

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.

OLANDER SCHOOL FOR PROJECT BASED LEARNING ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-400035	AHU-1	D30 - HVAC	3	\$106,650	22
FCAID-400036	AHU-2	D30 - HVAC	3	\$88,880	21
FCAID-400151	Emergency Generator	D50 - Electrical	2	\$28,150	19
FCAID-400042	CU	D30 - HVAC	2	\$25,130	19

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.

OLANDER SCHOOL FOR PROJECT BASED LEARNING ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-400131	Lighting - Interior, Fluorescent	D50 - Electrical	4	\$786,690	25
FCAID-400130	Emergency Lighting	D50 - Electrical	4	\$195,770	24
FCAID-400150	Fire Alarm System	D50 - Electrical	5	\$400,280	22
FCAID-400039	Boiler B-2	D30 - HVAC	5	\$78,630	20
FCAID-400038	Boiler B-1	D30 - HVAC	5	\$78,630	20
FCAID-400120	RTU-3	D30 - HVAC	5	\$24,290	17
FCAID-400125	UV-4	D30 - HVAC	5	\$30,370	16
FCAID-400124	UV-3	D30 - HVAC	5	\$30,370	16
FCAID-400123	UV-2	D30 - HVAC	5	\$30,370	16
FCAID-400122	UV-1	D30 - HVAC	5	\$30,370	16
FCAID-400022	Flooring: Carpet	C30 - Int. Finishes	5	\$428,990	16
FCAID-400047	CUH-4	D30 - HVAC	5	\$6,610	13
FCAID-400064	EF-8	D30 - HVAC	5	\$6,710	13
FCAID-400052	EF-10	D30 - HVAC	5	\$6,710	13
FCAID-400054	EF-13	D30 - HVAC	5	\$5,550	13
FCAID-400084	RH	D30 - HVAC	5	\$6,710	13
FCAID-400055	EF-15	D30 - HVAC	5	\$5,550	13
FCAID-400049	CUH-7	D30 - HVAC	5	\$6,610	13
FCAID-400056	EF-16	D30 - HVAC	5	\$5,550	13
FCAID-400063	EF-7	D30 - HVAC	5	\$6,710	13
FCAID-400032	WH-1	D20 - Plumbing	5	\$9,650	13
FCAID-400065	EF-9	D30 - HVAC	5	\$5,550	13
FCAID-400043	CUH-6	D30 - HVAC	5	\$6,610	13
FCAID-400046	CUH-3	D30 - HVAC	5	\$6,610	13
FCAID-400059	EF-3	D30 - HVAC	5	\$1,260	13

FCAID-400048	CUH-5	D30 - HVAC	5	\$6,610	13
FCAID-400060	EF-4	D30 - HVAC	5	\$1,260	13
FCAID-400051	EF-1	D30 - HVAC	5	\$5,550	13
FCAID-400061	EF-5	D30 - HVAC	5	\$1,260	13
FCAID-400053	EF-12	D30 - HVAC	5	\$5,550	13
FCAID-400062	EF-6	D30 - HVAC	5	\$1,260	13
FCAID-400057	EF-17	D30 - HVAC	5	\$5,550	13
FCAID-400058	EF-2	D30 - HVAC	5	\$5,550	13
FCAID-400129	ATS	D50 - Electrical	5	\$4,340	12
FCAID-400154	Gas Meter	D30 - HVAC	5	\$3,430	10
FCAID-400037	AS-1	D30 - HVAC	5	\$7,530	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.

OLANDER SCHOOL FOR PROJECT BASED LEARNING ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-400128	Wet Sprinkler System	D40 - Fire Prot.	6	\$891,000	22
FCAID-400145	Security System	D50 - Electrical	6	\$195,770	19
FCAID-400010	Skylights	B30 - Roofing	6	\$351,020	17
FCAID-400008	Roofing: Rolled Asphalt	B30 - Roofing	6	\$216,960	17
FCAID-400149	Walk-in Freezer	E10 - Equipment	7	\$6,030	15
FCAID-400126	Walk-in Condenser (Left)	E10 - Equipment	7	\$5,030	15
FCAID-400127	Walk-in Condenser (Right)	E10 - Equipment	7	\$5,030	15
FCAID-400023	Ceiling - Acoustic Tile	C30 - Int. Finishes	6	\$363,020	15
FCAID-400148	Walk-in Cooler	E10 - Equipment	7	\$6,030	15
FCAID-400083	Pump P-6	D30 - HVAC	6	\$6,560	14
FCAID-400082	Pump P-5	D30 - HVAC	6	\$6,560	14
FCAID-400080	Pump P-3	D30 - HVAC	6	\$6,690	14
FCAID-400081	Pump P-4	D30 - HVAC	6	\$6,690	14
FCAID-400144	Panel M	D50 - Electrical	6	\$3,270	13
FCAID-400140	Panel LA	D50 - Electrical	6	\$3,270	13
FCAID-400138	Panel K Sec. 1	D50 - Electrical	6	\$3,270	13
FCAID-400007	Roof Flashing, Metal	B30 - Roofing	6	\$19,190	13
FCAID-400142	Panel LB	D50 - Electrical	6	\$3,000	13
FCAID-400024	Flooring - Ceramic Tile	C30 - Int. Finishes	7	\$80,340	13
FCAID-400137	Panel EM	D50 - Electrical	6	\$3,000	13
FCAID-400044	CUH-1	D30 - HVAC	7	\$6,610	13
FCAID-400139	Panel K Sec. 2	D50 - Electrical	6	\$3,270	13
FCAID-400132	MDP	D50 - Electrical	6	\$12,370	13
FCAID-400141	Panel LA Sec. 1	D50 - Electrical	6	\$3,270	13
FCAID-400133	Panel CU	D50 - Electrical	6	\$3,000	13

FCAID-400143	Panel LC	D50 - Electrical	6	\$3,000	13
FCAID-400135	Panel DB	D50 - Electrical	6	\$3,000	13
FCAID-400136	Panel DC	D50 - Electrical	6	\$3,000	13
FCAID-400045	CUH-2	D30 - HVAC	7	\$9,240	13
FCAID-400070	FCU-3	D30 - HVAC	10	\$9,490	12
FCAID-400071	FCU-4	D30 - HVAC	10	\$7,830	12
FCAID-400034	WH-3	D20 - Plumbing	8	\$9,650	12
FCAID-400027	Flooring- Resilient Flooring	C30 - Int. Finishes	6	\$26,090	12
FCAID-400025	Flooring - Resilient (Kitchen)	C30 - Int. Finishes	6	\$26,090	12
FCAID-400072	FCU-5	D30 - HVAC	10	\$7,830	12
FCAID-400079	Pump P-2	D30 - HVAC	10	\$13,190	12
FCAID-400073	FCU-6	D30 - HVAC	10	\$7,830	12
FCAID-400033	WH-2	D20 - Plumbing	8	\$9,650	12
FCAID-400074	FCU-7	D30 - HVAC	10	\$9,490	12
FCAID-400068	FCU-1	D30 - HVAC	10	\$6,610	12
FCAID-400069	FCU-2	D30 - HVAC	10	\$6,610	12
FCAID-400026	Flooring - VCT	C30 - Int. Finishes	6	\$78,260	12
FCAID-400021	Athletic Rubber Flooring	C30 - Int. Finishes	7	\$48,080	12
FCAID-400076	FCU-9	D30 - HVAC	10	\$9,490	12
FCAID-400078	Pump P-1	D30 - HVAC	10	\$13,190	12
FCAID-400075	FCU-8	D30 - HVAC	10	\$9,490	12
FCAID-400030	Backflow Preventer	D20 - Plumbing	7	\$400	11
FCAID-400028	BFP	D20 - Plumbing	7	\$400	11
FCAID-400067	ET-1	D30 - HVAC	6	\$11,620	10
FCAID-400018	Pocket Doors	C10 - Int. Construct.	10	\$49,610	10
FCAID-400066	ET-1	D30 - HVAC	6	\$11,620	10
FCAID-400146	VFD P-1	D50 - Electrical	10	\$5,630	9
FCAID-400029	BFP	D20 - Plumbing	10	\$400	9
FCAID-400147	VFD P-2	D50 - Electrical	10	\$5,630	9
FCAID-400041	Bypass Feeder	D30 - HVAC	10	\$750	8

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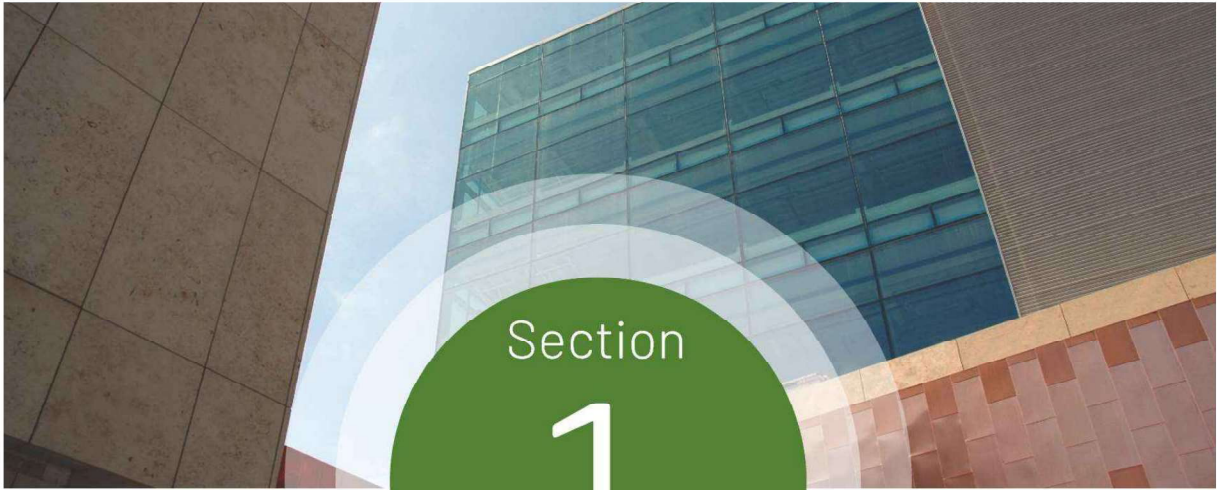
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Executive Summary

Executive Summary

Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Olander School for Project Based Learning ES within the Poudre School District (PSD) on August 23, 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
OLANDER SCHOOL FOR PROJECT BASED LEARNING ES	51,384	1990
TOTAL	51,384	

Facility Summary

Olander School for Project Based Learning ES

Olander School for Project Based Learning ES is located at 3401 Auntie Stone St., Fort Collins, CO 80526. This 51,384 SF facility consists of one level and was initially constructed in 1990. The equity index for this school is 1.32.



Olander School for Project Based Learning ES

Executive Summary

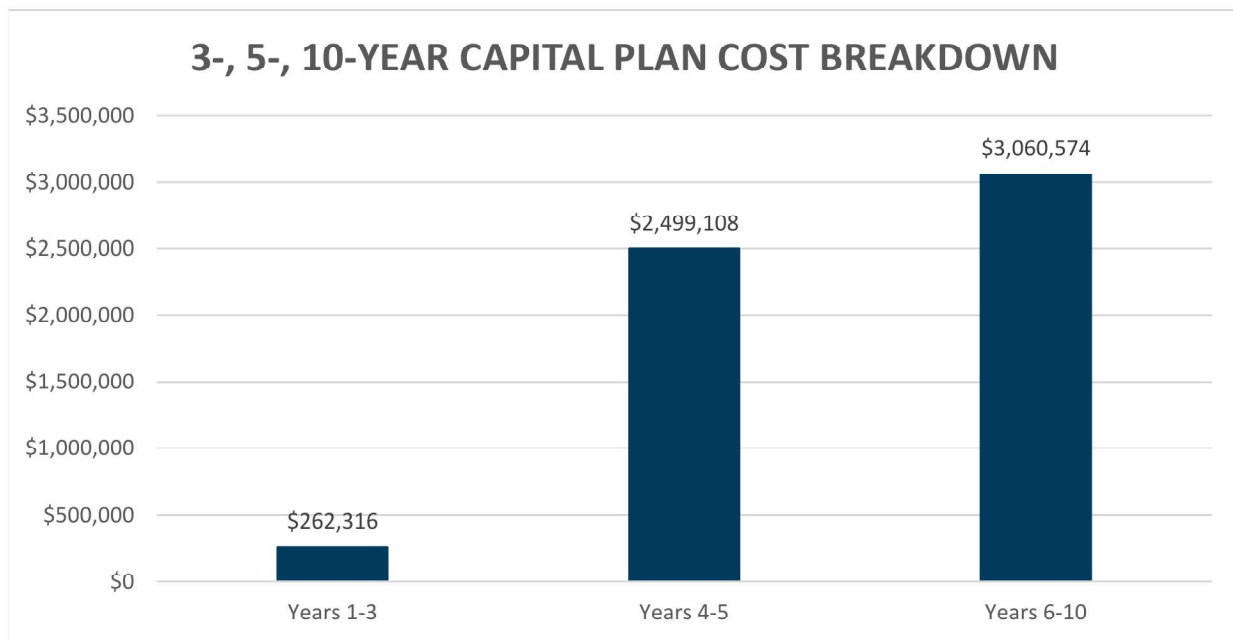
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on August 23, 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.



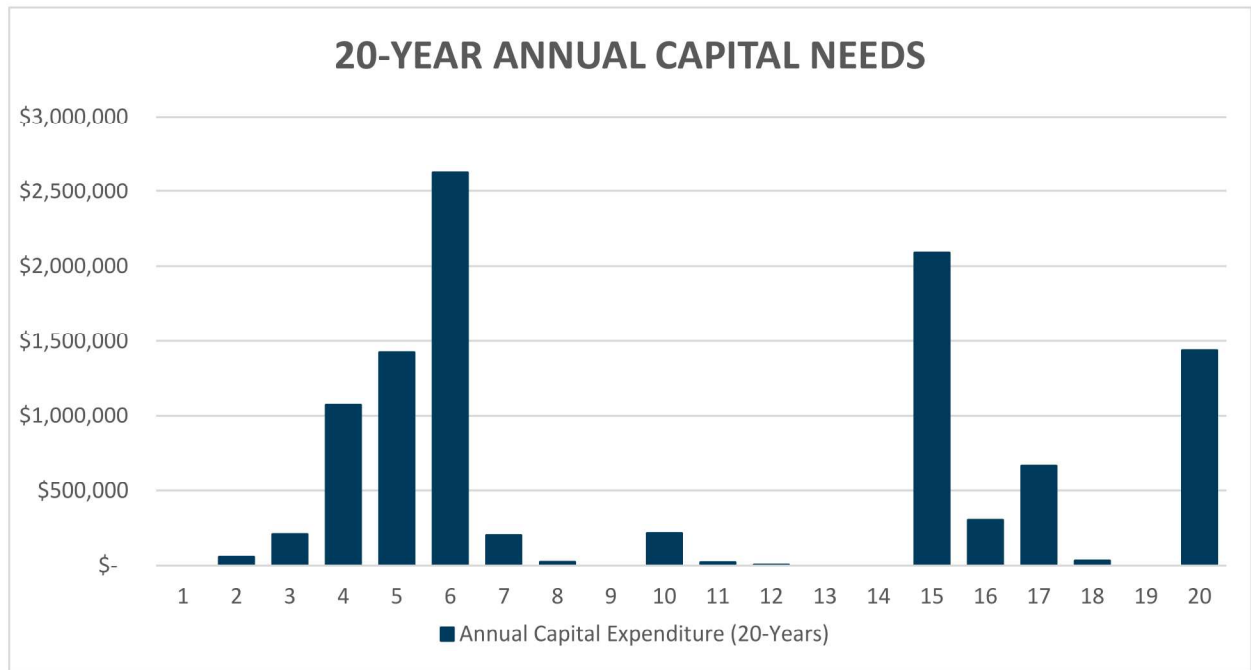
3-, 5-, 10-Year Capital Plan Cost Breakdown

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	\$0	\$0	\$0	\$670,718
B30 - Roofing	\$0	\$680,691	\$0	\$0
C10 - Int. Construction	\$0	\$64,730	\$0	\$571,580
C20 - Stairs	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$482,832	\$725,396	\$648,886	\$25,163
D10 - Conveying	\$0	\$0	\$0	\$0
D20 - Plumbing	\$10,861	\$25,214	\$21,005	\$31,900
D30 - HVAC	\$709,772	\$209,414	\$1,425,873	\$131,523
D40 - Fire Suppression	\$0	\$1,032,913	\$0	\$0
D50 - Electrical	\$1,557,958	\$295,804	\$21,489	\$1,006,897
E10 - Equipment	\$0	\$26,412	\$0	\$0
Total:	\$2,278,592	\$1,589,757	\$1,468,368	\$1,170,319

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 Unifomat code, which has been used to catalog equipment based on type and intended use.

UniFormat Classification of Building Systems

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

Scope and Approach

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 Olander School for Project Based Learning ES is 1.32.

Sample Calculation:

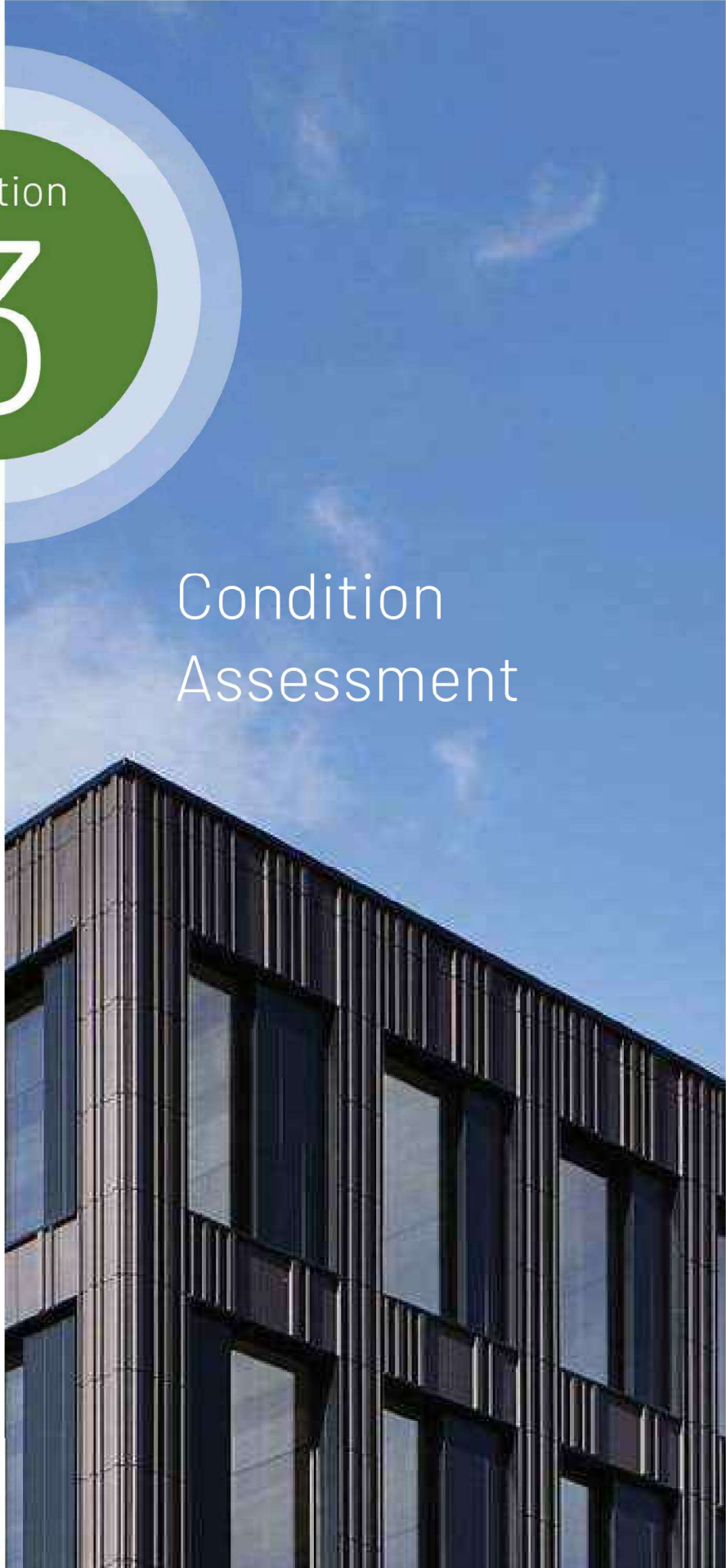
School Name	School Population K-12 Total	F/R	ELL	SPED	McKinney-Vento	Total of Previous Columns	Equity Index Number = school average / district average
Sample	381	15.20%	0.00%	8.40%	0.00%	0.24	0.24/0.48 = 0.49
Grand PSD Total - Oct 2022 Count	26,163	29.5%	5.8%	9.5%	3.4%	0.48	

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 Olander School for Project Based Learning ES and describes the general condition observed based on the assessment. Specific findings and recommendations are detailed later in this report.

Exterior Enclosure

The exterior of this building is primarily a multi-tone CMU with aluminum and metal framed windows. There are several metal canopies at the major entry points. Of note for this facility are the FRP finished exterior doors at the classrooms. Additionally there are round CMU columns at featured exterior corner elements.

Roofing

This facility has a rolled asphalt roof that has been coated recently (2-5 years). Additionally and of note there are extensive skylight assemblies on this roof. The skylights provide natural lighting to the majority of rooms and spaces in the facility. The Skylights are mounted in a standing seam metal "sawtooth" assembly mounted on the roof. Note that the skylights face south and contribute to additional heating in the building.

Interior Construction and Finishes

Interior Elements of this building are primarily CMU interior walls which often have metal framed windows. There are aluminum framed windows at the office and main entry. Flooring is carpet, tile, VCT, concrete, fluid applied rubber, and epoxy flooring. There are several locations where movable, cloth covered partitions are used as room walls. Ceilings are Drywall and ACT augmented with plastic light diffusers mounted beneath the various skylights. At skylight locations there are often exposed and painted metal roof joists.

Conveyance

N/A

Electrical and Lighting

The building's electrical distribution equipment consists of panels and transformers. Many of these assets are approaching the end of their life expectancies, but, generally, these assets are in fair to good condition. The emergency generator and automatic transfer switch are past their industry life expectancies and should be replaced within the next five years. The fire alarm system dates to 2013. Interior lighting consists of fluorescent fixtures which have surpassed their life expectancy. 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, two air handling units, three rooftop units, and radiant heaters, and UVs. The building automation system is made up of Honeywell controls. Additional HVAC equipment includes makeup air units, fan coil units, exhaust fans, unit heaters, and cabinet unit heaters. The two boilers are nearing the end of their life expectancy in one year and are anticipated to need replacement within the next 1-5 years. Boiler replacement is a high priority for this building, per PSD. Several pieces of equipment are in very poor condition have surpassed their life expectancies and should be replaced within the next 3-5 years, including a condensing unit, the two air handling units (serving Gym), unit vents, and exhaust fans.

Plumbing

Domestic hot water is provided by three (3) natural gas fired water heater installed in 2009 and 2016. The water heater installed in 2009 has surpassed its life expectancy and is anticipated to need replacement soon. Additional plumbing equipment includes backflow preventers, expansion tanks, and pumps. Overall, the plumbing system is in fair to average condition.

Fire Suppression

Fire protection consists of a wet type fire sprinkler system assumed to have been installed in 1989 during the original construction of the building. The wet type fire sprinkler system is anticipated to need replacement within the next six years.

Equipment

There is one (1) walk-in cooler and one (1) walk-in freezer in the school's kitchen. These units generally appear to be in fair condition and are estimated to have surpassed their industry life expectancies.

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.

Olander School for Project Based Learning ES

Replace Boilers

The two existing boilers serving the school's hot water system, are nearing the end of their life expectancy and are anticipated to need replacement within the next five years.

The following assets are included within this measure:

FCAID-400038, FCAID-400039



Priority Level:	2
Estimated Cost:	\$157,260
Remaining Life:	5 Years

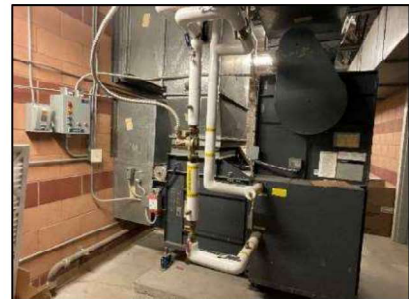
Condition Assessment

Replace AHU-1 and AHU-2

The two air handling units in the mechanical mezzanine space, AHU-1 and AHU-2, have surpassed their industry life expectancy by nearly ten years, and are in somewhat poor condition. These two units should be replaced within the next three years.

The following assets are included within this measure:

FCAID-400035, FCAID-400036



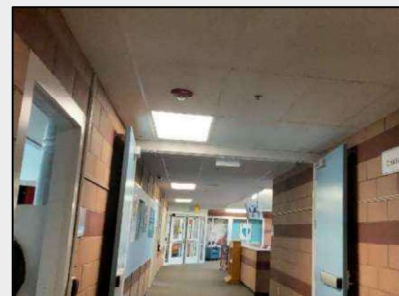
Priority Level: 1
Estimated Cost: \$195,530
Remaining Life: 3 Years

Replace Interior Fluorescent Lighting

The interior lighting fixtures are nearing the end of their recommended lifespan. Consider upgrading the 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-400131



Priority Level: 2
Estimated Cost: \$786,690
Remaining Life: 4 Years

Condition Assessment

Replace Wet Sprinkler System

The wet sprinkler system was estimated to have been installed during original construction, this would indicate that it is nearing the end of its industry life expectancy and should be replaced within the next six years.

The following assets are included within this measure:

FCAID-400128



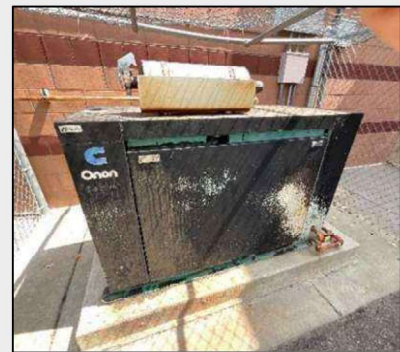
Priority Level: 2
Estimated Cost: \$891,000
Remaining Life: 6 Years

Replace Emergency Generator

The emergency generator is in poor condition and has surpassed its industry life expectancy. This asset should be replaced within the next four years.

The following assets are included within this measure:

FCAID-400151



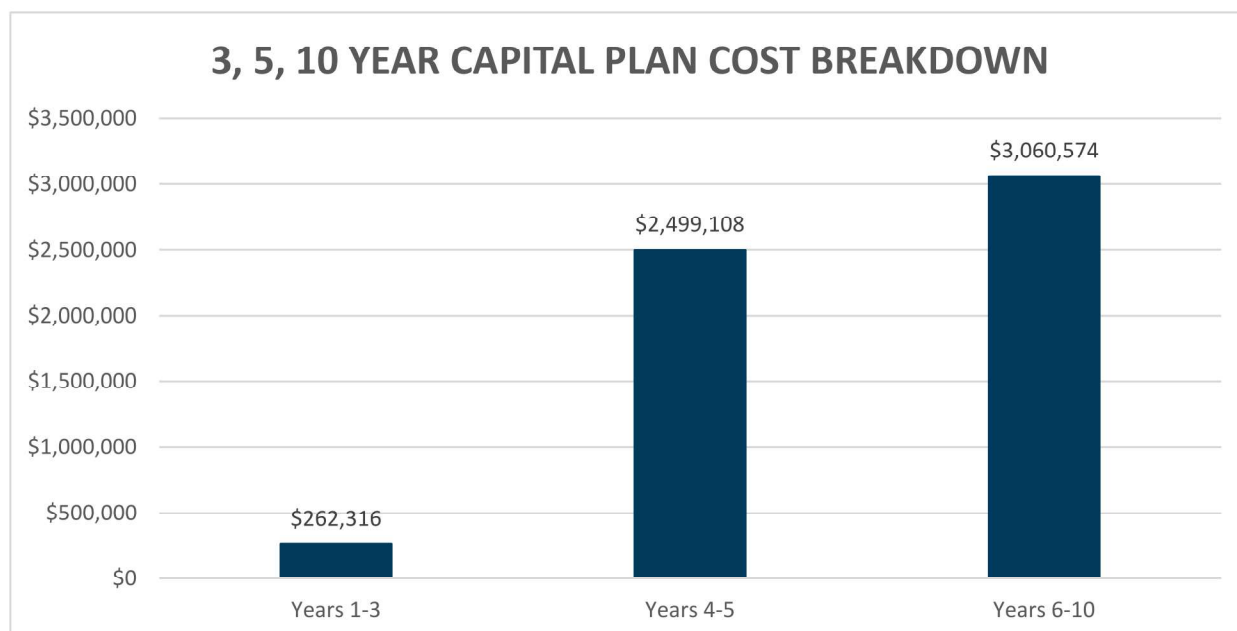
Priority Level: 2
Estimated Cost: \$28,150
Remaining Life: 4 Years

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.

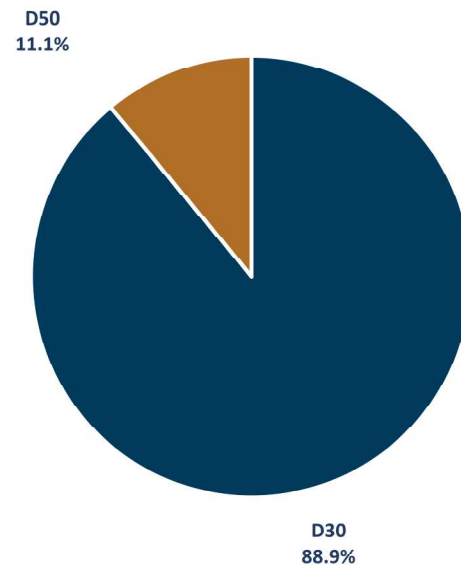
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	4	\$262,316
5-Year Plan	36	\$2,499,108
10-Year Plan	55	\$3,060,574
Total	95	\$5,821,997

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 \$262,316. The specific assets that will reach end of life in this period are listed in Appendix A.

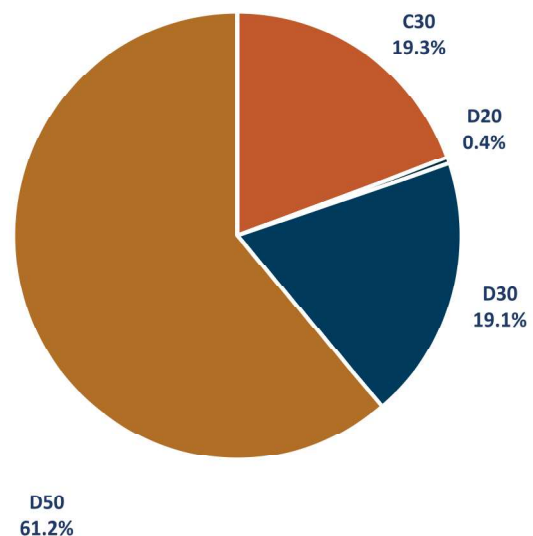
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$0	0%
B30 - Roofing	\$0	0%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$0	0%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$0	0%
D30 - HVAC	\$233,322	89%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$28,995	11%
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 \$2,499,108. 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	\$0	0%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$482,832	19%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$10,861	<1%
D30 - HVAC	\$476,450	19%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$1,528,964	61%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%

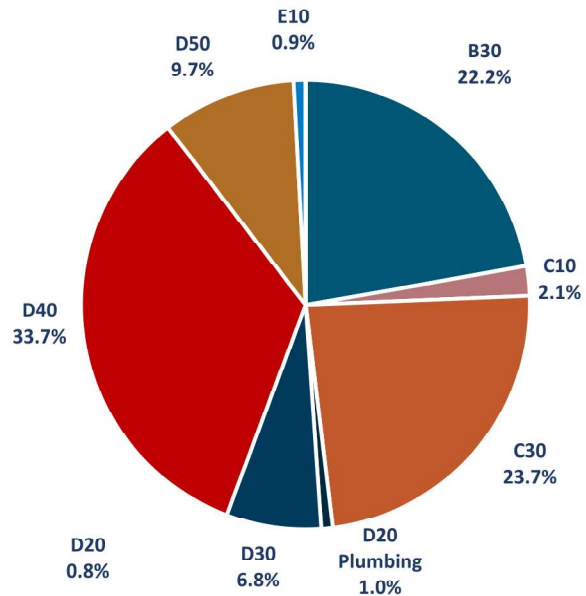


Condition Assessment

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 \$3,060,574. 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	\$680,691	22%
C10 - Int. Construction	\$64,730	2%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$725,396	24%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$25,214	1%
D30 - HVAC	\$209,414	7%
D40 - Fire Protection	\$1,032,913	34%
D50 - Electrical	\$295,804	10%
E10 - Equipment	\$26,412	1%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%



Condition Assessment

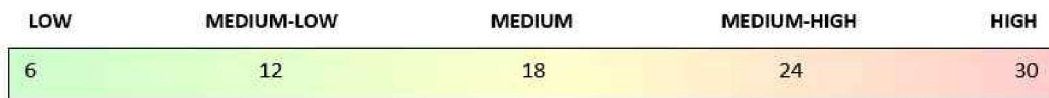
PRIORITY SUMMARY

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 - OLANDER SCHOOL FOR PROJECT BASED LEARNING ES

	OLANDER SCHOOL FOR PROJECT BASED LEARNING ES	
	BUILDING TYPE:	Elementary School
	YEAR BUILT:	1990
	GROSS AREA (SF):	51,384
	DATE ASSESSED:	August 17, 2023
PRIORITY SCORE:	16.7	

SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE
B20 - Ext. Enclosure	The exterior of this building is primarily a multi-tone CMU with aluminum and metal framed windows. There are several metal canopies at the major entry points. Of note for this facility are the FRP finished exterior doors at the classrooms. Additionally there are round CMU columns at featured exterior corner elements.	12.3
B30 - Roofing	This facility has a rolled asphalt roof that has been coated recently (2-5 years). Additionally and of note there are extensive skylight assemblies on this roof. The skylights provide natural lighting to the majority of rooms and spaces in the facility. The Skylights are mounted in a standing seam metal "sawtooth" assembly mounted on the roof. Note that the skylights face south and contribute to additional heating in the building.	15.7
C10 - Int. Construction	Interior Elements of this building are primarily CMU interior walls which often have metal framed windows. There are aluminum framed windows at the office and main entry. Flooring is carpet, tile, VCT, concrete, fluid applied rubber, and epoxy flooring. There are several locations where movable, cloth covered partitions are used as room walls. Ceilings are Drywall and ACT augmented with plastic light diffusers mounted beneath the various skylights. At skylight locations there are often exposed and painted metal roof joists.	13.3
C30 - Interior Finishes		14.7
D20 - Plumbing	Domestic hot water is provided by three (3) natural gas fired water heater installed in 2009 and 2016. The water heater installed in 2009 has surpassed its life expectancy and is anticipated to need replacement soon. Additional plumbing equipment includes backflow preventers, expansion tanks, and pumps. Overall, the plumbing system is in fair to average condition.	12.0
D30 - HVAC	The building's heating, ventilation, and air conditioning (HVAC) system consists of a hot water system, two air handling units, three rooftop units, and radiant heaters, and UVs. The building automation system is made up of Honeywell controls. Additional HVAC equipment includes makeup air units, fan coil units, exhaust fans, unit heaters, and cabinet unit heaters. The two boilers are nearing the end of their life expectancy in one year and are anticipated to need replacement within the next 1-5 years. Boiler replacement is a high priority for this building, per PSD. Several pieces of equipment are in very poor condition have surpassed their life expectancies and should be replaced within the next 3-5 years, including a condensing unit, the two air handling units (serving Gym), unit vents, and exhaust fans.	15.9
D40 - Fire Suppression	Fire protection consists of a wet type fire sprinkler system assumed to have been installed in 1989 during the original construction of the building. The wet type fire sprinkler system is anticipated to need replacement within the next six years.	22.0
D50 - Electrical	The building's electrical distribution equipment consists of panels and transformers. Many of these assets are approaching the end of their life expectancies, but, generally, these assets are in fair to good condition. The emergency generator and automatic transfer switch are past their industry life expectancies and should be replaced within the next five years. The fire alarm system dates to 2013. Interior lighting consists of fluorescent fixtures which have surpassed their life expectancy. Consider upgrading the interior and exterior lighting to light emitting diode (LED) fixtures to reduce energy costs and maintenance needs.	22.8
E10 - Equipment	There is one (1) walk-in cooler and one (1) walk-in freezer in the school's kitchen. These units generally appear to be in fair condition and are estimated to have surpassed their industry life expectancies.	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

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.

OLANDER SCHOOL FOR PROJECT BASED LEARNING ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-400035	AHU-1	D30 - HVAC	3	\$106,650	22
FCAID-400036	AHU-2	D30 - HVAC	3	\$88,880	21
FCAID-400151	Emergency Generator	D50 - Electrical	2	\$28,150	19
FCAID-400042	CU	D30 - HVAC	2	\$25,130	19

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.

OLANDER SCHOOL FOR PROJECT BASED LEARNING ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-400131	Lighting - Interior, Fluorescent	D50 - Electrical	4	\$786,690	25
FCAID-400130	Emergency Lighting	D50 - Electrical	4	\$195,770	24
FCAID-400150	Fire Alarm System	D50 - Electrical	5	\$400,280	22
FCAID-400039	Boiler B-2	D30 - HVAC	5	\$78,630	20
FCAID-400038	Boiler B-1	D30 - HVAC	5	\$78,630	20
FCAID-400120	RTU-3	D30 - HVAC	5	\$24,290	17
FCAID-400125	UV-4	D30 - HVAC	5	\$30,370	16
FCAID-400124	UV-3	D30 - HVAC	5	\$30,370	16
FCAID-400123	UV-2	D30 - HVAC	5	\$30,370	16
FCAID-400122	UV-1	D30 - HVAC	5	\$30,370	16
FCAID-400022	Flooring: Carpet	C30 - Int. Finishes	5	\$428,990	16
FCAID-400047	CUH-4	D30 - HVAC	5	\$6,610	13
FCAID-400064	EF-8	D30 - HVAC	5	\$6,710	13
FCAID-400052	EF-10	D30 - HVAC	5	\$6,710	13
FCAID-400054	EF-13	D30 - HVAC	5	\$5,550	13
FCAID-400084	RH	D30 - HVAC	5	\$6,710	13
FCAID-400055	EF-15	D30 - HVAC	5	\$5,550	13
FCAID-400049	CUH-7	D30 - HVAC	5	\$6,610	13
FCAID-400056	EF-16	D30 - HVAC	5	\$5,550	13
FCAID-400063	EF-7	D30 - HVAC	5	\$6,710	13
FCAID-400032	WH-1	D20 - Plumbing	5	\$9,650	13
FCAID-400065	EF-9	D30 - HVAC	5	\$5,550	13
FCAID-400043	CUH-6	D30 - HVAC	5	\$6,610	13
FCAID-400046	CUH-3	D30 - HVAC	5	\$6,610	13
FCAID-400059	EF-3	D30 - HVAC	5	\$1,260	13

FCAID-400048	CUH-5	D30 - HVAC	5	\$6,610	13
FCAID-400060	EF-4	D30 - HVAC	5	\$1,260	13
FCAID-400051	EF-1	D30 - HVAC	5	\$5,550	13
FCAID-400061	EF-5	D30 - HVAC	5	\$1,260	13
FCAID-400053	EF-12	D30 - HVAC	5	\$5,550	13
FCAID-400062	EF-6	D30 - HVAC	5	\$1,260	13
FCAID-400057	EF-17	D30 - HVAC	5	\$5,550	13
FCAID-400058	EF-2	D30 - HVAC	5	\$5,550	13
FCAID-400129	ATS	D50 - Electrical	5	\$4,340	12
FCAID-400154	Gas Meter	D30 - HVAC	5	\$3,430	10
FCAID-400037	AS-1	D30 - HVAC	5	\$7,530	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.

OLANDER SCHOOL FOR PROJECT BASED LEARNING ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-400128	Wet Sprinkler System	D40 - Fire Prot.	6	\$891,000	22
FCAID-400145	Security System	D50 - Electrical	6	\$195,770	19
FCAID-400010	Skylights	B30 - Roofing	6	\$351,020	17
FCAID-400008	Roofing: Rolled Asphalt	B30 - Roofing	6	\$216,960	17
FCAID-400149	Walk-in Freezer	E10 - Equipment	7	\$6,030	15
FCAID-400126	Walk-in Condenser (Left)	E10 - Equipment	7	\$5,030	15
FCAID-400127	Walk-in Condenser (Right)	E10 - Equipment	7	\$5,030	15
FCAID-400023	Ceiling - Acoustic Tile	C30 - Int. Finishes	6	\$363,020	15
FCAID-400148	Walk-in Cooler	E10 - Equipment	7	\$6,030	15
FCAID-400083	Pump P-6	D30 - HVAC	6	\$6,560	14
FCAID-400082	Pump P-5	D30 - HVAC	6	\$6,560	14
FCAID-400080	Pump P-3	D30 - HVAC	6	\$6,690	14
FCAID-400081	Pump P-4	D30 - HVAC	6	\$6,690	14
FCAID-400144	Panel M	D50 - Electrical	6	\$3,270	13
FCAID-400140	Panel LA	D50 - Electrical	6	\$3,270	13
FCAID-400138	Panel K Sec. 1	D50 - Electrical	6	\$3,270	13
FCAID-400007	Roof Flashing, Metal	B30 - Roofing	6	\$19,190	13
FCAID-400142	Panel LB	D50 - Electrical	6	\$3,000	13
FCAID-400024	Flooring - Ceramic Tile	C30 - Int. Finishes	7	\$80,340	13
FCAID-400137	Panel EM	D50 - Electrical	6	\$3,000	13
FCAID-400044	CUH-1	D30 - HVAC	7	\$6,610	13
FCAID-400139	Panel K Sec. 2	D50 - Electrical	6	\$3,270	13
FCAID-400132	MDP	D50 - Electrical	6	\$12,370	13
FCAID-400141	Panel LA Sec. 1	D50 - Electrical	6	\$3,270	13
FCAID-400133	Panel CU	D50 - Electrical	6	\$3,000	13

FCAID-400143	Panel LC	D50 - Electrical	6	\$3,000	13
FCAID-400135	Panel DB	D50 - Electrical	6	\$3,000	13
FCAID-400136	Panel DC	D50 - Electrical	6	\$3,000	13
FCAID-400045	CUH-2	D30 - HVAC	7	\$9,240	13
FCAID-400070	FCU-3	D30 - HVAC	10	\$9,490	12
FCAID-400071	FCU-4	D30 - HVAC	10	\$7,830	12
FCAID-400034	WH-3	D20 - Plumbing	8	\$9,650	12
FCAID-400027	Flooring- Resilient Flooring	C30 - Int. Finishes	6	\$26,090	12
FCAID-400025	Flooring - Resilient (Kitchen)	C30 - Int. Finishes	6	\$26,090	12
FCAID-400072	FCU-5	D30 - HVAC	10	\$7,830	12
FCAID-400079	Pump P-2	D30 - HVAC	10	\$13,190	12
FCAID-400073	FCU-6	D30 - HVAC	10	\$7,830	12
FCAID-400033	WH-2	D20 - Plumbing	8	\$9,650	12
FCAID-400074	FCU-7	D30 - HVAC	10	\$9,490	12
FCAID-400068	FCU-1	D30 - HVAC	10	\$6,610	12
FCAID-400069	FCU-2	D30 - HVAC	10	\$6,610	12
FCAID-400026	Flooring - VCT	C30 - Int. Finishes	6	\$78,260	12
FCAID-400021	Athletic Rubber Flooring	C30 - Int. Finishes	7	\$48,080	12
FCAID-400076	FCU-9	D30 - HVAC	10	\$9,490	12
FCAID-400078	Pump P-1	D30 - HVAC	10	\$13,190	12
FCAID-400075	FCU-8	D30 - HVAC	10	\$9,490	12
FCAID-400030	Backflow Preventer	D20 - Plumbing	7	\$400	11
FCAID-400028	BFP	D20 - Plumbing	7	\$400	11
FCAID-400067	ET-1	D30 - HVAC	6	\$11,620	10
FCAID-400018	Pocket Doors	C10 - Int. Construct.	10	\$49,610	10
FCAID-400066	ET-1	D30 - HVAC	6	\$11,620	10
FCAID-400146	VFD P-1	D50 - Electrical	10	\$5,630	9
FCAID-400029	BFP	D20 - Plumbing	10	\$400	9
FCAID-400147	VFD P-2	D50 - Electrical	10	\$5,630	9
FCAID-400041	Bypass Feeder	D30 - HVAC	10	\$750	8