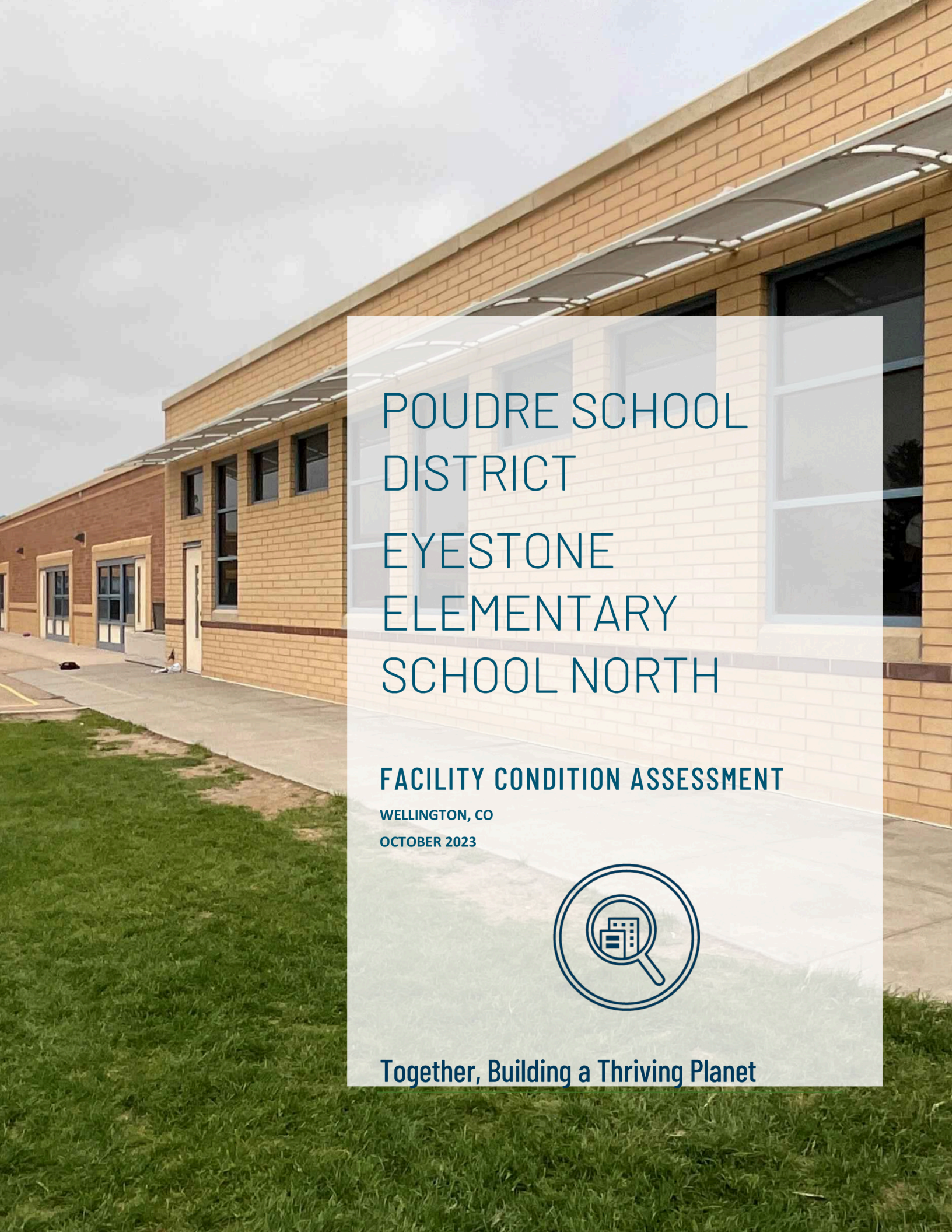

POUDRE SCHOOL DISTRICT

EYESTONE ELEMENTARY SCHOOL NORTH

FACILITY CONDITION ASSESSMENT

WELLINGTON, CO

OCTOBER 2023

Together, Building a Thriving Planet

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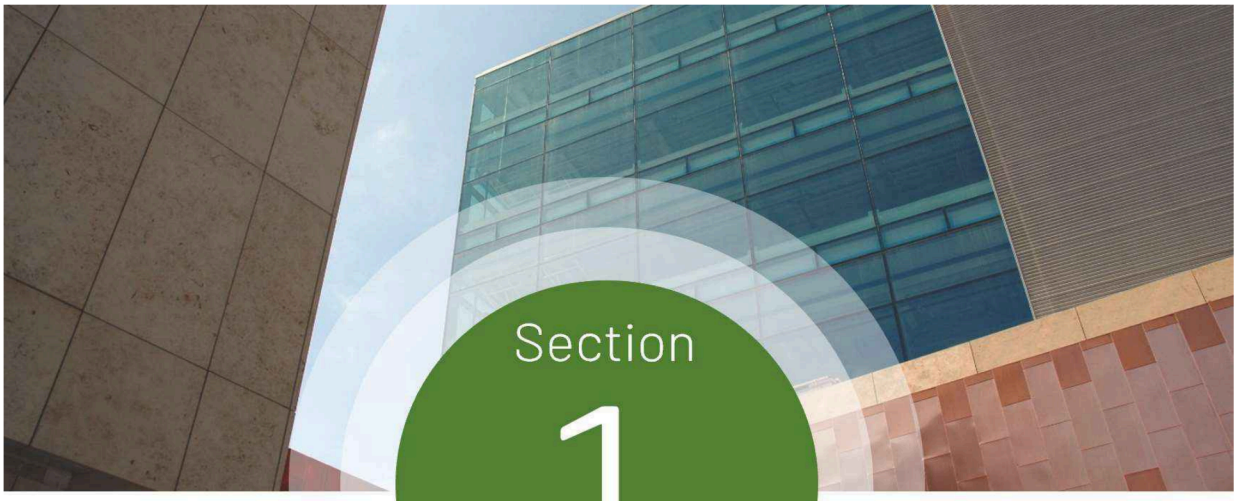

Section

1

Executive Summary

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For The Life Of Your Building

Executive Summary

Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Eyestone ES - North within the Poudre School District (PSD) on May 24, 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
EYESTONE ES - NORTH	64,228	1973
TOTAL	**64,228**	

Facility Summary

Eyestone ES - North

Eyestone ES - North is located at 4000 Wilson Ave., Wellington, CO 80549. This 64,228 SF facility consists of one level and was initially constructed in 1973. The equity index for this school is 0.92.

Eyestone ES - North

Executive Summary

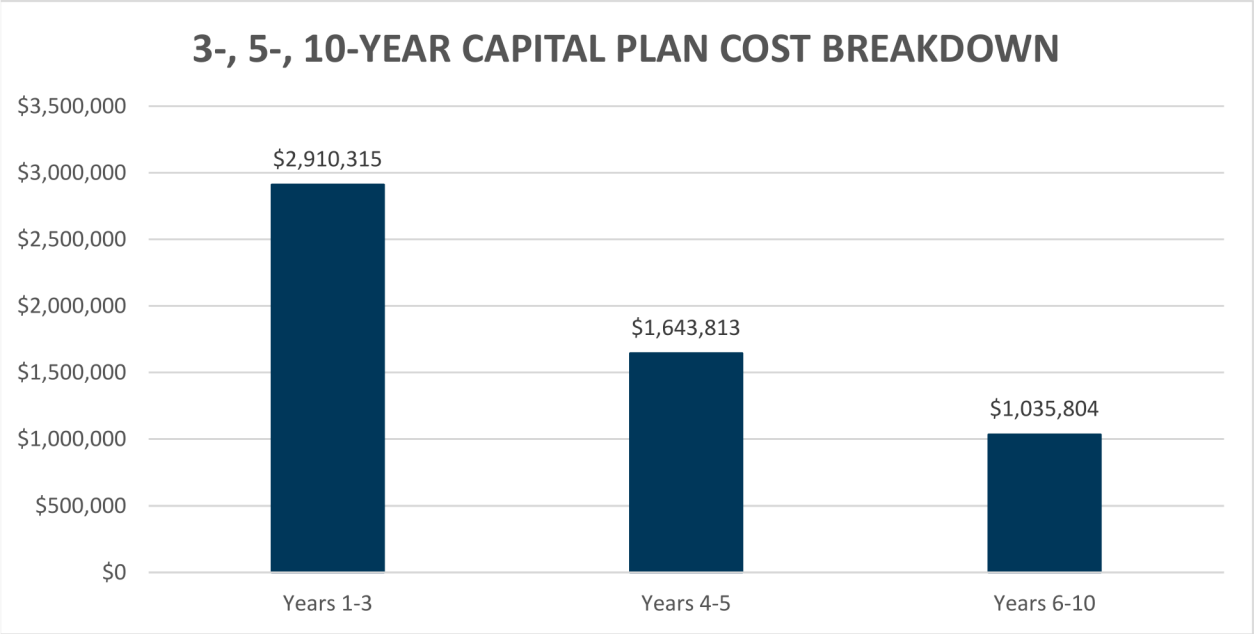
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on May 24, 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.



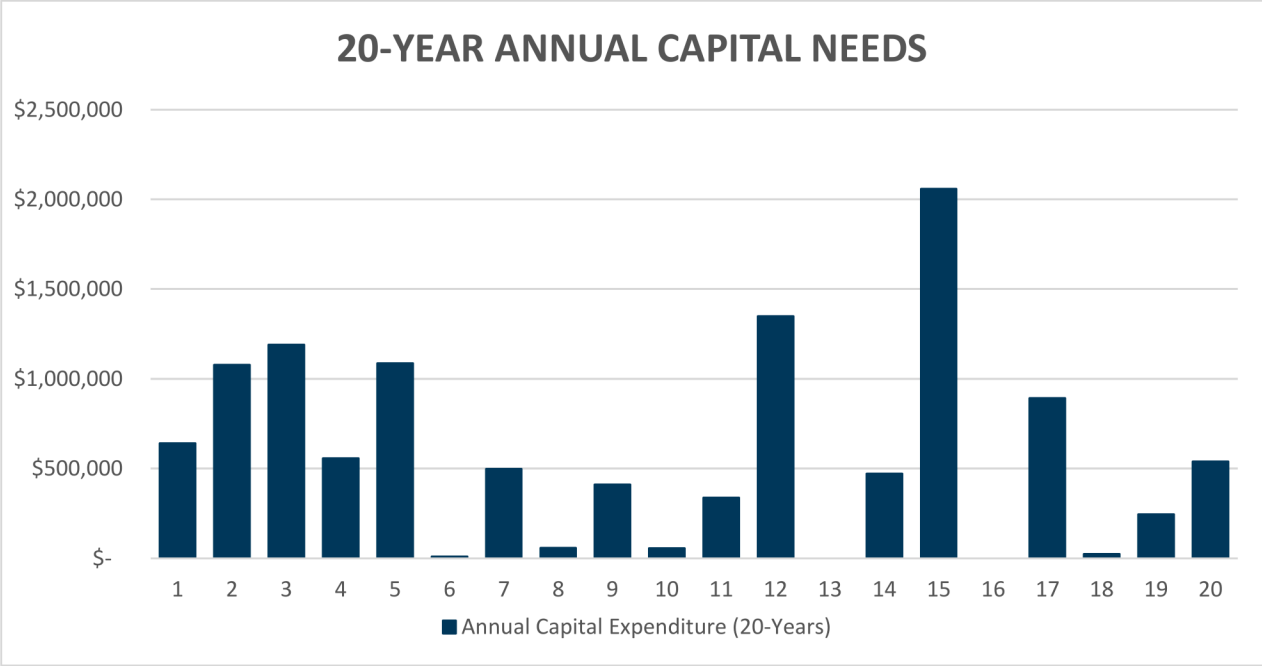
3-, 5-, 10-Year Capital Plan Cost Breakdown

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	$123,584	$411,650	$0	$0
B30 - Roofing	$614,195	$0	$0	$265,339
C10 - Int. Construction	$109,737	$46,568	$29,102	$88,527
C20 - Stairs	$0	$0	$0	$0
C30 - Interior Finishes	$1,101,327	$58,966	$1,839,824	$305,487
D10 - Conveying	$0	$0	$0	$0
D20 - Plumbing	$18,751	$15,126	$26,307	$23,603
D30 - HVAC	$1,063,817	$156,839	$1,291,535	$587,369
D40 - Fire Suppression	$0	$0	$0	$0
D50 - Electrical	$1,493,898	$346,655	$1,031,093	$429,375
E10 - Equipment	$27,147	$0	$0	$0
Total:	**$2,603,613**	**$518,620**	**$2,348,935**	**$1,040,347**

Section

2

Approach and Methodology

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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 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

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

*Add 1 for direct drive motors

Operational Impact

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

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

Industry Life Expectancy

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

Scope and Approach

Observed Remaining Life

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

Cost Estimating

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

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

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

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

Data-Driven Maintenance Approach

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

Scope and Approach

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

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

Equity Index

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

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

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 Eyestone ES - North is 0.92.

Sample Calculation:

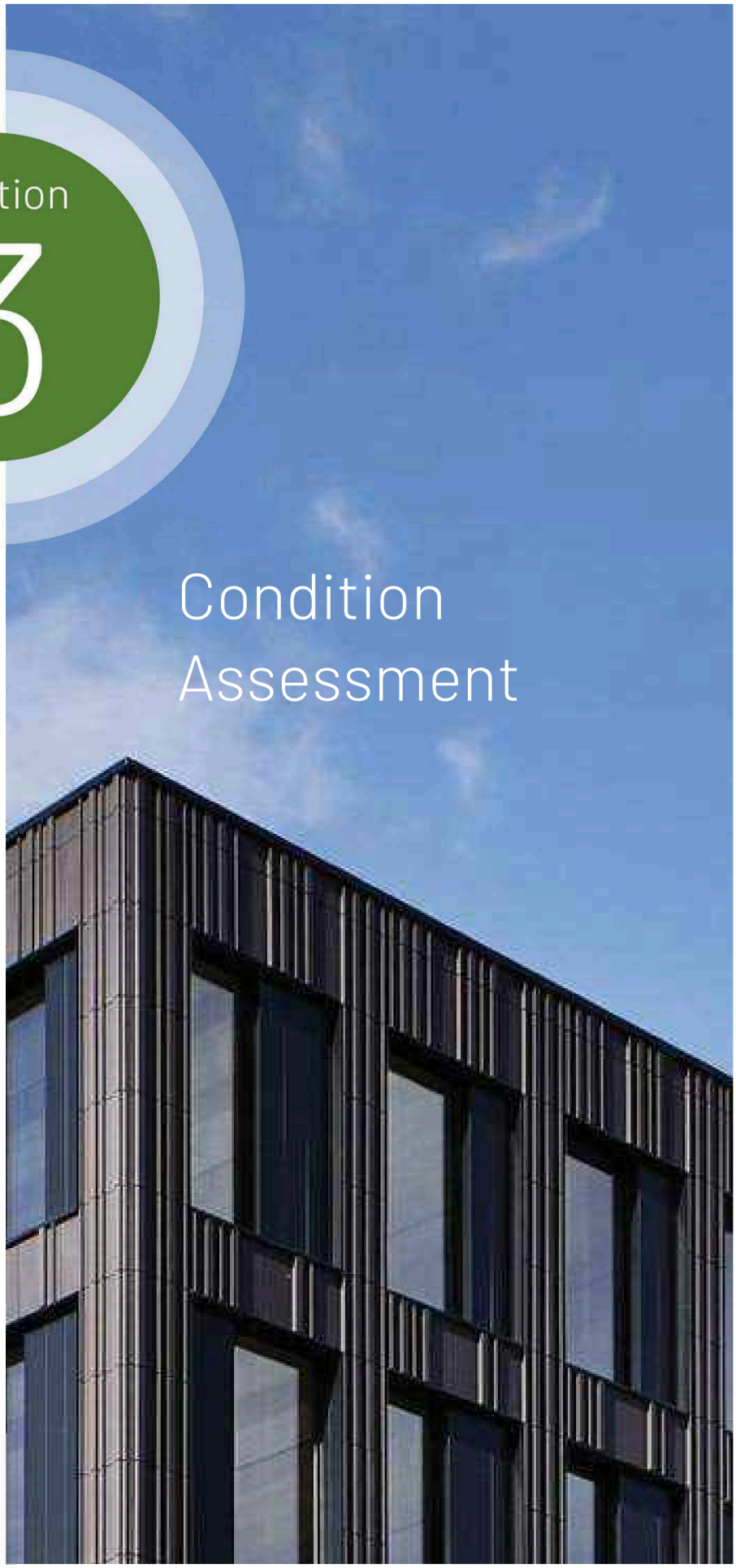
School Name	School Population K-12 Total	F/R	ELL	SPED	McKinney-Vento	Total of Previous Columns	Equity Index Number = school average / district average
Sample	381	15.20%	0.00%	8.40%	0.00%	0.24	0.24/0.48 = 0.49
Grand PSD Total - Oct 2022 Count	**26,163**	**29.5%**	**5.8%**	**9.5%**	**3.4%**	**0.48**	

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

Section

3

Condition Assessment



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Condition Assessment

SYSTEMS DESCRIPTION

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

Exterior Enclosure

While the building has had several additions, the exterior finishes are fairly consistent. The 1972, 1988, and 1992 additions have been reclad in two tone brick which is in pretty good shape while the 2002 addition is a blonde brick in good shape. Metal and Aluminum windows are in good shape.

Roofing

The roof is rolled asphalt [redacted] There are several metal clad skylights which are additions to the original structure. The roof drains to internal roof drains.

Interior Construction and Finishes

Interior finishes are primarily CMU and Drywall partitions, carpet and tile flooring (with some LVT), Drywall and ACT ceilings. In general finishes are fairly consistent throughout a [redacted]

Conveyance

N/A

Electrical and Lighting

The building's electrical distribution equipment consists of 120/208 panels and switchgear. [redacted] The fire alarm system dates to 2020. Interior lighting consists of fluorescent fixtures. Exterior lighting is made up of a mixture of fluorescent, incandescent, and LED lights [redacted]. Consider upgrading the interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.

HVAC Systems

The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, three multi-zone units, eight rooftop units, and VAVs. The building automation system dates to 2013 and is made up of Schneider Electric controls. Additional HVAC equipment includes radiant heaters, exhaust fans and hoods, unit heaters, and cabinet unit heaters. Much of the HVAC equipment has surpassed its industry life expectancy [redacted]

Plumbing

Domestic hot water is provided by a natural gas fired water heater installed in 2021 and two electric water heaters installed in 2014 and 2015. Additional plumbing equipment includes backflow preventers, storage tanks, and pumps. [redacted].

Fire Suppression

N/A

Equipment

There is one (1) walk-in cooler and one (1) walk-in freezer in the school's kitchen. These units [redacted] are anticipated to need replacement in approximately five years.

Condition Assessment

PRIORITIES

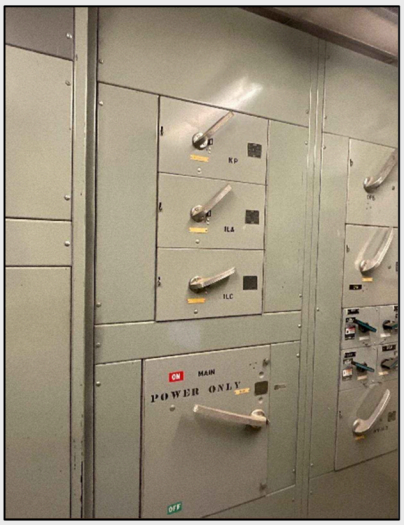
SPECIFIC PRIORITIES

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.

Eyestone ES - North

Replace Switchboard

[redacted]



The following assets are included within this measure:

FCAID-180160, FCAID-180161, FCAID-180162

Priority Level:	2
Estimated Cost:	$126,570
Remaining Life:	2 years

Condition Assessment

Replace Boilers

The boilers were installed in 1988 and 1990 [redacted] They are anticipated to need replacement within the next two years.

The following assets are included within this measure:

FCAID-180091, FCAID-180092

[redacted]

Priority Level: 2
Estimated Cost: $197,380
Remaining Life: 2 years

Replace Multi-Zone Units

The three multi-zone units on the roof were installed in 1972 [redacted] These units are estimated to have surpassed their industry life expectancies by over 25 years. It is recommended that these three units be replaced within the next year.

[redacted]

The following assets are included within this measure:

FCAID-180058, FCAID-180059, FCAID-180060

Priority Level: 2
Estimated Cost: $319,950
Remaining Life: 1 year

Condition Assessment

Replace Rooftop Units

Five of the rooftop units, serving various classrooms and the gym, are in poor [redacted]These units have surpassed their industry life expectancies. It is recommended that these five units be replaced within the next two years.

The following assets are included within this measure:

FCAID-180100, FCAID-180101, FCAID-180102, FCAID-180103, FCAID-180104

Priority Level: 2
Estimated Cost: $258,640
Remaining Life: 2 years

Replace Various Lighting Fixtures

[redacted]nterior lighting consists of fluorescent fixtures. Exterior lighting is made up of a mixture of fluorescent and LED lights. Consider upgrading the fluorescent interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.

The following assets are included within this measure:

FCAID-180134, FCAID-180135, FCAID-180136, FCAID-180137, FCAID-180139

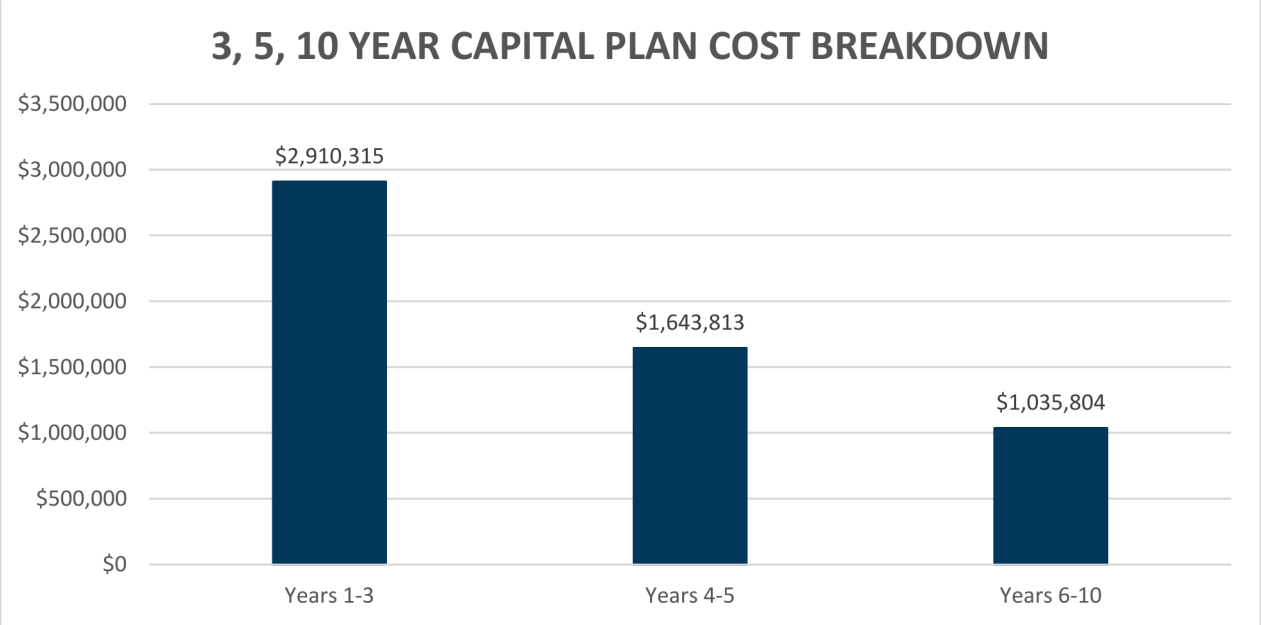
Priority Level: 2
Estimated Cost: $1,241,990
Remaining Life: 2 years

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.

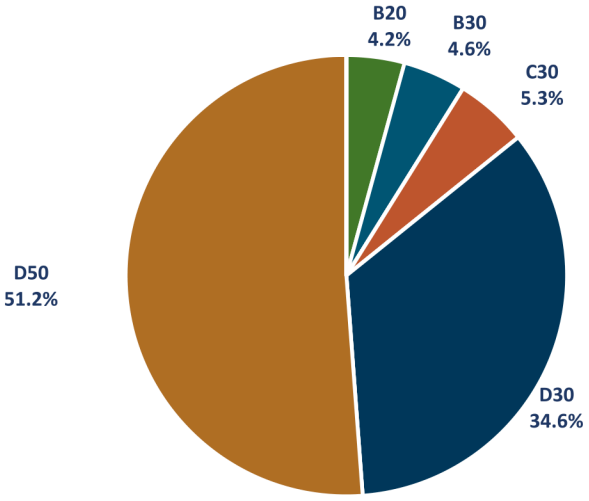
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	57	$2,910,315
5-Year Plan	17	$1,643,813
10-Year Plan	46	$1,035,804
Total	**120**	**$5,589,932**

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 $2,910,315. The specific assets that will reach end of life in this period are listed in Appendix A.

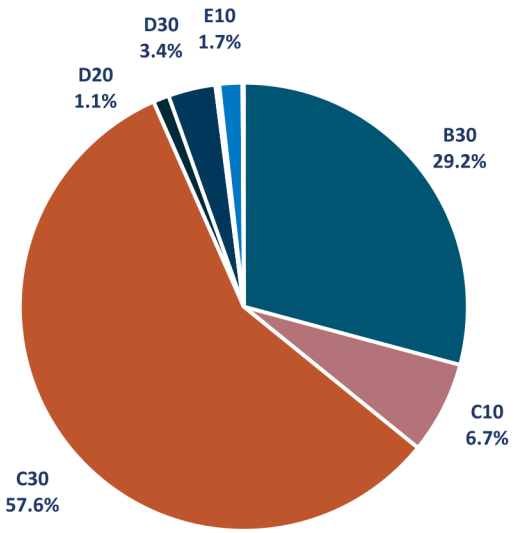
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	$0	0%
B10 - Superstructure	$0	0%
B20 - Exterior Enclosure	$123,584	4%
B30 - Roofing	$134,600	5%
C10 - Int. Construction	$0	0%
C20 - Stairs	$0	0%
C30 - Interior Finishes	$155,303	5%
D10 - Conveying	$0	0%
D20 - Plumbing	$0	0%
D30 - HVAC	$1,007,672	35%
D40 - Fire Protection	$0	0%
D50 - Electrical	$1,489,155	51%
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 $1,643,813. 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	$479,595	29%
C10 - Int. Construction	$109,737	7%
C20 - Stairs	$0	0%
C30 - Interior Finishes	$946,024	58%
D10 - Conveying	$0	0%
D20 - Plumbing	$18,751	1%
D30 - HVAC	$56,144	3%
D40 - Fire Protection	$0	0%
D50 - Electrical	$4,742	<1%
E10 - Equipment	$27,147	2%
G20 - Site Improvements	$0	0%
G40 - Site Electrical	$1,672	<1%

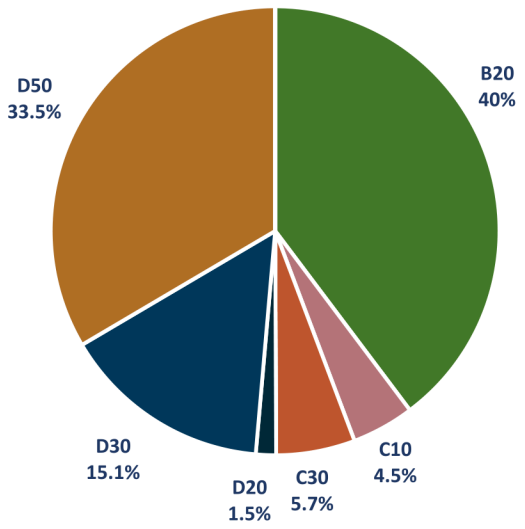


Condition Assessment

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 $1,035,804. 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	$411,650	40%
B30 - Roofing	$0	0%
C10 - Int. Construction	$46,568	4%
C20 - Stairs	$0	0%
C30 - Interior Finishes	$58,966	6%
D10 - Conveying	$0	0%
D20 - Plumbing	$15,126	1%
D30 - HVAC	$156,839	15%
D40 - Fire Protection	$0	0%
D50 - Electrical	$346,655	33%
E10 - Equipment	$0	0%
G20 - Site Improvements	$0	0%
G40 - Site Electrical	$0	0%



Condition Assessment

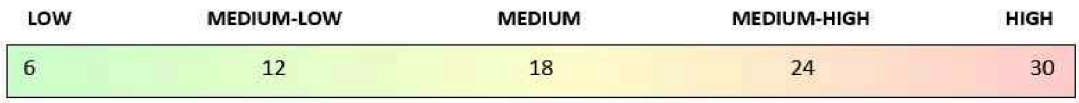
PRIORITY SUMMARY

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.



Condition Assessment

PRIORITY SCORE SUMMARY - EYESTONE ES - NORTH

EYESTONE ES - NORTH

BUILDING TYPE:	Elementary School
YEAR BUILT:	1973
GROSS AREA (SF):	64,228
DATE ASSESSED:	May 24, 2023
PRIORITY SCORE:	**16.1**

SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE
B20 - Ext. Enclosure	While the building has had several additions, the exterior finishes are fairly consistent. The 1972, 1988, and 1992 additions have been reclad in two tone brick which is in pretty good shape while the 2002 addition is a blonde brick in good shape. Metal and Aluminum windows are in good shape.	**13.0**
B30 - Roofing	The roof is rolled asphalt [redacted] There are several metal clad skylights which are additions to the original structure. The roof drains to internal roof drains.	**16.7**
C10 - Int. Construction	Interior finishes are primarily CMU and Drywall partitions, carpet and tile flooring (with some LVT), Drywall and ACT ceilings. In general finishes are fairly consistent throughout [redacted]	**12.4**
C30 - Interior Finishes		**14.5**
D20 - Plumbing	Domestic hot water is provided by a natural gas fired water heater installed in 2021 and two electric water heaters installed in 2014 and 2015. Additional plumbing equipment includes backflow preventers, [redacted]	**12.6**
D30 - HVAC	The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, three multi-zone units, eight rooftop units, and VAVs. The building automation system dates to 2013 and is made up of Schneider Electric controls. Additional HVAC equipment includes radiant heaters, exhaust fans and hoods, unit heaters, and cabinet unit heaters. Much of the HVAC equipment has surpassed its industry life expectancy [redacted]	**18.5**
D40 - Fire Suppression	N/A	**N/A**
D50 - Electrical	The building's electrical distribution equipment consists of 120/208 panels and switchgear. [redacted] The fire alarm system dates to 2020. Interior lighting consists of fluorescent fixtures. Exterior lighting is made up of a mixture of fluorescent, incandescent, and LED lights and is, generally, in fair to average condition. Consider upgrading the interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.	**21.4**
E10 - Equipment	There is one (1) walk-in cooler and one (1) walk-in freezer in the school's kitchen. These units [redacted] are anticipated to need replacement in approximately five years.	**15.0**

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

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.

EYESTONE ES - NORTH

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-180139	Emergency Back-Up Lighting	D50 - Electrical	1	$244,710	28
FCAID-180091	B-1	D30 - HVAC	2	$103,400	24
FCAID-180060	MZU-3	D30 - HVAC	1	$106,650	24
FCAID-180058	MZU-1	D30 - HVAC	1	$106,650	24
FCAID-180059	MZU-2	D30 - HVAC	1	$106,650	24
FCAID-180092	B-2	D30 - HVAC	2	$93,980	23
FCAID-180137	Interior Lighting, Fluorescent	D50 - Electrical	3	$983,330	22
FCAID-180102	RTU-6	D30 - HVAC	2	$35,380	21
FCAID-180101	RTU-5	D30 - HVAC	2	$60,120	21
FCAID-180103	RTU-7	D30 - HVAC	2	$51,940	21
FCAID-180104	RTU-8	D30 - HVAC	2	$78,460	21
FCAID-180100	RTU-4	D30 - HVAC	2	$32,740	21
FCAID-180161	MSB SEC 2	D50 - Electrical	2	$42,190	20
FCAID-180160	MSB SEC 1	D50 - Electrical	2	$42,190	20
FCAID-180162	MSB SEC 3	D50 - Electrical	2	$42,190	20
FCAID-180062	Back-Up Generator	D50 - Electrical	2	$51,270	19
FCAID-180012	Roofing: Skylight Windows	B30 - Roofing	2	$116,490	18
FCAID-180070	CU-1-Walk-In Cooler	D30 - HVAC	2	$10,050	18
FCAID-180071	CU-2-Walk-In Freezer	D30 - HVAC	2	$15,080	18
FCAID-180094	P-1	D30 - HVAC	1	$11,900	18
FCAID-180095	P-2	D30 - HVAC	1	$11,900	18
FCAID-180072	EF-1	D30 - HVAC	1	$6,710	17
FCAID-180075	EF-2	D30 - HVAC	1	$6,710	17
FCAID-180078	EF-5	D30 - HVAC	1	$6,710	17
FCAID-180017	Roofing: Roof Hatch	B30 - Roofing	1	$3,120	17
FCAID-180080	EF-7	D30 - HVAC	1	$16,270	17

FCAID-180081	EF-8	D30 - HVAC	1	$6,710	17
FCAID-180082	EF-9	D30 - HVAC	1	$6,710	17
FCAID-180089	RH-6	D30 - HVAC	2	$5,430	16
FCAID-180086	RH-3	D30 - HVAC	2	$5,430	16
FCAID-180076	EF-3	D30 - HVAC	2	$8,190	16
FCAID-180077	EF-4	D30 - HVAC	2	$8,190	16
FCAID-180088	RH-5	D30 - HVAC	2	$5,430	16
FCAID-180011	Roofing: Skylight	B30 - Roofing	2	$11,160	16
FCAID-180069	CUH-5	D30 - HVAC	2	$6,740	16
FCAID-180079	EF-6	D30 - HVAC	2	$5,550	16
FCAID-180006	Exterior: Metal Windows - 1992	B20 - Ext. Enclosure	3	$116,490	16
FCAID-180047	Interior Finishes: Ceiling Tile	C30 - Int. Finishes	2	$104,720	16
FCAID-180087	RH-4	D30 - HVAC	2	$5,430	16
FCAID-180096	Baseboard Heater - 1	D30 - HVAC	2	$5,720	16
FCAID-180158	Panel KP	D50 - Electrical	2	$3,270	16
FCAID-180097	Baseboard Heater - 2	D30 - HVAC	2	$2,860	16
FCAID-180090	RH-7	D30 - HVAC	2	$5,430	16
FCAID-180068	CUH-4	D30 - HVAC	2	$6,740	16
FCAID-180084	RH-1	D30 - HVAC	2	$5,430	16
FCAID-180085	RH-2	D30 - HVAC	2	$5,430	16
FCAID-180041	Interior Finishes: Old ACT	C30 - Int. Finishes	2	$46,060	15
FCAID-180106	UH-1	D30 - HVAC	2	$6,740	15
FCAID-180107	EUH-2	D30 - HVAC	2	$2,010	15
FCAID-180134	Electrical: Wall Pack - 1992, Fluorescent	D50 - Electrical	2	$3,640	15
FCAID-180073	EF-10	D30 - HVAC	3	$5,550	14
FCAID-180074	EF-11	D30 - HVAC	3	$6,710	14
FCAID-180064	Bypass Feeder-1	D30 - HVAC	1	$750	14
FCAID-180061	AS-1	D30 - HVAC	2	$7,530	13
FCAID-180135	Electrical: Wall Pack - 2002, Fluorescent	D50 - Electrical	3	$9,100	13
FCAID-180093	Gas Meter	D30 - HVAC	2	$3,430	13
FCAID-180136	Electrical: Wall Pack - 2006, Fluorescent	D50 - Electrical	3	$1,210	13

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.

EYESTONE ES - NORTH

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-180099	RTU-11	D30 - HVAC	4	$31,160	19
FCAID-180016	Roofing: Rolled Asphalt	B30 - Roofing	4	$413,770	18
FCAID-180131	ATS-1	D50 - Electrical	4	$4,340	17
FCAID-180043	Interior Finishes: Carpet	C30 - Int. Finishes	5	$790,900	16
FCAID-180165	Walk-In Freezer	E10 - Equipment	5	$12,060	15
FCAID-180014	Roofing: Metal Flashing	B30 - Roofing	4	$22,120	15
FCAID-180164	Walk-in Cooler	E10 - Equipment	5	$12,060	15
FCAID-180066	CUH-2	D30 - HVAC	4	$6,740	14
FCAID-180067	CUH-3	D30 - HVAC	4	$6,740	14
FCAID-180055	EWH-1	D20 - Plumbing	4	$8,580	14
FCAID-180065	CUH-1	D30 - HVAC	4	$6,740	14
FCAID-180056	EWH-2	D20 - Plumbing	4	$8,580	14
FCAID-180013	Roof Ladder	B30 - Roofing	5	$2,920	13
FCAID-180042	Interior Finishes: Athletic Flooring	C30 - Int. Finishes	5	$49,630	12
FCAID-180020	Interior Wall Construction: Drywall (1972)	C10 - Int. Construct.	5	$91,000	12
FCAID-180044	Interior Finishes: 1972 Drywall Ceiling	C10 - Int. Construct.	5	$6,500	11
FCAID-180132	Electrical Meter	G40 - Site Electric	4	$1,530	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.

EYESTONE ES - NORTH

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-180159	Security System	D50 - Electrical	7	$244,710	20
FCAID-180005	Exterior: Metal Door - Single	B20 - Ext. Enclosure	9	$152,680	14
FCAID-180141	Panel 1LB	D50 - Electrical	6	$3,000	13
FCAID-180007	Exterior: Metal Windows - 2002	B20 - Ext. Enclosure	9	$77,660	13
FCAID-180140	Panel 1LA	D50 - Electrical	6	$3,270	13
FCAID-180057	GWH-1	D20 - Plumbing	8	$9,650	12
FCAID-180146	Panel DPB	D50 - Electrical	8	$4,740	12
FCAID-180127	VAV-10-10	D30 - HVAC	7	$5,640	12
FCAID-180109	VAV-09-02	D30 - HVAC	7	$5,640	12
FCAID-180153	Panel ILE	D50 - Electrical	8	$3,270	12
FCAID-180110	VAV-09-03	D30 - HVAC	7	$5,640	12
FCAID-180125	VAV-10-08	D30 - HVAC	7	$5,640	12
FCAID-180111	VAV-09-04	D30 - HVAC	7	$5,640	12
FCAID-180129	VAV-10-12	D30 - HVAC	7	$7,270	12
FCAID-180112	VAV-09-05	D30 - HVAC	7	$5,640	12
FCAID-180148	Panel EM	D50 - Electrical	8	$3,000	12
FCAID-180113	VAV-09-06	D30 - HVAC	7	$5,640	12
FCAID-180155	Panel ILG	D50 - Electrical	8	$3,270	12
FCAID-180114	VAV-09-07	D30 - HVAC	7	$5,640	12
FCAID-180124	VAV-10-07	D30 - HVAC	7	$5,640	12
FCAID-180115	VAV-09-08	D30 - HVAC	7	$5,640	12
FCAID-180126	VAV-10-09	D30 - HVAC	7	$5,640	12
FCAID-180130	VAV-10-13	D30 - HVAC	7	$5,640	12
FCAID-180128	VAV-10-11	D30 - HVAC	7	$5,640	12
FCAID-180034	Interior Construction: Metal Windows - 19	C10 - Int. Construct.	7	$39,000	12

FCAID-180108	VAV-09-01	D30 - HVAC	7	$5,640	12
FCAID-180144	Panel DCP	D50 - Electrical	8	$3,270	12
FCAID-180116	VAV-09-09	D30 - HVAC	7	$5,640	12
FCAID-180142	Panel CPA	D50 - Electrical	8	$3,000	12
FCAID-180117	VAV-09-10	D30 - HVAC	7	$5,640	12
FCAID-180145	Panel DPA	D50 - Electrical	8	$4,740	12
FCAID-180118	VAV-10-01	D30 - HVAC	7	$5,640	12
FCAID-180147	Panel DPCA	D50 - Electrical	8	$3,270	12
FCAID-180119	VAV-10-02	D30 - HVAC	7	$5,640	12
FCAID-180152	Panel ILD	D50 - Electrical	8	$3,270	12
FCAID-180120	VAV-10-03	D30 - HVAC	7	$5,640	12
FCAID-180154	Panel ILF	D50 - Electrical	8	$3,270	12
FCAID-180004	Exterior: Metal Door - Double	B20 - Ext. Enclosure	9	$89,280	12
FCAID-180156	Panel ILH	D50 - Electrical	8	$3,270	12
FCAID-180122	VAV-10-05	D30 - HVAC	7	$5,640	12
FCAID-180123	VAV-10-06	D30 - HVAC	7	$5,640	12
FCAID-180121	VAV-10-04	D30 - HVAC	7	$5,640	12
FCAID-180008	Exterior: Wood Door - Double	B20 - Ext. Enclosure	9	$5,340	11
FCAID-180046	Interior Wall Finishes: Fiberglass Panel	C30 - Int. Finishes	7	$2,210	11
FCAID-180054	ST-1	D20 - Plumbing	6	$2,810	11
FCAID-180050	Interior Floor Finishes: Vinyl Sheet	C30 - Int. Finishes	10	$43,170	10