equipment includes exhaust fans and cabinet unit heaters. Several pieces of HVAC equipment including baseboard radiant heaters, condensing unit, cabinet unit heater, the exhaust fan, the five furnaces and the rooftop unit have either reached or surpassed their life expectancies and should be replaced within the next 1-5 years.       | 18.1           |
| D40 - Fire Suppression  | Fire protection consists of a wet type fire sprinkler system estimated to have been installed in 2019.                                                                                                                                                                                                                                                                                                                                                                                                                                 | 20.0           |
| D50 - Electrical        | The building's electrical distribution equipment consists of panels and transformers. Generally, these assets are in good condition. The fire alarm system dates to 2019. While the gym lighting was upgraded to LED lighting in 2016, interior lighting consists mostly of fluorescent fixtures. Per PSD, the exterior lighting wall packs were upgraded to LED fixtures following the FCA inspection. Recommend upgrading the interior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs. | 22.0           |
| E10 - Equipment         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A            |

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

## Appendices

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

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

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

# Appendix A

## APPENDIX A: 3-YEAR PLAN ASSETS LIST

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

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

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

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

### POUDRE COMMUNITY ACADEMY HS

| ASSET ID     | DESCRIPTION                                    | SUBSYSTEM                | OBSERVED<br>REMAINING | REPLACEMENT<br>COST | PRIORITY<br>SCORE |
|--------------|------------------------------------------------|--------------------------|-----------------------|---------------------|-------------------|
| FCAID-430079 | Interior Lighting - Fluorescent                | D50 - Electrical         | 2                     | \$308,360           | 27                |
| FCAID-430064 | B-1                                            | D30 - HVAC               | 3                     | \$37,000            | 21                |
| FCAID-430071 | RTU-1                                          | D30 - HVAC               | 2                     | \$24,560            | 20                |
| FCAID-430083 | Security System                                | D50 - Electrical         | 1                     | \$85,470            | 20                |
| FCAID-430014 | Exterior Door: Wood, Double                    | B20 - Exterior Enclosure | 1                     | \$39,680            | 19                |
| FCAID-430065 | F-1                                            | D30 - HVAC               | 2                     | \$16,550            | 19                |
| FCAID-430068 | F-4                                            | D30 - HVAC               | 3                     | \$16,920            | 18                |
| FCAID-430023 | Roofing: Sheet Metal                           | B30 - Roofing            | 1                     | \$23,800            | 18                |
| FCAID-430069 | F-5                                            | D30 - HVAC               | 3                     | \$16,920            | 18                |
| FCAID-430062 | Condensing Unit-1                              | D30 - HVAC               | 2                     | \$7,540             | 18                |
| FCAID-430066 | F-2                                            | D30 - HVAC               | 3                     | \$16,550            | 18                |
| FCAID-430073 | Emergency Lighting                             | D50 - Electrical         | 1                     | \$85,470            | 17                |
| FCAID-430070 | BBR                                            | D30 - HVAC               | 2                     | \$95,380            | 17                |
| FCAID-430022 | Roofing: Rolled Asphalt                        | B30 - Roofing            | 1                     | \$9,020             | 17                |
| FCAID-430012 | Exterior Window: Metal Framed                  | B20 - Exterior Enclosure | 1                     | \$11,650            | 17                |
| FCAID-430067 | F-3                                            | D30 - HVAC               | 3                     | \$11,380            | 17                |
| FCAID-430075 | Exterior Lighting: Wall Pack - 1, Incandescent | D50 - Electrical         | 2                     | \$1,210             | 16                |
| FCAID-430059 | WH-1                                           | D20 - Plumbing           | 2                     | \$9,650             | 16                |
| FCAID-430076 | Exterior Lighting: Wall Pack - 2, Incandescent | D50 - Electrical         | 2                     | \$1,820             | 16                |
| FCAID-430041 | Interior Floor Finish: Carpet                  | C30 - Interior Finishes  | 2                     | \$74,550            | 16                |
| FCAID-430043 | Interior Floor Finished: Carpet (Basement)     | C30 - Interior Finishes  | 1                     | \$17,890            | 16                |
| FCAID-430056 | Domestic Hot Water Circulation Pump            | D20 - Plumbing           | 2                     | \$4,630             | 16                |
| FCAID-430061 | Cabinet Unit Heater                            | D30 - HVAC               | 2                     | \$6,480             | 16                |
| FCAID-430046 | Interior Ceiling Finish: Cement Panel          | C30 - Interior Finishes  | 1                     | \$4,530             | 15                |
| FCAID-430002 | Exterior Wall Construction: Shingle Siding     | B20 - Exterior Enclosure | 1                     | \$7,250             | 15                |
| FCAID-430063 | EF-1                                           | D30 - HVAC               | 3                     | \$6,210             | 15                |

|              |                                              |                         |   |          |    |
|--------------|----------------------------------------------|-------------------------|---|----------|----|
| FCAID-430057 | Gas Water Heater                             | D20 - Plumbing          | 3 | \$9,650  | 14 |
| FCAID-430077 | Exterior Lighting: Wall Pack - 3, Fluorescen | D50 - Electrical        | 3 | \$1,210  | 13 |
| FCAID-430051 | Interior Flooring Finish: VCT                | C30 - Interior Finishes | 3 | \$33,210 | 13 |
| FCAID-430055 | Expansion Tank                               | D20 - Plumbing          | 2 | \$4,110  | 13 |
| FCAID-430040 | Interior Ceiling Finish: ACT                 | C30 - Interior Finishes | 3 | \$68,240 | 13 |
| FCAID-430052 | Interior Wall Finish: Wood Veneer            | C30 - Interior Finishes | 3 | \$4,570  | 12 |
| FCAID-430054 | Backflow Preventer                           | D20 - Plumbing          | 3 | \$400    | 12 |

# 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 COMMUNITY ACADEMY HS

| ASSET ID     | DESCRIPTION                                | SUBSYSTEM               | OBSERVED<br>REMAINING<br>LIFE | REPLACEMENT<br>COST | PRIORITY<br>SCORE |
|--------------|--------------------------------------------|-------------------------|-------------------------------|---------------------|-------------------|
| FCAID-430028 | Interior Door: Attic Metal                 | C10 - Interior Constr   | 5                             | \$4,770             | 14                |
| FCAID-430058 | Gas Water Heater                           | D20 - Plumbing          | 4                             | \$9,650             | 14                |
| FCAID-430019 | Roofing: EPDM                              | B30 - Roofing           | 5                             | \$22,750            | 14                |
| FCAID-430020 | Roofing: Asphalt Shingles                  | B30 - Roofing           | 5                             | \$47,600            | 14                |
| FCAID-430025 | Interior Wall Construction: Drywall        | C10 - Interior Constr   | 5                             | \$167,300           | 14                |
| FCAID-430035 | Interior Door: Wood, Single (Basement)     | C10 - Interior Constr   | 5                             | \$18,690            | 14                |
| FCAID-430021 | Roofing: Gutter & Downspout                | B30 - Roofing           | 5                             | \$6,070             | 13                |
| FCAID-430042 | Interior Floor Finish: Carpet              | C30 - Interior Finishes | 5                             | \$37,280            | 13                |
| FCAID-430045 | Interior Floor Finish: Concrete            | C30 - Interior Finishes | 5                             | \$3,400             | 12                |
| FCAID-430047 | Walls: Interior Finished: Metal Panel      | C30 - Interior Finishes | 5                             | \$1,280             | 11                |
| FCAID-430048 | Interior Wall Construction: Plaster (1968) | C30 - Interior Finishes | 5                             | \$5,230             | 11                |
| FCAID-430032 | Interior Window Construction: 1 Metal Fra  | C10 - Interior Constr   | 5                             | \$11,650            | 11                |
| FCAID-430074 | Exterior Lighting: LED Wall Pack           | D50 - Electrical        | 5                             | \$3,030             | 11                |
| FCAID-430044 | Interior Ceiling Finished: Drywall         | C30 - Interior Finishes | 5                             | \$3,270             | 11                |
| FCAID-430036 | Interior Wall Construction: Wood Veneer    | C10 - Interior Constr   | 5                             | \$1,050             | 11                |

# Appendix C

## APPENDIX C: 10-YEAR PLAN ASSETS LIST

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

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

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

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

### POUDRE COMMUNITY ACADEMY HS

| ASSET ID     | DESCRIPTION                                  | SUBSYSTEM               | OBSERVED<br>REMAINING<br>LIFE | REPLACEMENT<br>COST | PRIORITY<br>SCORE |
|--------------|----------------------------------------------|-------------------------|-------------------------------|---------------------|-------------------|
| FCAID-430013 | Exterior Windows: Metal-Clad                 | B20 - Exterior Enclosu  | 10                            | \$66,010            | 12                |
| FCAID-430011 | Exterior Window: Aluminum Framed             | B20 - Exterior Enclosu  | 10                            | \$31,060            | 12                |
| FCAID-430005 | Exterior Wall Construction: Brick (1906)     | B20 - Exterior Enclosu  | 10                            | \$122,750           | 11                |
| FCAID-430009 | Exterior Doors: Metal, Double                | B20 - Exterior Enclosu  | 10                            | \$39,680            | 11                |
| FCAID-430034 | Interior Wall Construction: Original Plaster | C10 - Interior Constr   | 10                            | \$41,820            | 10                |
| FCAID-430029 | Interior Wall Construction: Brick (1950)     | C10 - Interior Constr   | 10                            | \$43,840            | 10                |
| FCAID-430006 | Exterior Wall Construction: Brick (1950)     | B20 - Exterior Enclosu  | 10                            | \$52,610            | 10                |
| FCAID-430049 | Interior Wall Finish: Plaster Wall           | C30 - Interior Finishes | 10                            | \$32,680            | 10                |
| FCAID-430010 | Exterior Door: Metal, Single                 | B20 - Exterior Enclosu  | 10                            | \$14,310            | 10                |
| FCAID-430004 | Interior Wall Construction: Stone Foundati   | B20 - Exterior Enclosu  | 10                            | \$5,260             | 9                 |