POUDRE SCHOOL DISTRICT

CACHE LA POUDRE ELEMENTARY SCHOOL

FACILITY CONDITION ASSESSMENT

LAPORTE, CO

OCTOBER 2023

Together, Building a Thriving Planet

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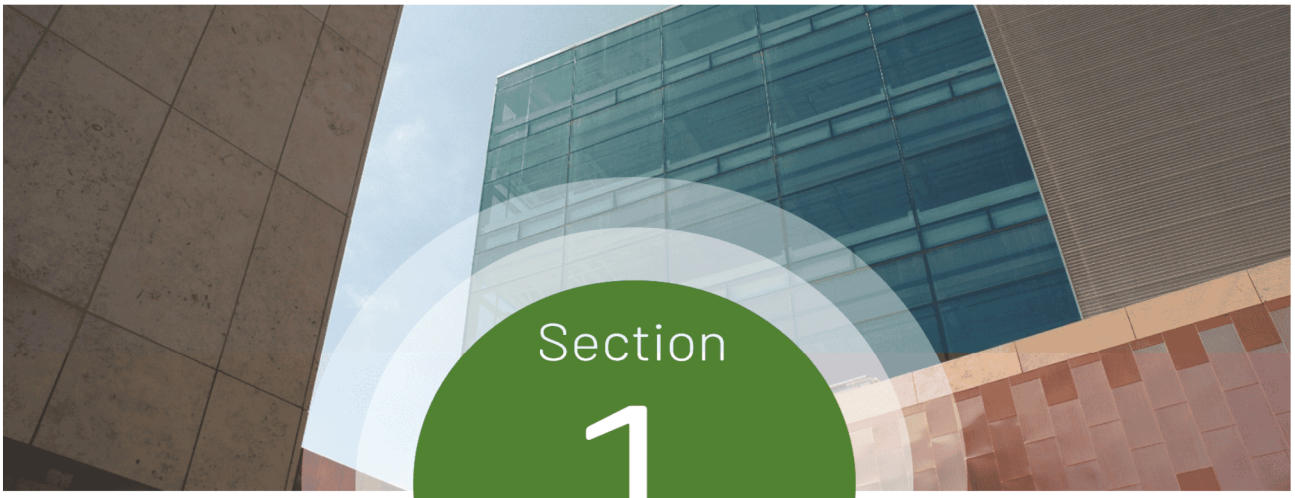

Section

1

Executive Summary

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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 ES within the Poudre School District (PSD) on July 20, 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 POUDRE, IB WORLD ES	25,227	1963
TOTAL	**25,227**	

Facility Summary

Cache La Poudre, IB World ES

Cache La Poudre, IB World ES is located at 3511 W. Co. Rd. 54G, LaPorte, CO 80535. This 25,227 SF facility consists of one level and was initially constructed in 1963. The equity index for this school is 0.95.

Cache La Poudre, IB World ES

Executive Summary

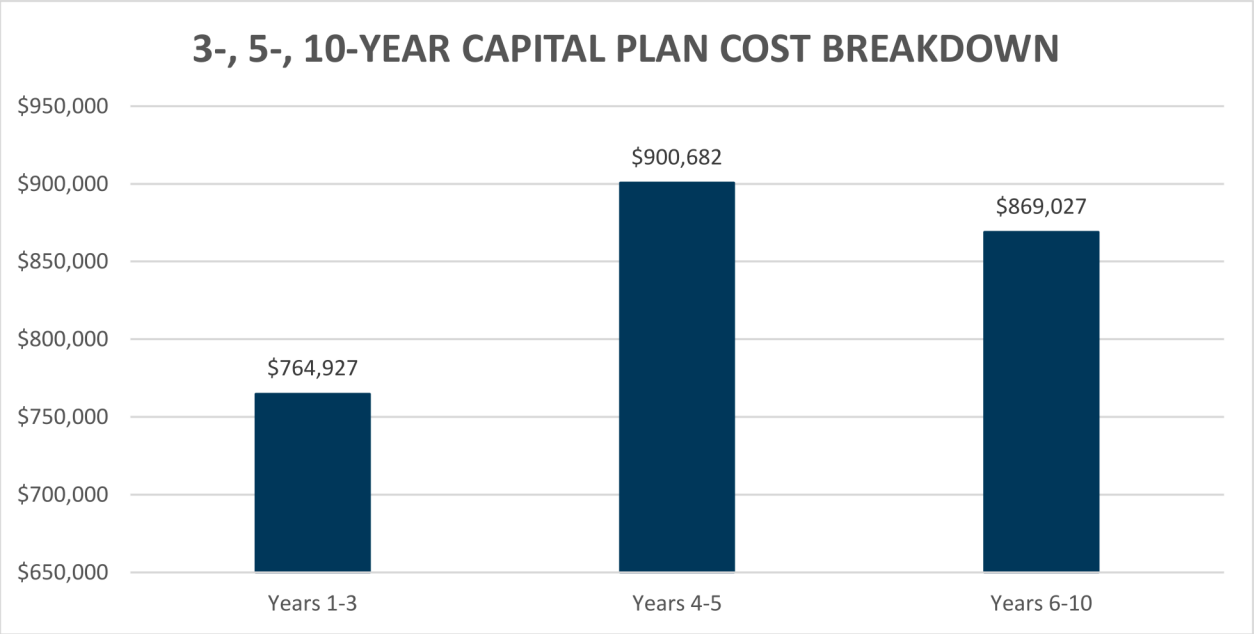
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on July 20, 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.



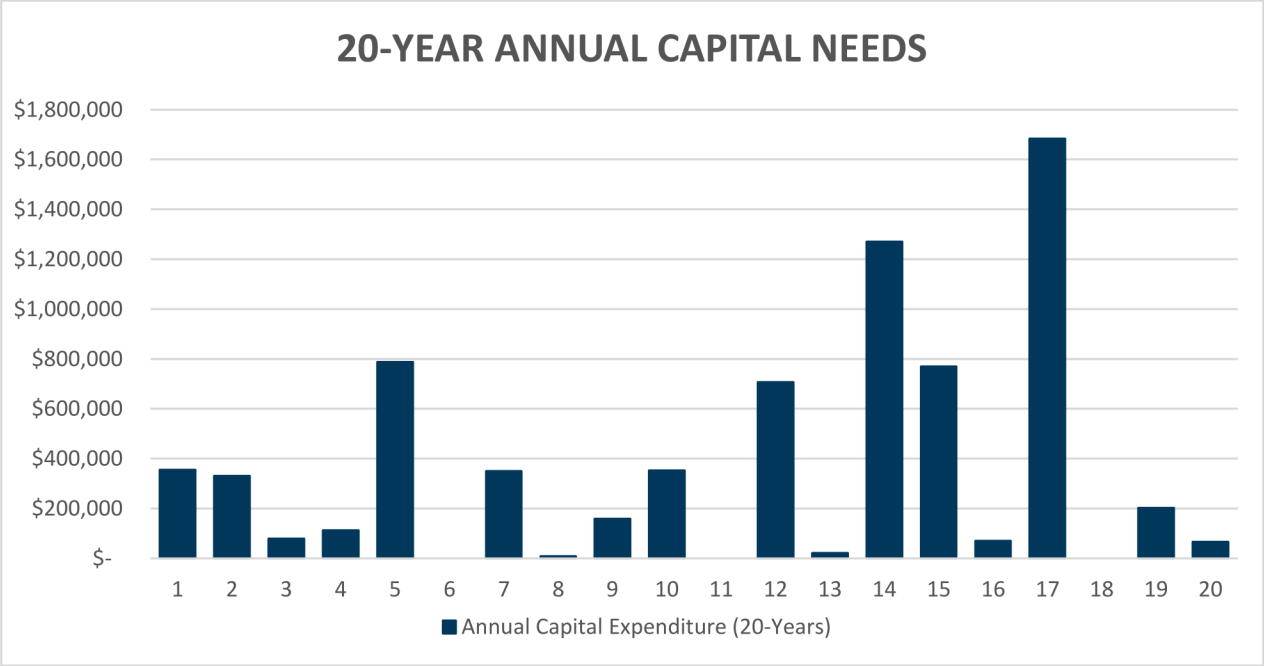
3-, 5-, 10-Year Capital Plan Cost Breakdown

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.

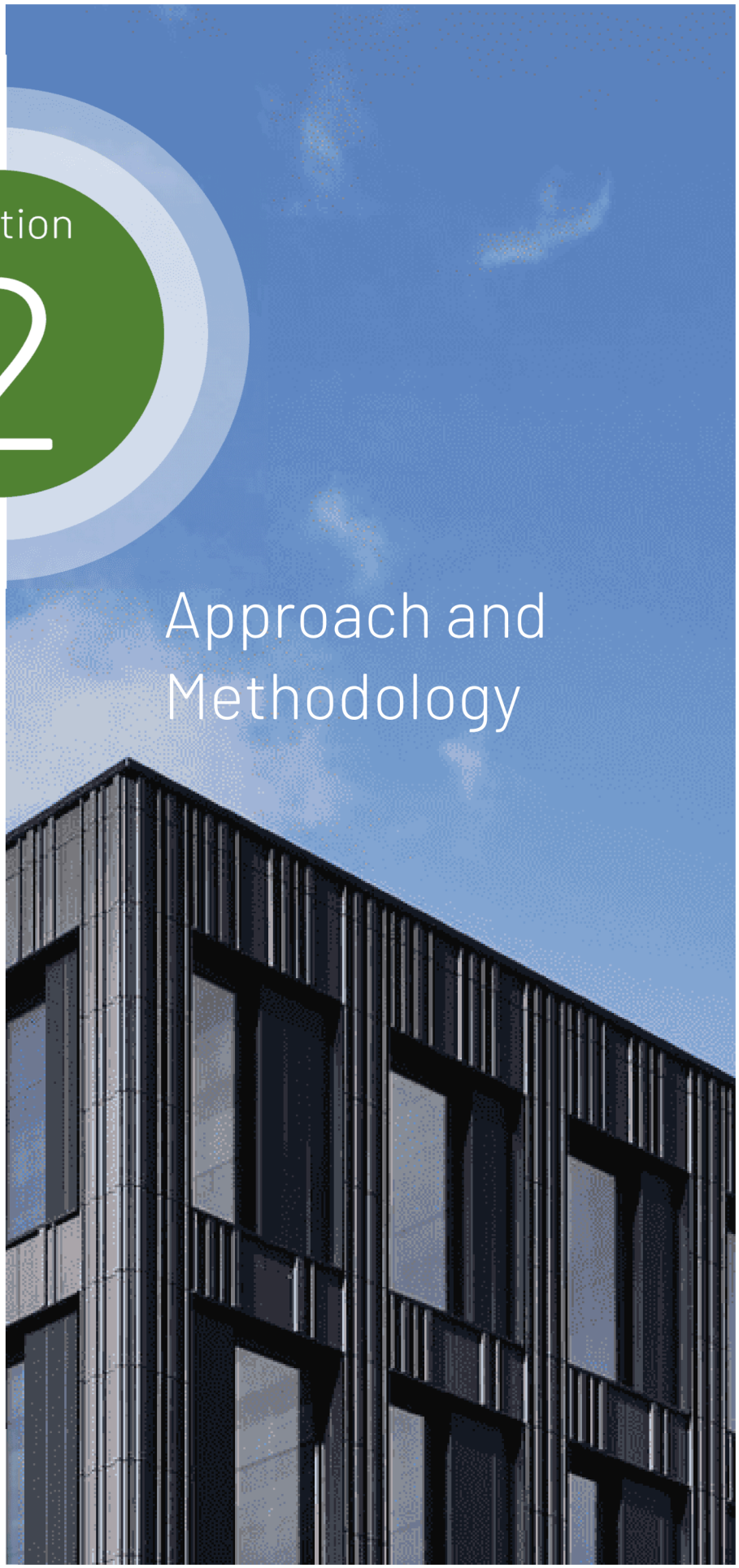
20-Year Annual Capital Expenditure by Subsystem

Subsystem	Years 1-5	Years 6-10	Years 11-15	Years 15-20
B20 - Enclosure	$98,294	$0	$763,623	$0
B30 - Roofing	$122,420	$123,193	$0	$5,471
C10 - Int. Construction	$215,166	$0	$506,982	$88,288
C20 - Stairs	$0	$0	$0	$0
C30 - Interior Finishes	$341,804	$92,717	$624,110	$60,303
D10 - Conveying	$0	$0	$0	$0
D20 - Plumbing	$11,256	$13,947	$21,729	$25,945
D30 - HVAC	$617,414	$242,060	$4,845	$1,683,274
D40 - Fire Suppression	$0	$0	$0	$0
D50 - Electrical	$232,107	$397,110	$846,863	$160,406
E10 - Equipment	$27,147	$0	$0	$0
Total:	**$887,924**	**$653,117**	**$873,437**	**$1,869,625**

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 Cache La Poudre, IB World ES is 0.95.

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

Exterior Enclosure

This facility has a brick exterior with matching brick from several different additions. Additionally there are metal panel canopy elements at the gym and exterior classroom doors. There is an interior courtyard [redacted] Depending on the period of the addition exterior windows are Steel or Aluminum framed. Glass block windows provide natural light for the gym. The main entry has an elevated metal roof and a steel framed window entry element which is in good condition.

Roofing

The roofing is rolled asphalt, however several sections have a spray applied membrane over the rolled asphalt roof. [redacted]. A standing seam metal roof covers the main entry element.

Interior Construction and Finishes

The original 1962 interior is primarily CMU walls, but the later additions are mostly drywall partitions. There is carpet throughout that is in fair condition. Ceilings are a combination of original ceiling tiles, original and new drywall, [redacted] Wet spaces have a combination of tile and VCT. The media area has metal framed windows. The 1972 portion of the classrooms has extensive use of movable partitions that are in good condition.

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, including panelboards, transformers, and the main switchboard have mostly been upgraded from 1995-2015. [redacted] Emergency back-up lighting appears to have been updated in 2015 along with the interior fluorescent light, fire alarm system, and the security system. Recommend replacement of the fluorescent lighting fixtures with LED lighting fixtures in approximately 5 years. [redacted].

HVAC Systems

The HVAC assets include (6) rooftop units, exhaust fans, cabinet unit heaters, BBRs, (3) electric unit ventilators, (2) vertical unit ventilators, and (28) VAVs with HW Reheat. The heating water system features two gas-fired boilers with associated circulation pumps. Boiler-1 was replaced in 1993 and has 5 years of remaining life. [redacted] P-1 and P-2 are 10 years past due and will require replacement within two years. The BAS was upgraded in 2015.

Plumbing

Plumbing assets include two gas-fired water heaters and two circulation pumps. One backflow preventer dates to 2012. GWH-1 was replaced in 2022, as was DHWCP-1. GWH-2 and associated DHWCP-2 date to 2016 and are expected to require replacement between 3 and 9 years.

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

The Kitchen area is provided one 1993-built walk-in cooler and one 1998-built walk-in freezer. The associated condensing units were both replaced in 2017. Observed remaining life of the original walk-in cooler and the original walk-in freezer is 5 years.

Condition Assessment

PRIORITIES

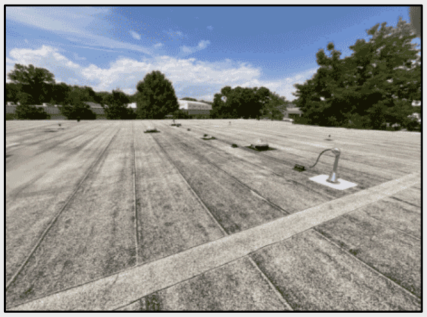
SPECIFIC PRIORITIES

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.

Cache La Poudre, IB World ES

Replace Rolled Asphalt Roof

The rolled asphalt roof was installed in 1992 making it 6 years past expected life. [redacted] Recommend replacement within the year.



The following assets are included within this measure:

FCAID-130015

Priority Level:	2
Estimated Cost:	$118,990
Remaining Life:	1 year

Condition Assessment

Replace Boiler-2

Boiler-2, a 1,080 MBH fuel-fired boiler, dates to 1973 install and is 15 years past expected life. Recommend replacement prior to 2024-2025 heating season.

The following assets are included within this measure:

FCAID-130084

[redacted]

Priority Level: 2
Estimated Cost: $93,980
Remaining Life: 1 year

Replace RTU-6 & RTU-4

Both RTU-6 and RTU-4 were installed in 1993 [redacted] Recommend that RTU-6 be replaced within the year and RTU-4 be replaced within two years.

The following assets are included within this measure:

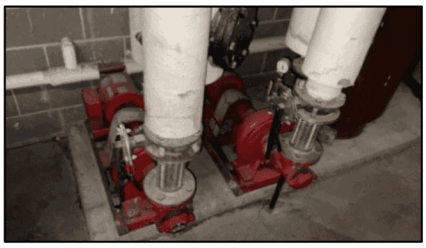
FCAID-130095, FCAID-130093

Priority Level: 2
Estimated Cost: $152,060
Remaining Life: 1-2 years

Condition Assessment

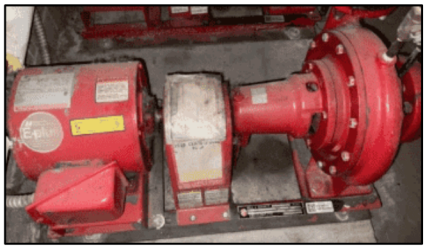
Replace P-1 & P-2

P-1 and P-2, 3 Hp pumps serving the Heating Water System, [redacted] and are estimated to require replacement within two years.



The following assets are included within this measure:

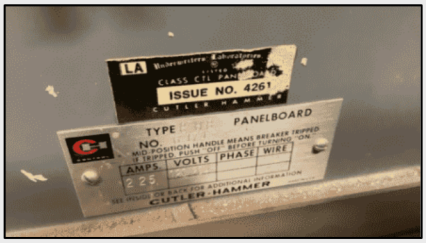
FCAID-130086, FCAID-130087



Priority Level: 2
Estimated Cost: $23,440
Remaining Life: 2 years

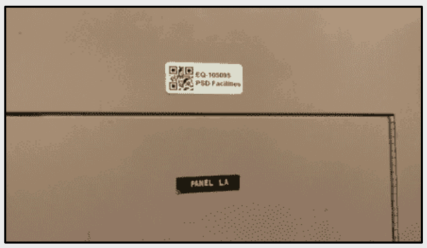
Replace Panel -LA

[redacted]. Replace within two years.



The following assets are included within this measure:

FCAID-130141



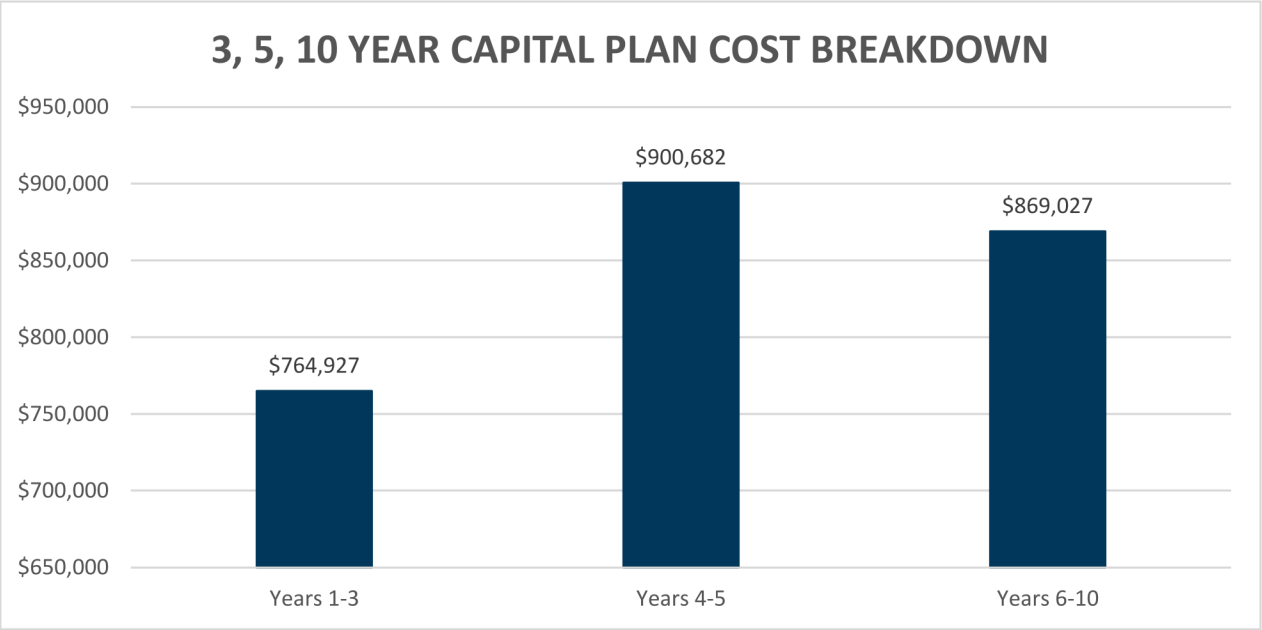
Priority Level: 2
Estimated Cost: $3,270
Remaining Life: 1 year

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.

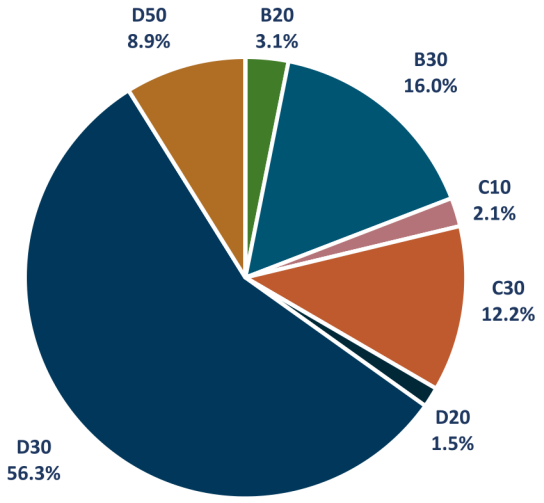
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	45	$764,927
5-Year Plan	13	$900,682
10-Year Plan	47	$869,027
Total	**105**	**$2,534,636**

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 $764,927. The specific assets that will reach end of life in this period are listed in Appendix A.

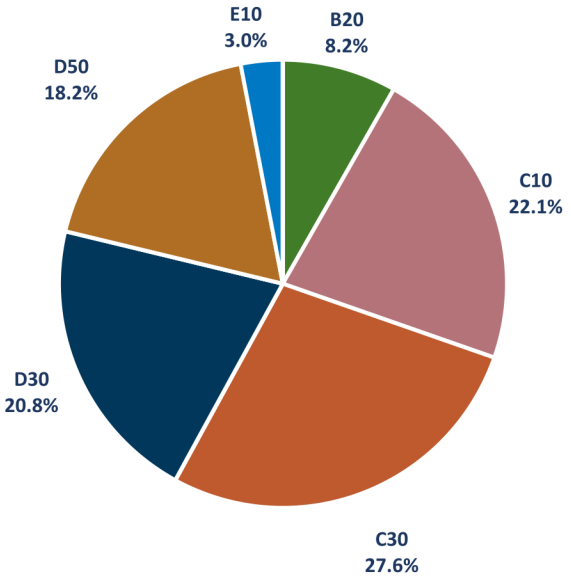
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	$0	0%
B10 - Superstructure	$0	0%
B20 - Exterior Enclosure	$23,999	3%
B30 - Roofing	$122,420	16%
C10 - Int. Construction	$16,030	2%
C20 - Stairs	$0	0%
C30 - Interior Finishes	$92,988	12%
D10 - Conveying	$0	0%
D20 - Plumbing	$11,256	1%
D30 - HVAC	$430,324	56%
D40 - Fire Protection	$0	0%
D50 - Electrical	$67,910	9%
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 $900,682. 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	$74,295	8%
B30 - Roofing	$0	0%
C10 - Int. Construction	$199,136	22%
C20 - Stairs	$0	0%
C30 - Interior Finishes	$248,816	28%
D10 - Conveying	$0	0%
D20 - Plumbing	$0	0%
D30 - HVAC	$187,090	21%
D40 - Fire Protection	$0	0%
D50 - Electrical	$164,197	18%
E10 - Equipment	$27,147	3%
G20 - Site Improvements	$0	0%
G40 - Site Electrical	$0	0%

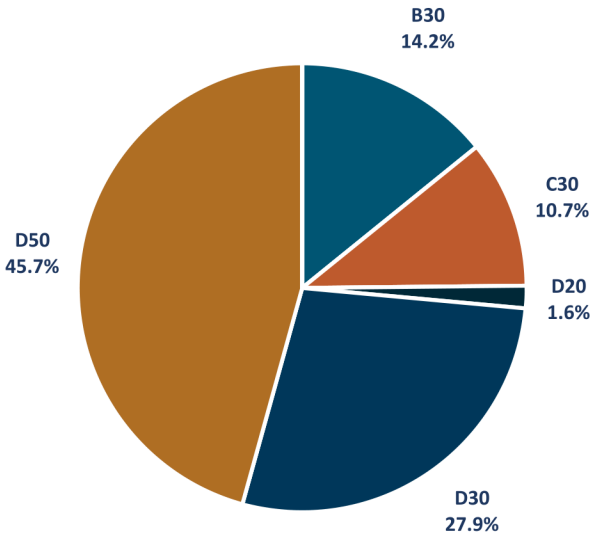


Condition Assessment

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 $869,027. 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	$123,193	14%
C10 - Int. Construction	$0	0%
C20 - Stairs	$0	0%
C30 - Interior Finishes	$92,717	11%
D10 - Conveying	$0	0%
D20 - Plumbing	$13,947	2%
D30 - HVAC	$242,060	28%
D40 - Fire Protection	$0	0%
D50 - Electrical	$397,110	46%
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 POUDRE, IB WORLD ES

CACHE LA POUDRE, IB WORLD ES

BUILDING TYPE:	Elementary School
YEAR BUILT:	1963
GROSS AREA (SF):	25,227
DATE ASSESSED:	July 20, 2023
PRIORITY SCORE:	**15.2**

SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE
B20 - Ext. Enclosure	This facility has a brick exterior with matching brick from several different additions. Additionally there are metal panel canopy elements at the gym and exterior classroom doors. There is an interior courtyard [redacted] Depending on the period of the addition exterior windows are Steel or Aluminum framed. Glass block windows provide natural light for the gym. The main entry has an elevated metal roof and a steel framed window entry element which is in good condition.	**12.0**
B30 - Roofing	The roofing is rolled asphalt, however several sections have a spray applied membrane over the rolled asphalt roof. [redacted] It appears as though the spray membrane was in response to some leaks. A standing seam metal roof covers the main entry element.	**15.5**
C10 - Int. Construction	The original 1962 interior is primarily CMU walls, but the later additions are mostly drywall partitions. T[redacted]Ceilings are a combination of original ceiling tiles, original and new drywall, and newer drywall ceilings [redacted] Wet spaces have a combination of tile and VCT. The media area has metal framed windows. The 1972 portion of the classrooms has extensive use of movable partitions that are in good condition.	**12.6**
C20 - Interior Stairs		**12.0**
C30 - Interior Finishes		**13.7**
D20 - Plumbing	Plumbing assets include two gas-fired water heaters and two circulation pumps. One backflow preventer dates to 2012. GWH-1 was replaced in 2022, as was DHWCP-1. GWH-2 and associated DHWCP-2 date to 2016 and are expected to require replacement between 3 and 9 years.	**11.9**
D30 - HVAC	The HVAC assets include (6) rooftop units, exhaust fans, cabinet unit heaters, BBRs, (3) electric unit ventilators, (2) vertical unit ventilators, and (28) VAVs with HW Reheat. The heating water system features two gas-fired boilers with associated circulation pumps. Boiler-1 was replaced in 1993 and has 5 years of remaining life. [redacted] he BAS was upgraded in 2015.	**16.6**
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, including panelboards, transformers, and the main switchboard have mostly been upgraded from 1995-2015. [redacted] Emergency back-up lighting appears to have been updated in 2015 along with the interior fluorescent light, fire alarm system, and the security system. Recommend replacement of the fluorescent lighting fixtures with LED lighting fixtures in approximately 5 years. [redacted]	**19.6**
E10 - Equipment	The Kitchen area is provided one 1993-built walk-in cooler and one 1998-built walk-in freezer. The associated condensing units were both replaced in 2017. Observed remaining life of the original walk-in cooler and the original walk-in freezer is 5 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.

CACHE LA POUDRE, IB WORLD ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-130084	Boiler-2	D30 - HVAC	1	$93,980	24
FCAID-130093	RTU-4	D30 - HVAC	2	$106,650	22
FCAID-130095	RTU-6	D30 - HVAC	1	$45,410	22
FCAID-130153	Switchboard CBA Section 1 of 2	D50 - Electrical	1	$32,270	21
FCAID-130154	Switchboard CBA Section 2 of 2	D50 - Electrical	1	$32,370	21
FCAID-130015	Roofing: Rolled Asphalt	B30 - Roofing	1	$118,990	19
FCAID-130086	P-1	D30 - HVAC	2	$11,720	17
FCAID-130141	Panel-LA	D50 - Electrical	1	$3,270	17
FCAID-130071	EC-1	D30 - HVAC	2	$3,500	17
FCAID-130087	P-2	D30 - HVAC	2	$11,720	17
FCAID-130057	CUH-4	D30 - HVAC	2	$9,240	16
FCAID-130055	CUH-2	D30 - HVAC	2	$9,240	16
FCAID-130081	RH-8	D30 - HVAC	2	$6,710	16
FCAID-130074	RH-1	D30 - HVAC	2	$6,710	16
FCAID-130073	KEF-1	D30 - HVAC	2	$6,710	16
FCAID-130075	RH-2	D30 - HVAC	2	$6,710	16
FCAID-130076	RH-3	D30 - HVAC	2	$6,710	16
FCAID-130012	Roofing: Gutters & Downspouts	B30 - Roofing	2	$210	16
FCAID-130054	CUH-1	D30 - HVAC	2	$9,240	16
FCAID-130056	CUH-3 (Kitchen UV)	D30 - HVAC	2	$9,240	16
FCAID-130041	Interior Ceiling Finish: Ceiling Tiles	C30 - Int. Finishes	1	$29,160	16
FCAID-130058	CUH-5	D30 - HVAC	2	$9,240	16
FCAID-130080	RH-7	D30 - HVAC	2	$6,710	16
FCAID-130077	RH-4	D30 - HVAC	2	$6,710	16
FCAID-130042	Interior Floor Finish: Tile (1992)	C30 - Int. Finishes	2	$32,820	16
FCAID-130079	RH-6	D30 - HVAC	2	$6,710	16

FCAID-130078	RH-5	D30 - HVAC	2	$6,710	16
FCAID-130066	DHC-117	D30 - HVAC	3	$2,000	15
FCAID-130096	GUH-1	D30 - HVAC	2	$4,520	15
FCAID-130068	DHC-119	D30 - HVAC	3	$2,000	15
FCAID-130002	Exterior Windows: Glass Block	B20 - Ext. Enclosure	2	$23,300	15
FCAID-130065	DHC-116	D30 - HVAC	3	$2,000	15
FCAID-130070	DHC-Lobby	D30 - HVAC	3	$2,000	15
FCAID-130067	DHC-118	D30 - HVAC	3	$2,000	15
FCAID-130061	DHC-107	D30 - HVAC	3	$2,000	15
FCAID-130069	DHC-126	D30 - HVAC	3	$2,000	15
FCAID-130062	DHC-109	D30 - HVAC	3	$2,000	15
FCAID-130063	DHC-112	D30 - HVAC	3	$2,000	15
FCAID-130064	DHC-115	D30 - HVAC	3	$2,000	15
FCAID-130050	GWH-2-Kitchen	D20 - Plumbing	3	$10,610	14
FCAID-130040	Interior Floor Finish: Concrete	C30 - Int. Finishes	3	$28,300	14
FCAID-130051	AS-1	D30 - HVAC	2	$7,530	13
FCAID-130082	ET-1	D30 - HVAC	2	$9,630	13
FCAID-130011	Roofing: Roof Hatch	B30 - Roofing	2	$3,120	13
FCAID-130023	Interior Construction: Movable Partition (1	C10 - Int. Construct.	3	$15,110	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.

CACHE LA POUDRE, IB WORLD ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-130137	Emergency Back-Up Lighting	D50 - Electrical	5	$96,110	21
FCAID-130083	Boiler-1	D30 - HVAC	5	$103,400	20
FCAID-130094	RTU-5	D30 - HVAC	4	$51,940	19
FCAID-130052	Back-Up Generator	D50 - Electrical	4	$51,270	17
FCAID-130035	Interior Floor Finish: Carpet	C30 - Int. Finishes	5	$221,070	16
FCAID-130158	Walk-In Freezer	E10 - Equipment	5	$12,060	15
FCAID-130157	Walk-In Cooler	E10 - Equipment	5	$12,060	15
FCAID-130009	Exterior Windows: Metal Framed	B20 - Ext. Enclosure	5	$66,010	14
FCAID-130019	Interior Wall Construction: Drywall (1972)	C10 - Int. Construct.	5	$141,650	13
FCAID-130089	BBR-2	D30 - HVAC	5	$9,540	13
FCAID-130088	BBR-1	D30 - HVAC	5	$2,860	13
FCAID-130036	Interior Ceiling Finish: Drywall (1962)	C10 - Int. Construct.	5	$20,240	12
FCAID-130037	Interior Ceiling Finish: Drywall (1972)	C10 - Int. Construct.	5	$15,040	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.

CACHE LA POUDRE, IB WORLD ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-130136	Fire Alarm System	D50 - Electrical	7	$196,520	21
FCAID-130149	Security System	D50 - Electrical	7	$96,110	17
FCAID-130059	CU-1-Walk-In Cooler	D30 - HVAC	9	$5,030	14
FCAID-130060	CU-2-Walk-In Freezer	D30 - HVAC	9	$7,540	14
FCAID-130156	Pad Transformer	D50 - Electrical	10	$15,990	14
FCAID-130016	Roofing: Synthetic Spray over Asphalt Roo	B30 - Roofing	9	$89,840	13
FCAID-130072	DEF-1	D30 - HVAC	8	$6,710	12
FCAID-130013	Roofing: Metal Flashing (4")	B30 - Roofing	9	$2,470	12
FCAID-130014	Roofing: Metal Flashing (8")	B30 - Roofing	9	$4,940	12
FCAID-130143	Panel-LP3	D50 - Electrical	10	$3,270	11
FCAID-130142	Panel-LP1	D50 - Electrical	10	$3,270	11
FCAID-130139	Panel-EMA	D50 - Electrical	10	$3,270	11
FCAID-130049	GWH-1	D20 - Plumbing	9	$10,610	11
FCAID-130140	Panel-EMB	D50 - Electrical	10	$3,270	11
FCAID-130134	ATS-1	D50 - Electrical	9	$4,340	11
FCAID-130121	VAV2-9Rm214	D30 - HVAC	10	$5,640	10
FCAID-130129	VAV3-5Rm209	D30 - HVAC	10	$5,640	10
FCAID-130125	VAV3-1Rm145	D30 - HVAC	10	$5,640	10
FCAID-130107	VAV1-2Rm159	D30 - HVAC	10	$7,270	10
FCAID-130133	VAV3-9Rm202	D30 - HVAC	10	$5,640	10
FCAID-130108	VAV1-3Rm182	D30 - HVAC	10	$5,640	10
FCAID-130123	VAV3-11Rm195	D30 - HVAC	10	$5,640	10
FCAID-130109	VAV1-5Rm175	D30 - HVAC	10	$5,640	10
FCAID-130127	VAV3-3Rm190	D30 - HVAC	10	$5,640	10
FCAID-130110	VAV1-6Rm182	D30 - HVAC	10	$5,640	10

FCAID-130131	VAV3-7Rm200	D30 - HVAC	10	$5,640	10
FCAID-130111	VAV1-7Rm211	D30 - HVAC	10	$5,640	10
FCAID-130045	Interior Floor Finish: VCT	C30 - Int. Finishes	10	$47,710	10
FCAID-130112	VAV1-8Rm182	D30 - HVAC	10	$5,640	10
FCAID-130122	VAV3-10Rm191	D30 - HVAC	10	$5,640	10
FCAID-130046	BFP-Boiler Makeup	D20 - Plumbing	9	$400	10
FCAID-130124	VAV3-12Rm199	D30 - HVAC	10	$5,640	10
FCAID-130114	VAV2-2Rm174	D30 - HVAC	10	$5,640	10
FCAID-130126	VAV3-2Rm186	D30 - HVAC	10	$5,640	10
FCAID-130115	VAV2-3Rm172	D30 - HVAC	10	$8,900	10
FCAID-130128	VAV3-4Rm189	D30 - HVAC	10	$5,640	10
FCAID-130116	VAV2-4Rm173	D30 - HVAC	10	$5,640	10
FCAID-130130	VAV3-6Rm193	D30 - HVAC	10	$5,640	10
FCAID-130117	VAV2-5Rm178	D30 - HVAC	10	$3,300	10
FCAID-130132	VAV3-8Rm201	D30 - HVAC	10	$5,640	10
FCAID-130118	VAV2-6Rm170	D30 - HVAC	10	$8,900	10
FCAID-130044	Interior Floor Finish: Sheet Vinyl	C30 - Int. Finishes	10	$23,350	10
FCAID-130119	VAV2-7Rm216	D30 - HVAC	10	$8,900	10
FCAID-130106	VAV1-1Rm182	D30 - HVAC	10	$5,640	10
FCAID-130120	VAV2-8Rm215	D30 - HVAC	10	$5,640	10
FCAID-130113	VAV1-9Rm183	D30 - HVAC	10	$5,640	10
FCAID-130135	Main Disconnect	D50 - Electrical	10	$3,270	8