

ROCKY MOUNTAIN HIGH SCHOOL

Poudre School District

Facility Condition Assessment

November 14, 2023

Agenda

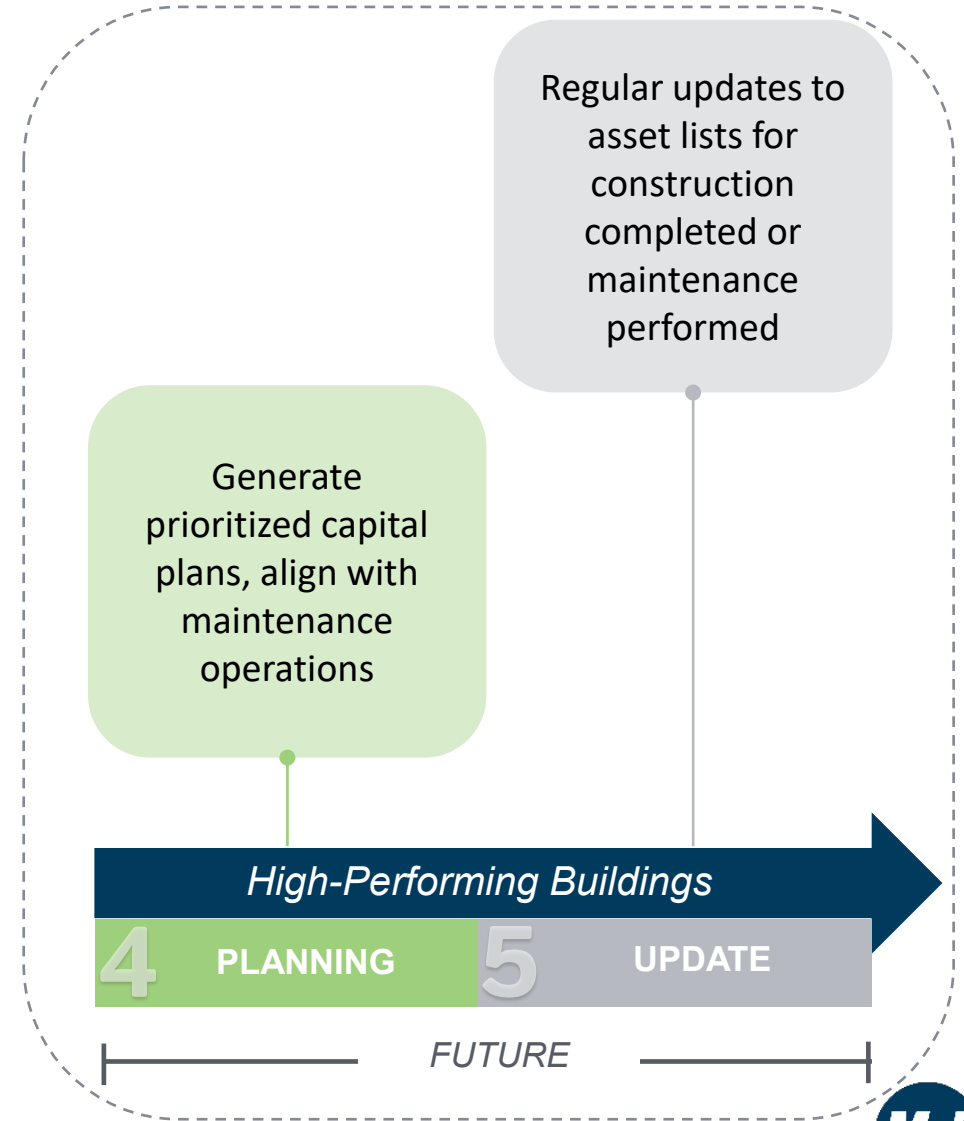
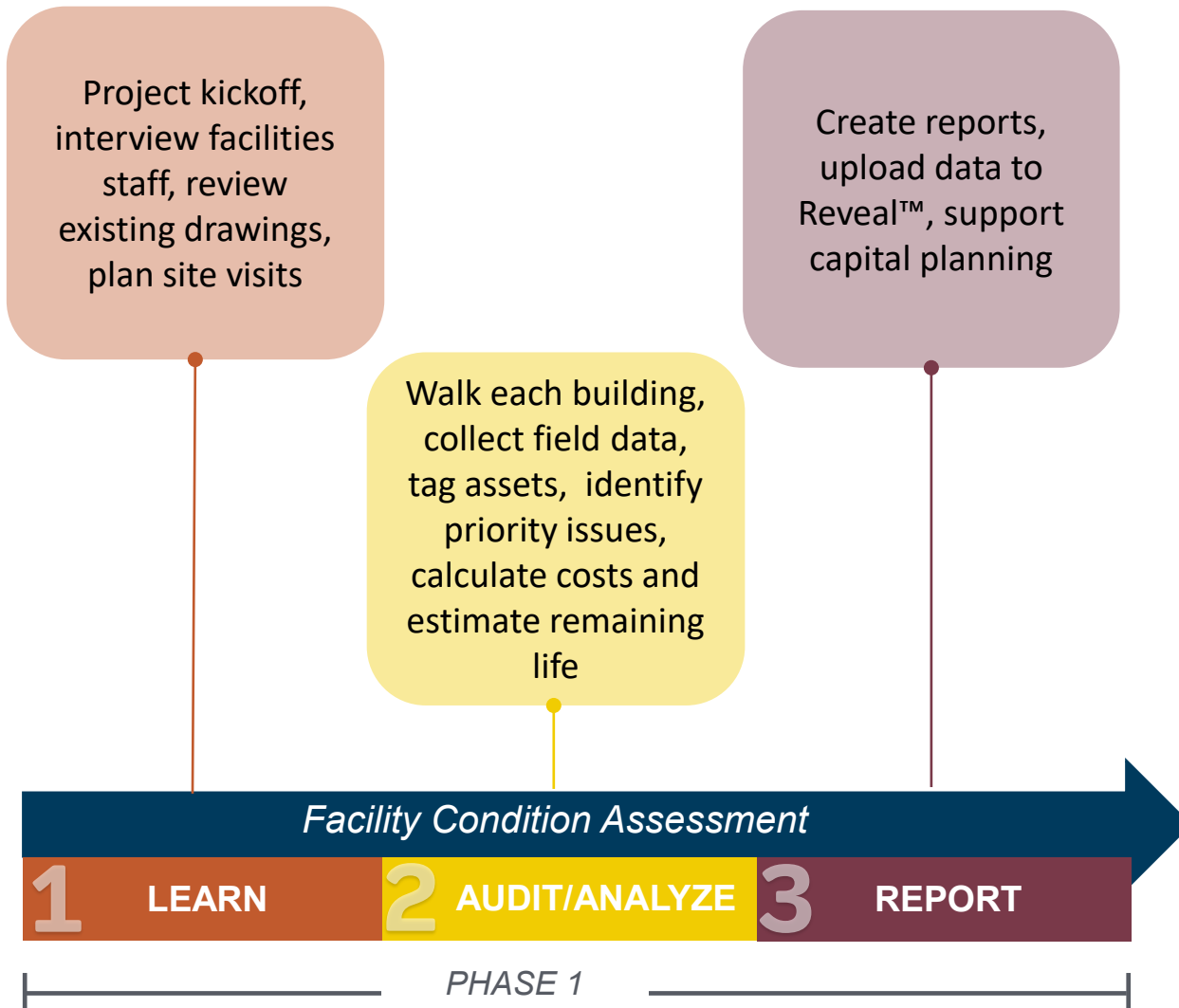
- Introductions
- McKinstry Studies Overview
- Project Approach
- Scope of Work
- Report Overview
- Reveal™ Examples
- Q&A



Study Development: A Holistic Approach



Project Approach: Facility Condition Assessment



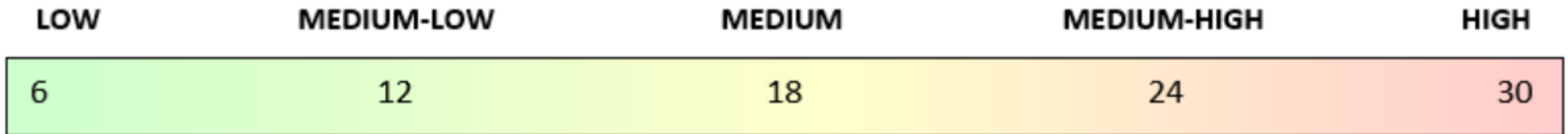
Project Approach: Facility Condition Assessment

Assessment / Priority Ratings

- Asset Condition
- Observed Remaining Life
- Replacement Cost
- Student/Teacher Impact
- Operating Impact
- Energy Impact

Assessment / Priority Scoring

- 1 = Excellent Condition / Minimal Impact
- 2 = Good Condition / Low Impact
- 3 = Expected Condition / Moderate Impact
- 4 = Poor Condition / High Impact
- 5 = Very Poor Condition / Severe Impact



Scope of Work

Types of Assets Included

- Architectural
 - General Foundation/Structure
 - Windows, Doors, Roof
 - Walls, Flooring
 - And more
- Mechanical, Electrical & Plumbing (MEP)
 - Boilers, Pumps, Elevators
 - Switchboards, Lighting
 - Fire Protection
 - Walk-in-Freezers
 - And more

Types of Assets Not Included in McKinstry Study

- Pavement / Hard Surface
- Playgrounds / Fields / Irrigation
- Furniture, Fixtures & Equipment (FFE)

Information Collected

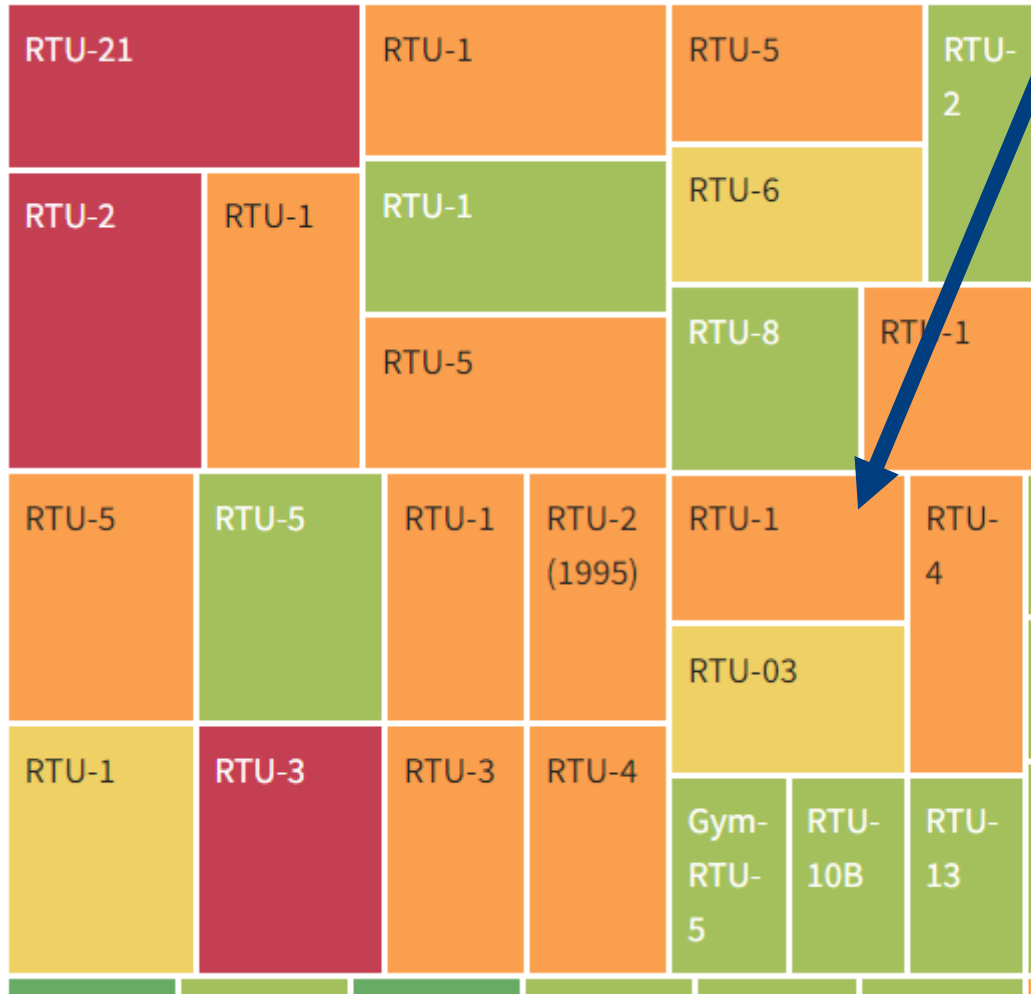
- Name
- Category / System / Type
- Make / Model / Serial
- Asset Tag Number (Major MEP Assets)
- Date of Installation
- Location

Type of Assets Tagged

- 59 Unique Types
- 4,458 individual assets tagged (out of 11K total assets)
- Boilers, Chillers, AC Units
- Switchboards, Distribution Panelboards
- Not Tagged: Small Fans, Small Pumps



Information Collected



RTU-1

D3040-Distribution Systems

Sub-System: D3040-Distribution Systems

Year Installed: 2007

Industry Life Remaining: -1 yrs

Observed Life Remaining: 4 yrs

Real Estimated Replacement Cost: \$133,900

Size: 30 Tons

Link to AkitaBox Asset: <https://akitabox.com/buildings/6463a719145ea805c66c2955/assets/64c140e4f95abb0606e78f0f>

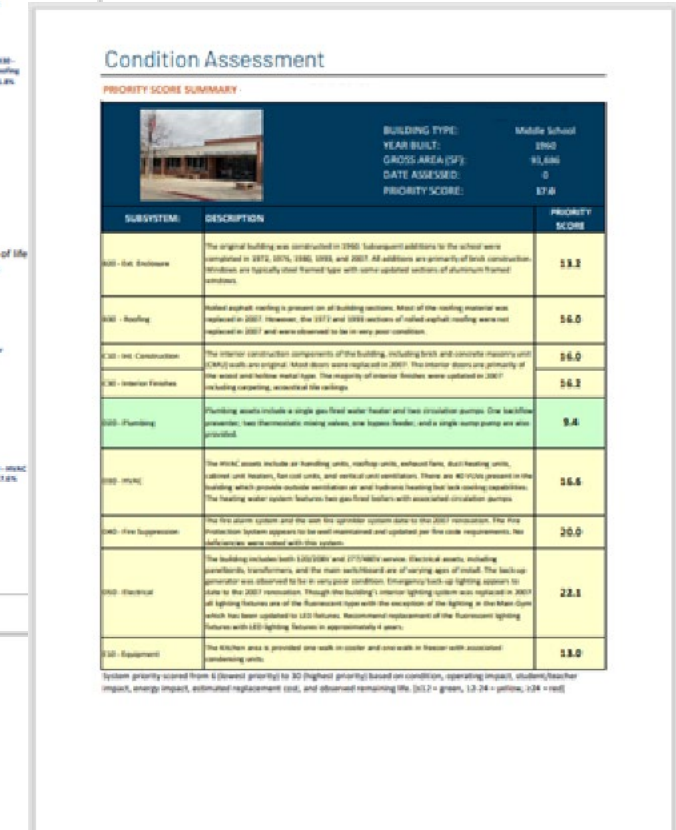
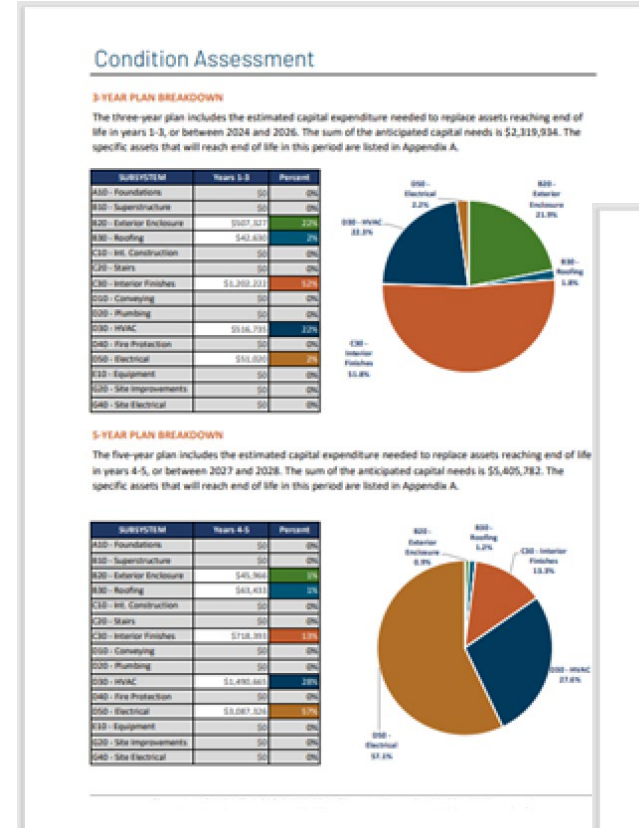
Asset Number: EQ-102494



Report Review

Report Format for Each School

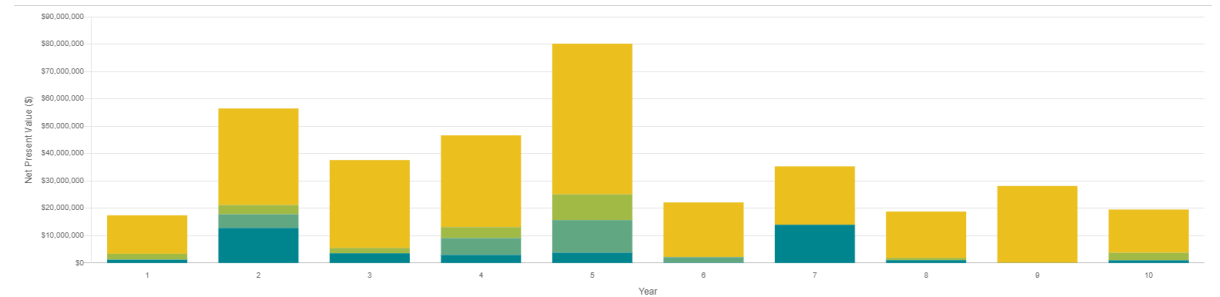
- Executive Summary
 - 3-, 5-, 10-Year Planning Horizon
- System Descriptions
 - Condition, Observed Remaining Life
- Recommended Projects
 - Fire/Life Safety
 - Engineering Judgement
 - Ratings and Scoring



How Can PSD Utilize This Data?

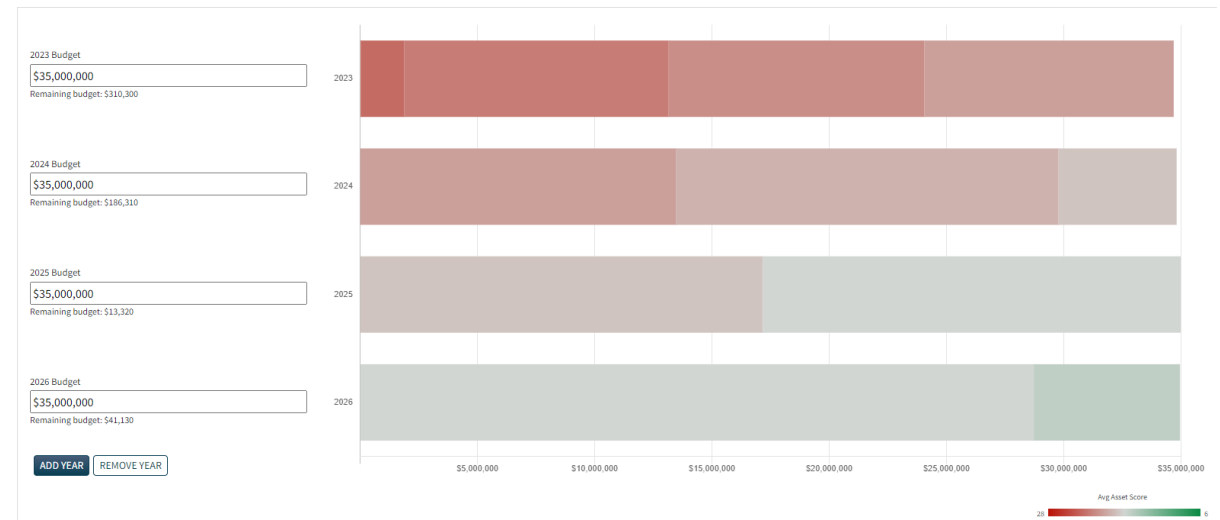
Identify End of Life Assets

- Industry Remaining Life: -2.6 Years
- Observed Remaining Life: 5.2 Years
- Deferred Maintenance Due to Budgetary Constraints



Complement Existing Planning Systems

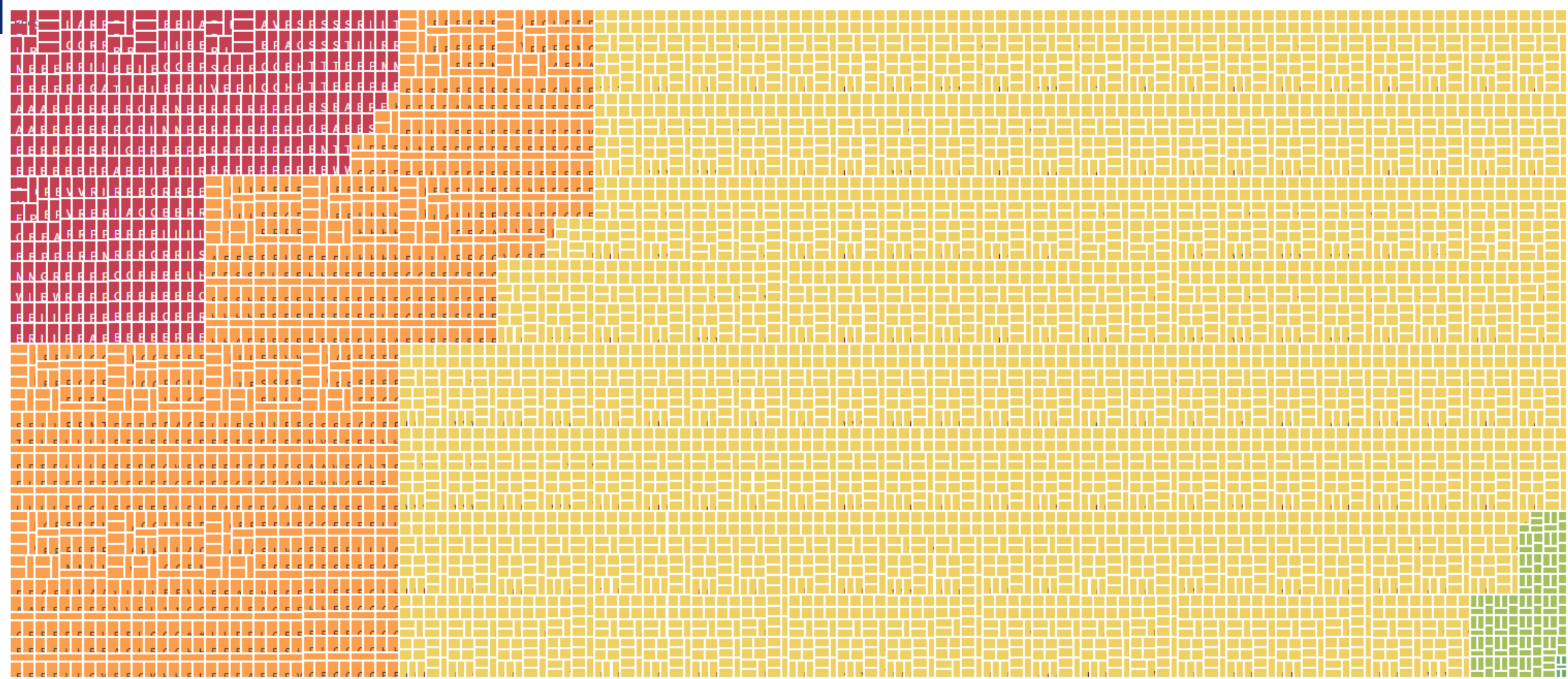
- Avoid Influencing Priorities
- Fact-based Methodology
- Forward-Looking Strategies
- Evaluate Alternatives



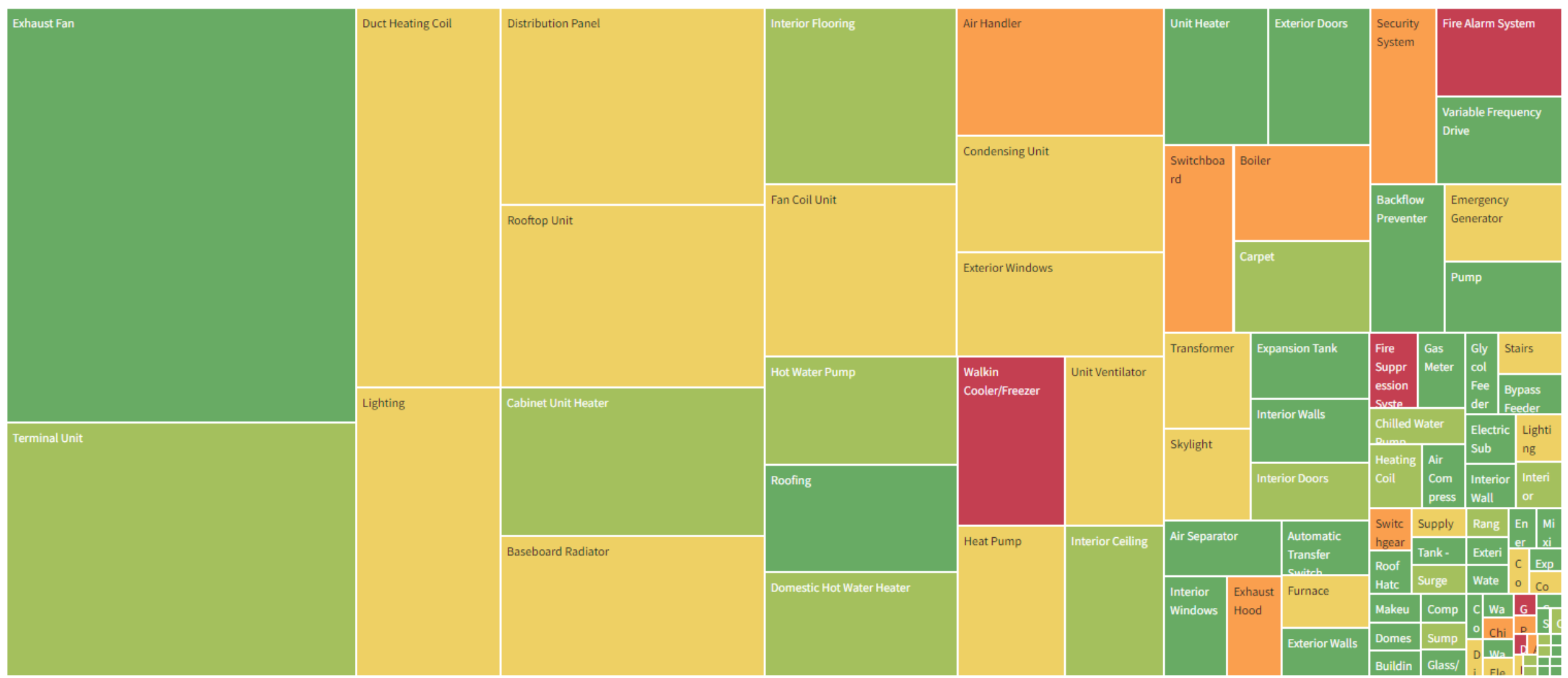
Planning that supports adapting to items that break unexpectedly



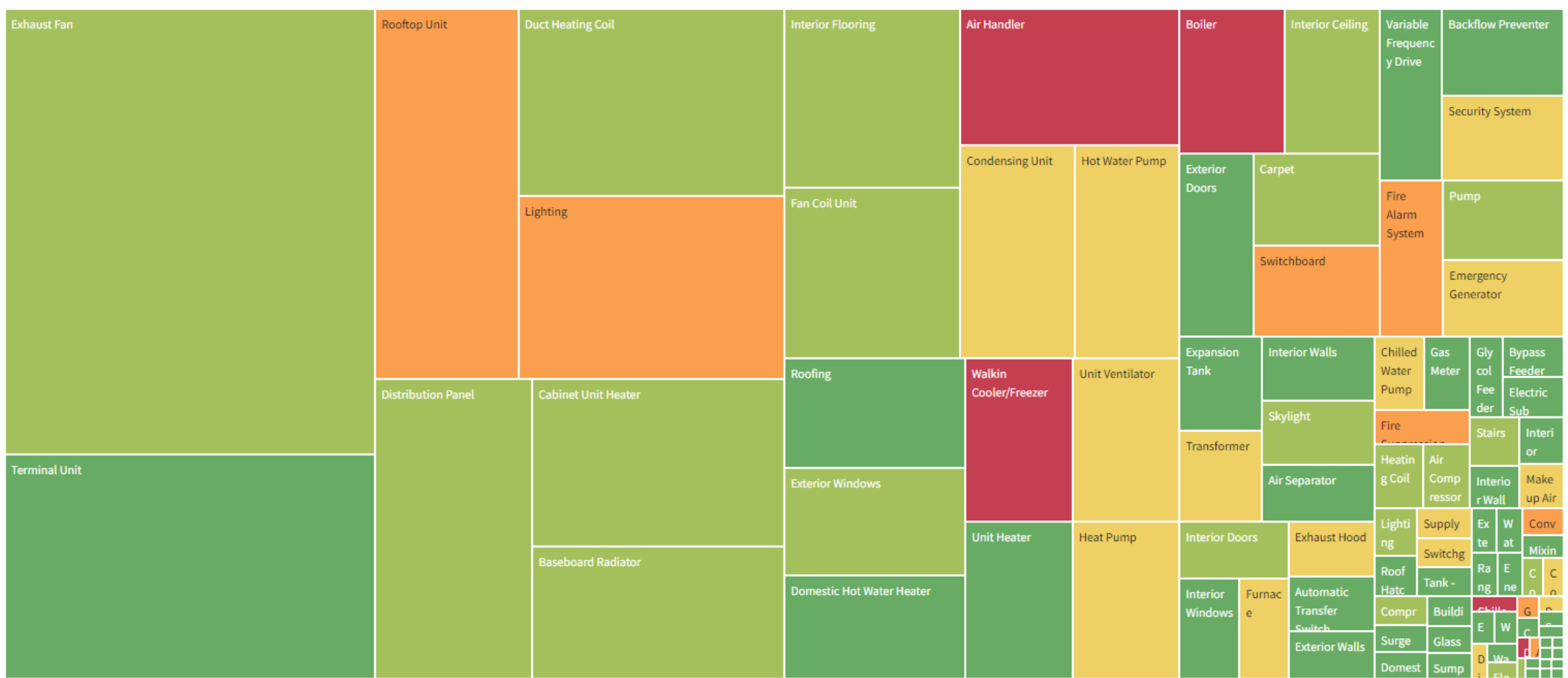
District Overview Asset Condition Only – Next 10 Years



District Overview – Condition and Student Impact



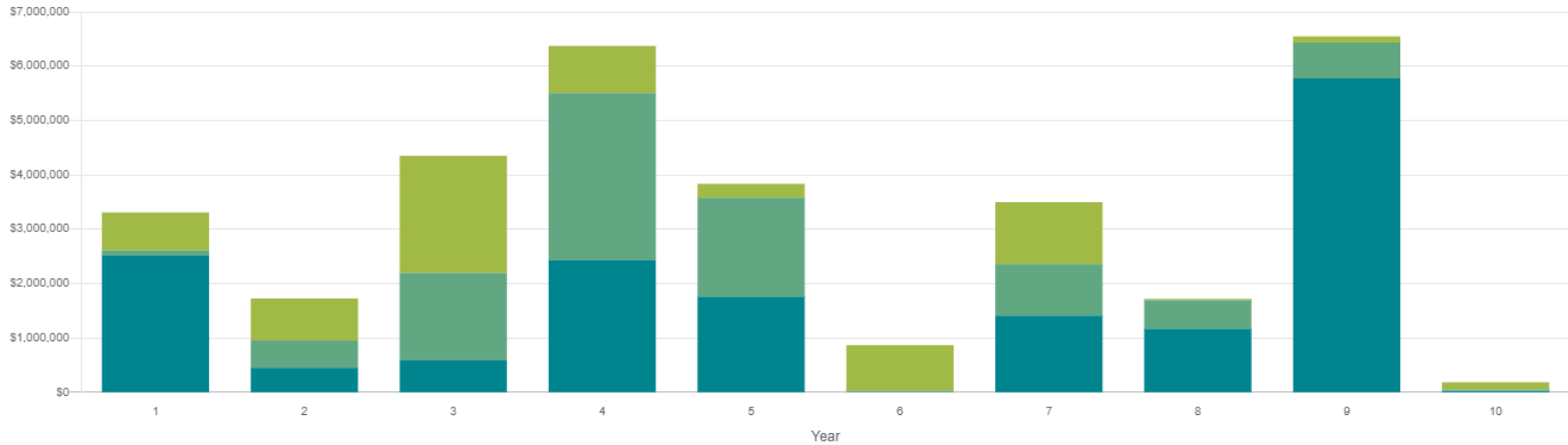
District Overview – Condition, Student Impact, Energy Impact



District Overview – Priority Based on All Factors



Putnam, Leshar, Rocky Mountain Example



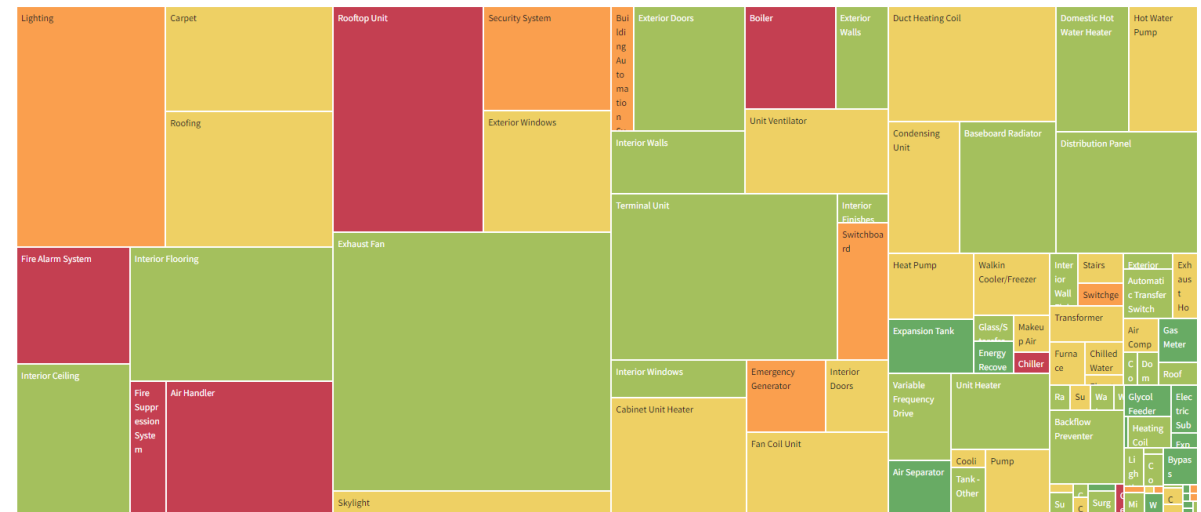
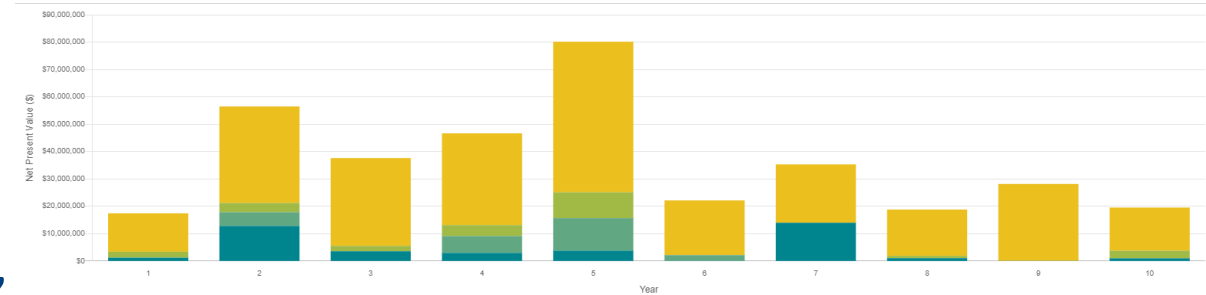
Reveal™: Bond Planning

Baseline Capital Need

- \$362M over 10 years
- \$36M Average Annual Need
- Like for Like Replacement
- Excludes Costs such as Inflation, Abatement, Design, and Other Project Costs. These costs can add 70% to base costs.

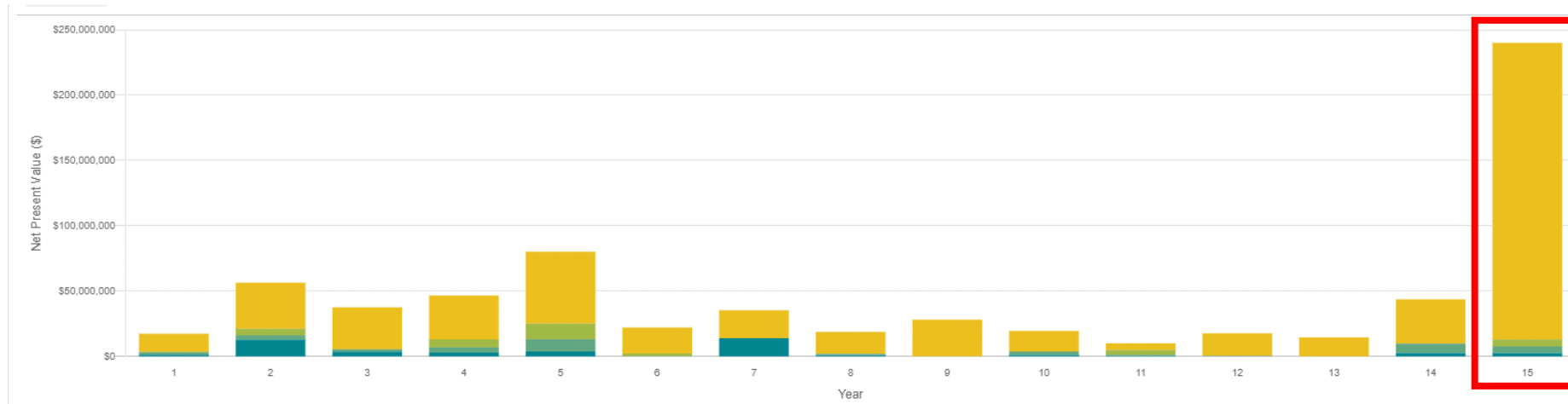
Sample Existing Systems Overview

- Lighting: \$64M in need over 10 years
- Fire Protection: \$42M in need over 10 years
- RTUs/AHUs: \$34M in need over 10 years



How can PSD use this data?

- Currently the high A/C cost per school and adding solar to the technically and financially feasible sites is entered in Reveal™ as being installed in 2025.
 - The “replacement” cost for the A/C does not show up until year 15 (2040).
 - The “replacement” cost for the solar does not show up until year 25 (2050).
 - The District can pull the A/C cost and solar cost up to any year they would like during planning.
 - McKinstry can advise on which existing HVAC assets would not need to be replaced if the District chooses to add A/C to a particular school.
 - If a school currently has A/C the cost to replace the assets associated with A/C are currently included.



Final Notes/Questions

NOTES

PSD's next steps using this data will be to create a 5- and 10-year maintenance plan.

FCA is one piece of the McKinstry studies, an RCx progress report will be shared at the December 12th board meeting.





Thank you!