



Cache La Poudre Middle School

POUDRE SCHOOL
DISTRICT

CACHE LA POUUDRE
MIDDLE SCHOOL

FACILITY CONDITION ASSESSMENT

FORT COLLINS, CO

OCTOBER 2023



Together, Building a Thriving Planet



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Section

1

Executive Summary

Executive Summary

Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Cache La Poudre, IB World MS & Gym within the Poudre School District (PSD) on July 22, 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
CACHE LA POUDBRE, IB WORLD MS & GYM	44,255	1949
TOTAL	44,255	

Facility Summary

Cache La Poudre, IB World MS & Gym

Cache La Poudre, IB World MS & Gym is located at 3511 W. Co. Rd. 54G, LaPorte, CO 80535. This 44,255 SF facility consists of one level and was initially constructed in 1949. The equity index for this school is 0.84.



Cache La Poudre, IB World MS & Gym

Executive Summary

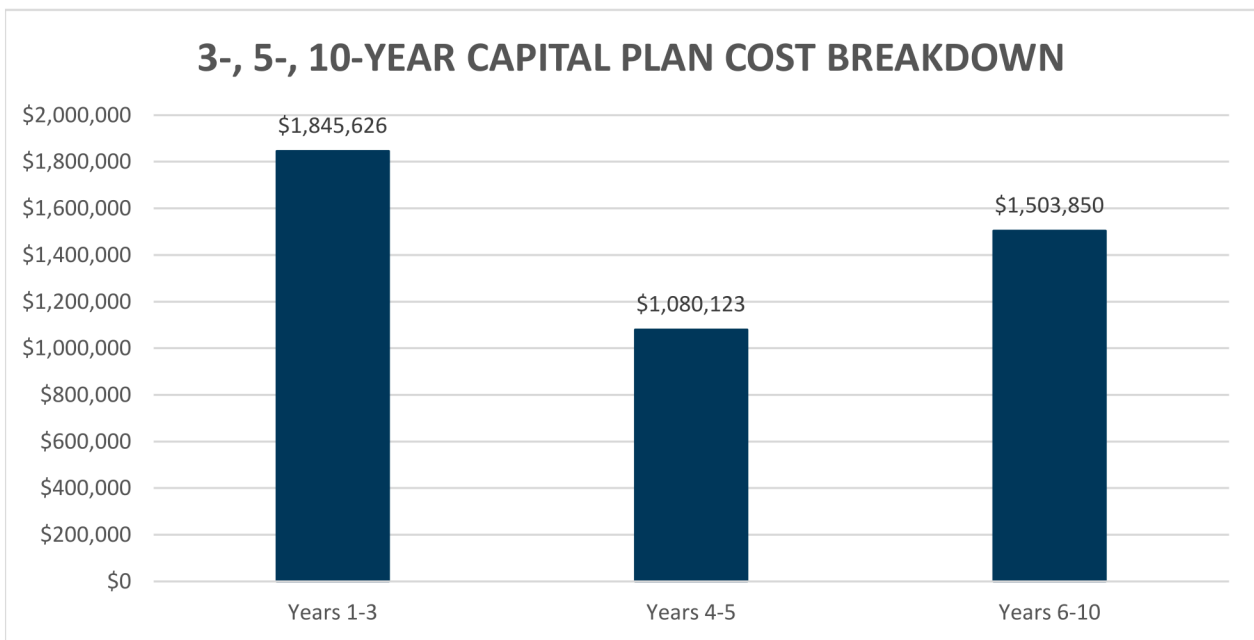
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on July 22, 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.



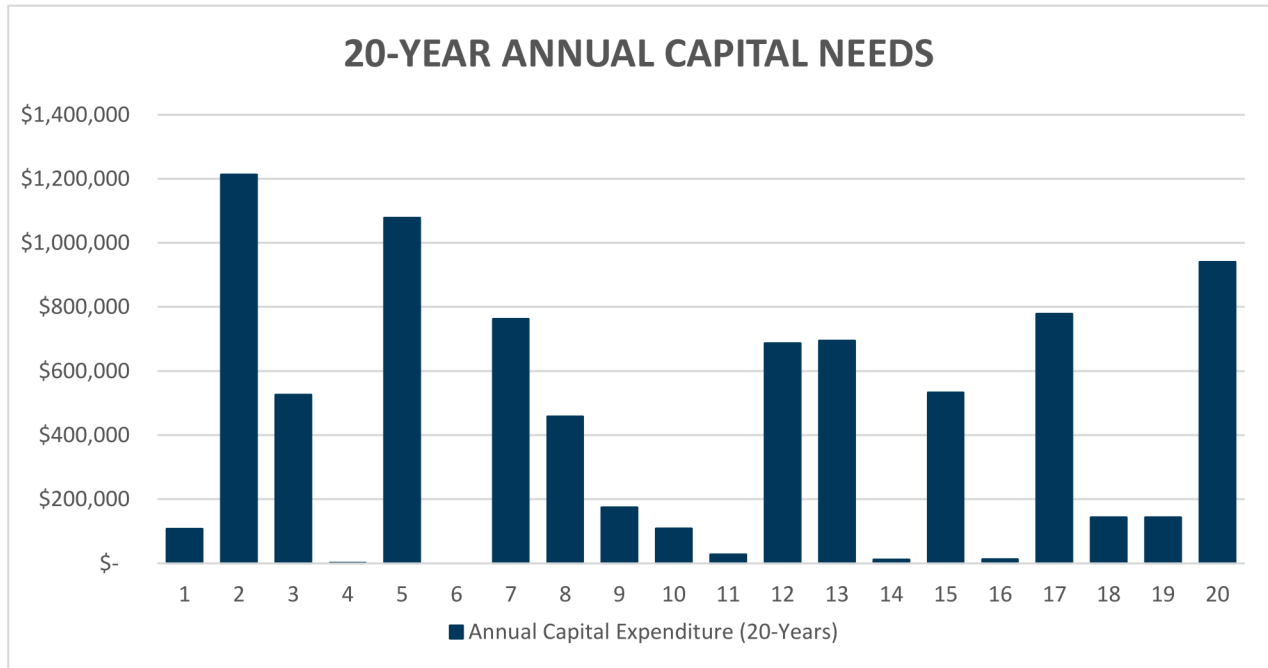
3-, 5-, 10-Year Capital Plan Cost Breakdown

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	\$136,994	\$0	\$278,636	\$0
B30 - Roofing	\$9,528	\$101,403	\$0	\$706,881
C10 - Int. Construction	\$210,381	\$0	\$0	\$135,105
C20 - Stairs	\$29,016	\$0	\$0	\$0
C30 - Interior Finishes	\$461,114	\$309,851	\$347,974	\$248,047
D10 - Conveying	\$0	\$0	\$0	\$0
D20 - Plumbing	\$58,597	\$11,950	\$43,940	\$0
D30 - HVAC	\$1,378,841	\$648,583	\$140,184	\$845,221
D40 - Fire Suppression	\$0	\$0	\$0	\$0
D50 - Electrical	\$641,280	\$432,062	\$1,142,240	\$80,170
E10 - Equipment	\$0	\$0	\$0	\$0
Total:	\$2,078,718	\$1,092,596	\$1,326,365	\$925,391

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		

*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 Cache La Poudre, IB World MS & Gym is 0.84.

Sample Calculation:

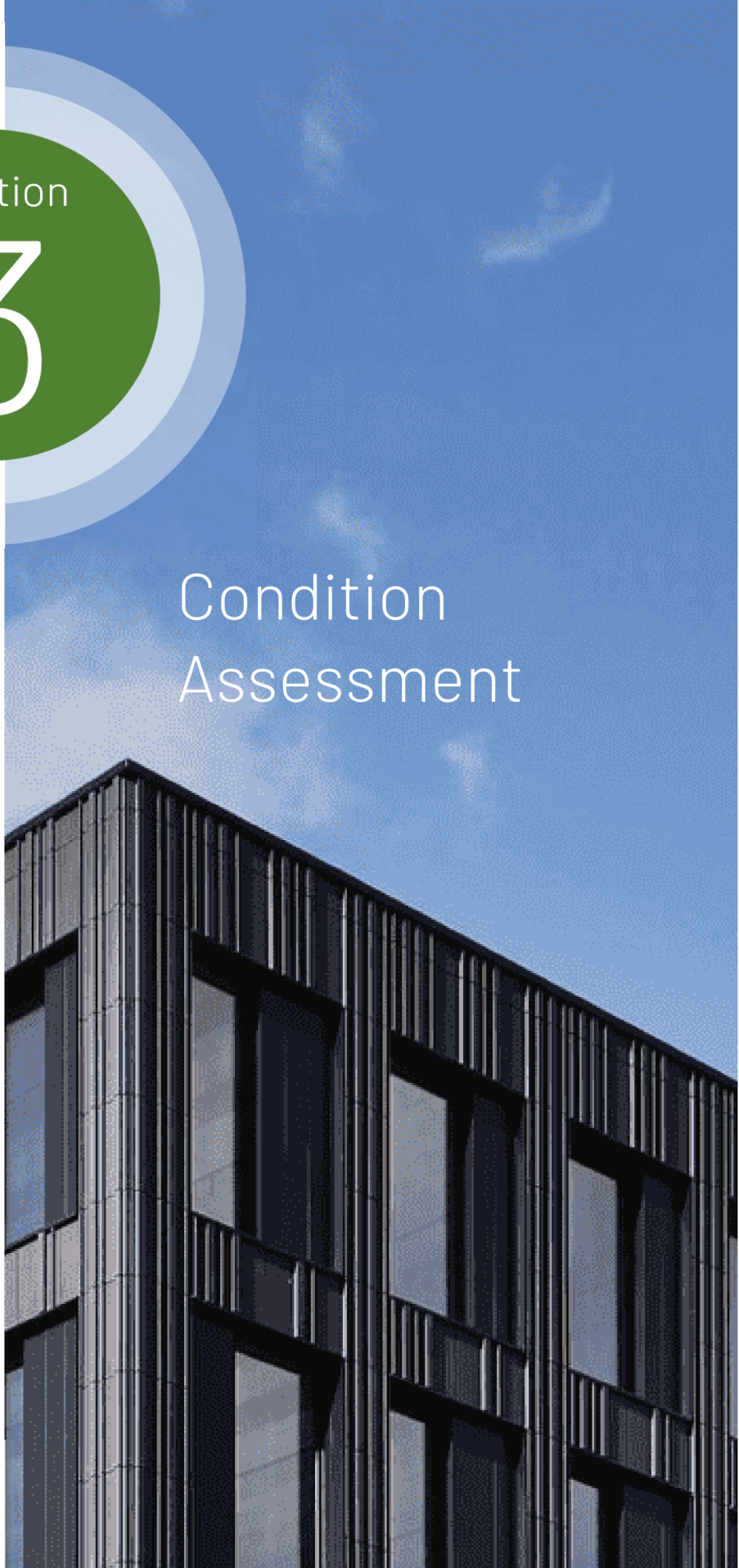
School Name	School Population K-12 Total	F/R	ELL	SPED	McKinney-Vento	Total of Previous Columns	Equity Index Number = school average / district average
Sample	381	15.20%	0.00%	8.40%	0.00%	0.24	0.24/0.48 = 0.49
Grand PSD Total - Oct 2022 Count	26,163	29.5%	5.8%	9.5%	3.4%	0.48	

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 Cache La Poudre, IB World MS & Gym and describes the general condition observed based on the assessment. Specific findings and recommendations are detailed later in this report.

Exterior Enclosure

The original (with additions) building is primarily stucco with a metal panel mansard element on the East and West facades. Windows are Storefront. Exterior elements are in good condition. The newer Gym Building is Brick with Storefront and Glass Block windows. There are several metal canopies on the South facade of the Gym. The gym exterior elements are in good condition.

Roofing

The roof of the main building is quite complicated due to the various additions. The rolled asphalt base material has a spray applied membrane over it for the entirety of the original building. [REDACTED]
[REDACTED] The Gym has rolled asphalt with a little metal panel roofing in good condition.

Interior Construction and Finishes

The original 1949 building is primarily drywall and some of the additions are mostly CMU interior partitions. The original classroom corridors have the original ceiling tiles [REDACTED]. Otherwise the ceilings are a combination of older and newer drywall, ACT [REDACTED]. Wet areas are older and newer tile and epoxy floors. There is some older VCT here that is in good condition. The Gym building has CMU interior walls with carpet, tile, or hardwood flooring.

Conveyance

As the building is a one story structure there is not an elevator provided.

Electrical and Lighting

The building includes both 120/208V and 277/480V service. Electrical assets located in the Gym building date to 2006. Main building electrical assets including panelboards, transformers, and the main switchboard have mostly been upgraded from 1992-2015. [REDACTED]
[REDACTED]. The interior fluorescent light, fire alarm system, and the Gym security system were installed on 2006. Recommend replacement of the fluorescent lighting fixtures with LED lighting fixtures in approximately 3 years. The main building security system was updated in 2015.

HVAC Systems

The HVAC assets includes two air handling units, (9) rooftop units, exhaust fans, cabinet unit heaters, and (5) 2021-built vertical unit ventilators. [REDACTED] Built-Up AHU-1 was installed in 1992 but has received upgrades and therefore has 5 years of remaining life. The heating water system features two gas-fired boilers with associated circulation pumps. Boiler-2 was replaced in 1997 and has 9 years of remaining life. Boiler-1 dates to 1984, is 4 years past expected life [REDACTED]. P-1 and P-2 are 6 years past due and will require replacement within the year. The main building BAS was upgraded in 2015, but the Gym BAS is dated to 2006.

Plumbing

Plumbing assets include one 1980-built gas-fired water heater and two 1994 circulation pumps. The Gym is provided two instantaneous water heaters. [REDACTED]

Fire Suppression

The fire alarm system was updated in 2015. The Fire Protection System appears to be well maintained and updated per fire code requirements. No deficiencies were noted with this system.

Equipment

No Equipment assets were observed at the time of inspection.

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.

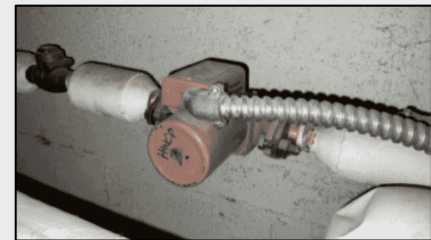
Cache La Poudre, IB World MS & Gym

Replace GWH-1, DHWCP-1, DHWCP-2

GWH-1 was built in 1980 and is 33 years past expected life. DHWCP-1 and DHWCP-2 date to 1994 and are 9 years past expected life. Recommend replacement of these assets within 1-2 years as they are the sole source of domestic hot water in the main school.

The following assets are included within this measure:

FCAID-140070, FCAID-140066, FCAID-140067



Priority Level:	2
Estimated Cost:	\$27,520
Remaining Life:	1-2 years

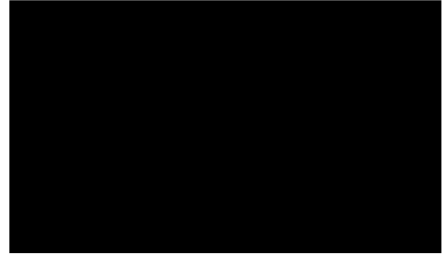
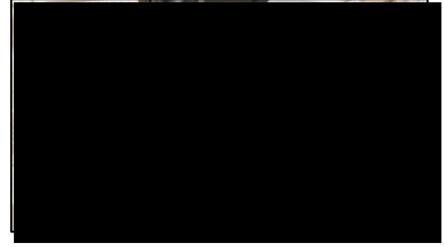
Condition Assessment

Replace Back-Up Generator

[REDACTED]

The following assets are included within this measure:

FCAID-140080



Priority Level: 2
Estimated Cost: \$51,270
Remaining Life: 1 year

Replace RTU-2, RTU-3, & RTU-4

RTU-2, RTU-3, & RTU-4 are the remaining units that were installed in 1997. These are well past expected life. [REDACTED]

[REDACTED]

The following assets are included within this measure:

FCAID-140129, FCAID-140130, FCAID-140131

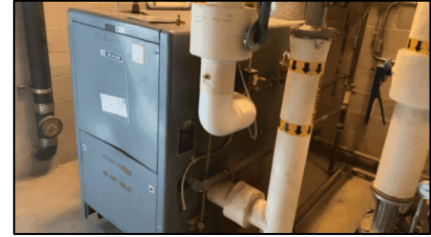


Priority Level: 2
Estimated Cost: \$400,200
Remaining Life: 2 Years

Condition Assessment

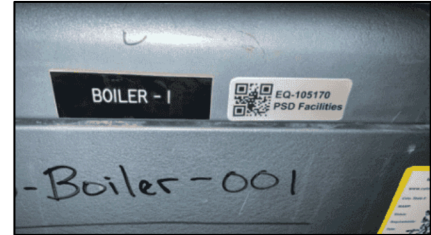
Replace Boiler-1

Boiler-2 was replaced in 1997 and has 9 years of remaining life. Boiler-1 dates to 1984, is 4 years past expected life, [REDACTED]
Recommend replacement of Boiler-1 prior to 2024-2025 heating season.



The following assets are included within this measure:

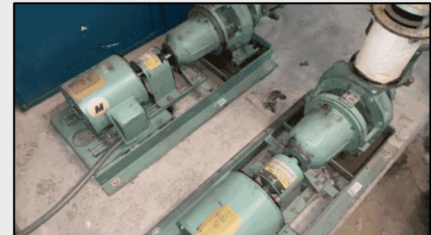
FCAID-140118



Priority Level: 2
Estimated Cost: \$63,070
Remaining Life: 2 years

Replace P-1 & P-2

Heating Water System P-1 and P-2 (both 5 Hp) are 6 years past due and will require replacement within the year. [REDACTED]



The following assets are included within this measure:

FCAID-140123, FCAID-140124



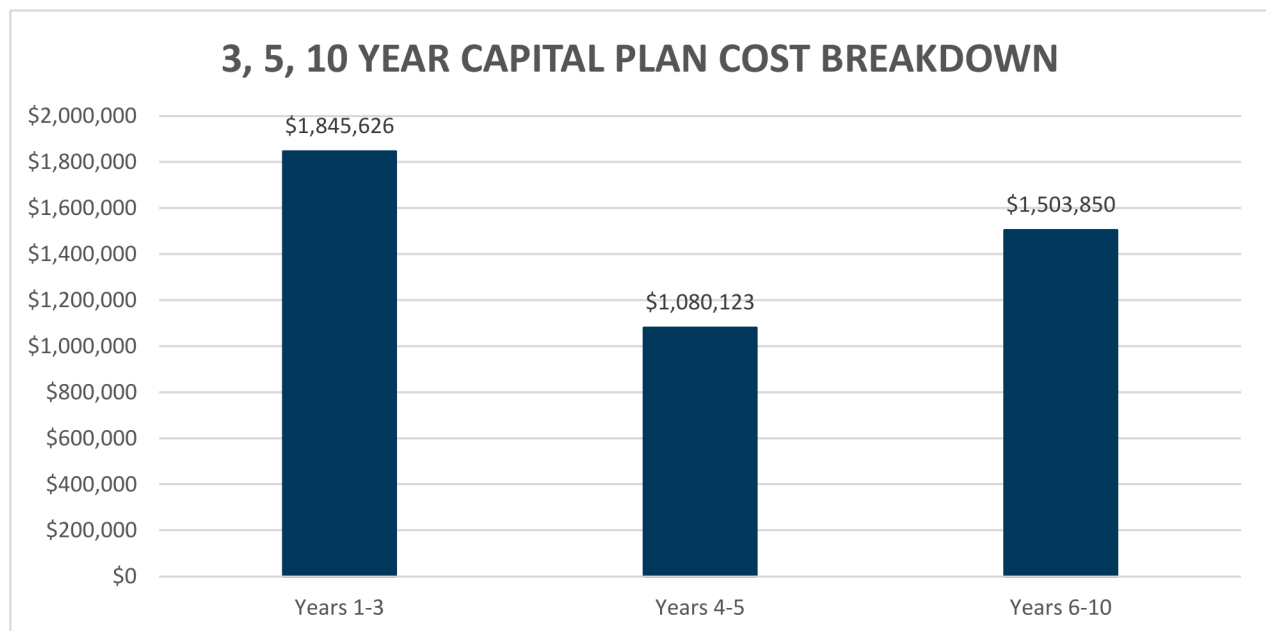
Priority Level: 2
Estimated Cost: \$23,800
Remaining Life: 2 years

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.

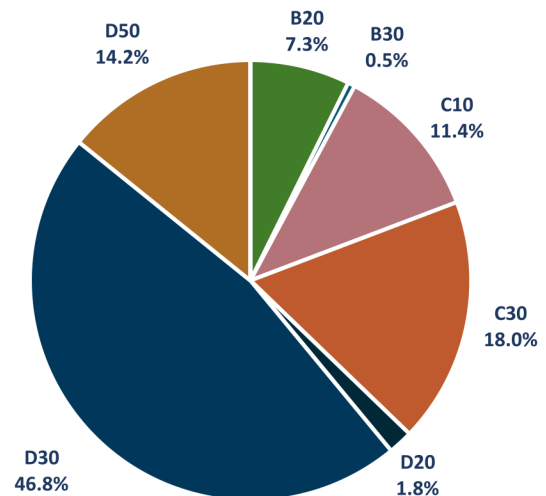
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	55	\$1,845,626
5-Year Plan	17	\$1,080,123
10-Year Plan	29	\$1,503,850
Total	101	\$4,429,599

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 \$1,845,626. The specific assets that will reach end of life in this period are listed in Appendix A.

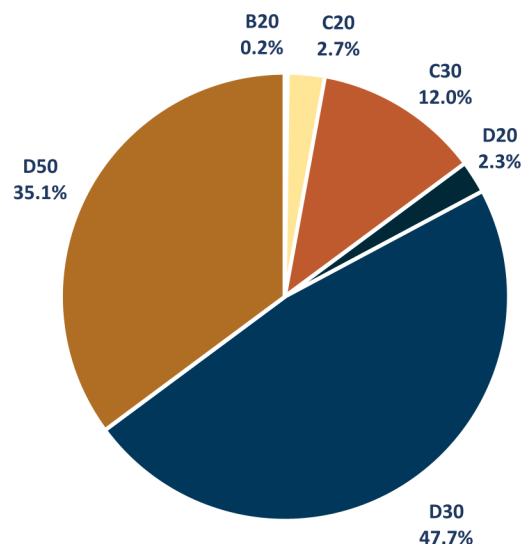
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$134,900	7%
B30 - Roofing	\$9,528	1%
C10 - Int. Construction	\$210,381	11%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$331,899	18%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$33,261	2%
D30 - HVAC	\$863,921	47%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$261,736	14%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%



5-YEAR PLAN BREAKDOWN

The five-year plan includes the estimated capital expenditure needed to replace assets reaching end of life in years 4-5, or between 2027 and 2028. The sum of the anticipated capital needs is \$1,080,123. 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	\$2,093	<1%
B30 - Roofing	\$0	0%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$29,016	3%
C30 - Interior Finishes	\$129,215	12%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$25,335	2%
D30 - HVAC	\$514,920	48%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$379,544	35%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%

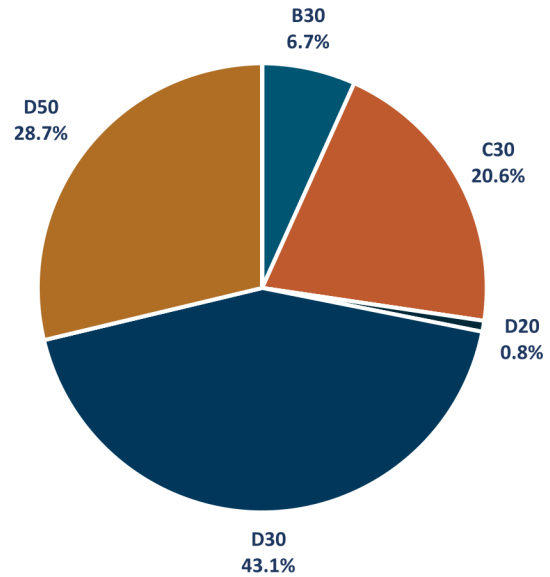


Condition Assessment

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 \$1,503,850. 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	\$101,403	7%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$309,851	21%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$11,950	1%
D30 - HVAC	\$648,583	43%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$432,062	29%
E10 - Equipment	\$0	0%
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 - CACHE LA POUFRE, IB WORLD MS & GYM

		CACHE LA POUFRE, IB WORLD MS & GYM BUILDING TYPE: Middle School YEAR BUILT: 1949 GROSS AREA (SF): 44,255 DATE ASSESSED: July 21, 2023 PRIORITY SCORE: 16.3
SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE
B20 - Ext. Enclosure	The original (with additions) building is primarily stucco with a metal panel mansard element on the East and West facades. Windows are Storefront. Exterior elements are in good condition. The newer Gym Building is Brick with Storefront and Glass Block windows. There are several metal canopies on the South facade of the Gym. The gym exterior elements are in good condition.	12.8
B30 - Roofing	The roof of the main building is quite complicated due to the various additions. The rolled asphalt base material has a spray applied membrane over it for the entirety of the original building. [REDACTED] The Gym has rolled asphalt with a little metal panel roofing in good condition.	14.5
C10 - Int. Construction	The original 1949 building is primarily drywall and some of the additions are mostly CMU interior partitions. The original classroom corridors have the original ceiling tiles [REDACTED] Otherwise the ceilings are a combination of older and newer drywall, [REDACTED]	13.6
C30 - Interior Finishes	[REDACTED] Wet areas are older and newer tile and epoxy floors. There is some older VCT here that is in good condition. The Gym building has CMU interior walls with carpet, tile, or hardwood flooring.	14.1
D20 - Plumbing	Plumbing assets include one 1980-built gas-fired water heater and two 1994 circulation pumps. The Gym is provided two instantaneous water heaters. [REDACTED]	13.4
D30 - HVAC	The HVAC assets includes two air handling units, (9) rooftop units, exhaust fans, cabinet unit heaters, and (5) 2021-built vertical unit ventilators. [REDACTED] Built-Up AHU-1 was installed in 1992 but has received upgrades and therefore has 5 years of remaining life. The heating water system features two gas-fired boilers with associated circulation pumps. Boiler-2 was replaced in 1997 and has 9 years of remaining life. Boiler-1 dates to 1984, is 4 years past expected life, [REDACTED] P-1 and P-2 are 6 years past due and will require replacement within the year. The main building BAS was upgraded in 2015, but the Gym BAS is dated to 2006.	19.0
D40 - Fire Suppression	The fire alarm system was updated in 2015. The Fire Protection System appears to be well maintained and updated per fire code requirements. No deficiencies were noted with this system.	N/A
D50 - Electrical	The building includes both 120/208V and 277/480V service. Electrical assets located in the Gym building date to 2006. Main building electrical assets including panelboards, transformers, and the main switchboard have mostly been upgraded from 1992-2015. [REDACTED] The interior fluorescent light, fire alarm system, and the Gym security system were installed on 2006. Recommend replacement of the fluorescent lighting fixtures with LED lighting fixtures in approximately 3 years. The main building security system was updated in 2015.	20.3
E10 - Equipment	No Equipment assets were observed at the time of inspection.	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. [≤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.

CACHE LA POUDRE, IB WORLD MS & GYM

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-140076	AHU-2	D30 - HVAC	2	\$213,300	26
FCAID-140129	RTU-2	D30 - HVAC	2	\$255,960	24
FCAID-140149	Gym-Interior Lighting: Fluorescent	D50 - Electrical	3	\$178,610	24
FCAID-140118	Boiler-1	D30 - HVAC	2	\$63,070	22
FCAID-140131	RTU-4	D30 - HVAC	2	\$78,460	22
FCAID-140130	RTU-3	D30 - HVAC	2	\$65,780	21
FCAID-140080	Back-Up Generator	D50 - Electrical	1	\$51,270	20
FCAID-140134	Pad Transformer	D50 - Electrical	2	\$15,990	19
FCAID-140026	Interior Wall Construction: Drywall (1947)	C10 - Int. Construct.	2	\$202,350	18
FCAID-140123	P-1	D30 - HVAC	1	\$11,900	18
FCAID-140124	P-2	D30 - HVAC	1	\$11,900	18
FCAID-140044	Interior Finish Flooring: Carpet	C30 - Int. Finishes	3	\$231,110	17
FCAID-140017	Exterior Window: Wood Framed	B20 - Ext. Enclosure	1	\$1,860	17
FCAID-140012	Exterior Windows: Aluminum Framed	B20 - Ext. Enclosure	2	\$97,080	17
FCAID-140070	GWH-1	D20 - Plumbing	1	\$18,260	17
FCAID-140067	DHWCP-2	D20 - Plumbing	2	\$4,630	16
FCAID-140101	EF-13	D30 - HVAC	2	\$6,710	16
FCAID-140100	EF-12	D30 - HVAC	2	\$6,710	16
FCAID-140103	EF-15	D30 - HVAC	2	\$6,710	16
FCAID-140102	EF-14	D30 - HVAC	2	\$6,710	16
FCAID-140085	CUH-3	D30 - HVAC	2	\$9,240	16
FCAID-140105	EF-17	D30 - HVAC	2	\$6,710	16
FCAID-140074	Air Compressor-1	D30 - HVAC	1	\$4,520	16
FCAID-140011	Exterior Window: Metal Framed	B20 - Ext. Enclosure	2	\$11,650	16
FCAID-140046	Interior Floor Finish: Old Carpet	C30 - Int. Finishes	1	\$2,240	16
FCAID-140097	EF-1	D30 - HVAC	2	\$6,710	16

FCAID-140066	DHWCP-1	D20 - Plumbing	2	\$4,630	16
FCAID-140098	EF-10	D30 - HVAC	2	\$6,710	16
FCAID-140099	EF-11	D30 - HVAC	2	\$6,710	16
FCAID-140087	CUH-5	D30 - HVAC	2	\$9,240	16
FCAID-140088	CUH-6	D30 - HVAC	2	\$9,240	16
FCAID-140086	CUH-4	D30 - HVAC	2	\$9,240	16
FCAID-140055	Interior Floor Finish: Tile (older)	C30 - Int. Finishes	2	\$9,380	15
FCAID-140060	Interior Floor Finish: Original Hardwood	C30 - Int. Finishes	2	\$5,290	15
FCAID-140057	Interior Floor Finish: VCT	C30 - Int. Finishes	2	\$52,780	15
FCAID-140144	Gym Electrical Lighting: Wall Packs, LED	D50 - Electrical	3	\$1,820	15
FCAID-140045	Interior Floor Finish: Carpet (2006)	C30 - Int. Finishes	2	\$6,190	15
FCAID-140061	Interior Ceiling Finish: Painted Plywood	C10 - Int. Construct.	1	\$1,960	15
FCAID-140018	Roofing: Roof Hatch	B30 - Roofing	1	\$3,120	14
FCAID-140110	EF-6	D30 - HVAC	3	\$6,710	14
FCAID-140108	EF-4	D30 - HVAC	3	\$6,710	14
FCAID-140106	EF-2	D30 - HVAC	3	\$6,710	14
FCAID-140143	Gym - Electrical Lighting: Recessed Square	D50 - Electrical	3	\$2,430	14
FCAID-140022	Roofing: Roof Ladder	B30 - Roofing	3	\$2,920	14
FCAID-140107	EF-3	D30 - HVAC	3	\$6,710	14
FCAID-140113	EF-9	D30 - HVAC	3	\$6,710	14
FCAID-140112	EF-8	D30 - HVAC	3	\$6,710	14
FCAID-140010	Exterior Door: Metal, Single	B20 - Ext. Enclosure	3	\$19,840	13
FCAID-140089	Air Dryer-1	D30 - HVAC	3	\$2,510	12
FCAID-140042	Interior Ceiling Finish: ACT (2006)	C30 - Int. Finishes	3	\$1,570	12
FCAID-140064	Gym-BFP-DCW	D20 - Plumbing	3	\$400	12
FCAID-140043	Interior Flooring Finish: Rubber Flooring T	C30 - Int. Finishes	3	\$6,560	12
FCAID-140063	Gym-BFP-Boiler Makeup	D20 - Plumbing	3	\$400	12
FCAID-140019	Roofing: Roof Hatch (2006)	B30 - Roofing	3	\$3,120	11
FCAID-140065	Thermostatic Mixing Valve-1	D20 - Plumbing	3	\$4,350	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.

CACHE LA POUFRE, IB WORLD MS & GYM

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-140075	AHU-1	D30 - HVAC	5	\$426,600	23
FCAID-140147	Emergency Back-Up Lighting	D50 - Electrical	5	\$124,160	22
FCAID-140148	Gym-Emergency Back-Up Lighting	D50 - Electrical	5	\$44,450	21
FCAID-140165	Security System	D50 - Electrical	5	\$124,160	18
FCAID-140164	Gym-Security System	D50 - Electrical	5	\$44,450	17
FCAID-140040	Interior Stairs	C20 - Stairs	5	\$25,780	15
FCAID-140058	Interior Finish Flooring: Hardwood	C30 - Int. Finishes	5	\$86,840	13
FCAID-140071	Gym-Instantaneous Gas Water Heater-1	D20 - Plumbing	5	\$6,230	13
FCAID-140084	CUH-2	D30 - HVAC	5	\$9,240	13
FCAID-140072	Gym-Instantaneous Gas Water Heater-2	D20 - Plumbing	5	\$6,230	13
FCAID-140135	Gym-EUH-1	D30 - HVAC	5	\$2,510	12
FCAID-140056	Interior Floor Finish: Sheet Vinyl	C30 - Int. Finishes	4	\$1,520	12
FCAID-140041	Interior Ceiling Finish: ACT	C30 - Int. Finishes	5	\$26,490	12
FCAID-140068	Storage Tank-1	D20 - Plumbing	5	\$10,050	11
FCAID-140003	Exterior Window: Translucent Panel	B20 - Ext. Enclosure	5	\$1,860	11
FCAID-140078	AS-1	D30 - HVAC	5	\$7,530	10
FCAID-140116	ET-1	D30 - HVAC	5	\$11,620	10

Appendix C

APPENDIX C: 10-YEAR PLAN ASSETS LIST

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

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

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

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

CACHE LA POUFRE, IB WORLD MS & GYM

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-140145	Fire Alarm System	D50 - Electrical	7	\$253,870	22
FCAID-140119	Boiler-2	D30 - HVAC	9	\$127,750	21
FCAID-140146	Gym-Fire Alarm System	D50 - Electrical	7	\$90,880	19
FCAID-140125	Gym-RTU-5	D30 - HVAC	7	\$93,020	18
FCAID-140133	RTU-9	D30 - HVAC	7	\$24,290	18
FCAID-140132	RTU-8	D30 - HVAC	7	\$31,160	17
FCAID-140127	Gym-RTU-7	D30 - HVAC	7	\$32,740	17
FCAID-140128	RTU-1	D30 - HVAC	7	\$31,160	17
FCAID-140126	Gym-RTU-6	D30 - HVAC	7	\$45,410	17
FCAID-140122	Gym-P-2	D30 - HVAC	7	\$8,240	14
FCAID-140121	Gym-P-1	D30 - HVAC	7	\$8,240	14
FCAID-140082	Gym-Building Automation System	D30 - HVAC	8	\$99,980	13
FCAID-140059	Interior Floor Finish: Hardwood (2006)	C30 - Int. Finishes	8	\$126,530	13
FCAID-140114	Gym-EF-1	D30 - HVAC	7	\$8,190	13
FCAID-140021	Roofing: Rolled Asphalt (2006)	B30 - Roofing	8	\$76,280	13
FCAID-140115	Gym-EF-2	D30 - HVAC	7	\$8,190	13
FCAID-140020	Roofing: Metal Flashing (2006)	B30 - Roofing	8	\$6,170	12
FCAID-140160	Panel-L5	D50 - Electrical	9	\$3,270	12
FCAID-140158	Panel-EMA	D50 - Electrical	9	\$3,270	12
FCAID-140054	Interior Floor Finish: Tile	C30 - Int. Finishes	8	\$50,020	12
FCAID-140161	Panel-LP6	D50 - Electrical	9	\$3,600	12
FCAID-140169	Transformer-1	D50 - Electrical	10	\$2,900	11
FCAID-140170	Transformer-2	D50 - Electrical	10	\$2,900	11
FCAID-140073	Gym-Water Meter-Boiler Makeup	D20 - Plumbing	7	\$2,840	10
FCAID-140051	Interior Ceiling Finish: Ceiling Tile	C30 - Int. Finishes	10	\$58,880	10

FCAID-140117	Gym-ET-1	D30 - HVAC	8	\$7,230	9
FCAID-140050	Interior Finish Flooring: Traffic Coating	C30 - Int. Finishes	10	\$12,180	9
FCAID-140079	Gym-AS-1	D30 - HVAC	8	\$6,390	9
FCAID-140069	Sump Pump-1	D20 - Plumbing	10	\$6,560	8