

**RED FEATHER LAKES  
ELEMENTARY**

POUDRE SCHOOL  
DISTRICT

RED FEATHER  
ELEMENTARY  
SCHOOL

FACILITY CONDITION ASSESSMENT

RED FEATHER LAKES, CO

OCTOBER 2023



Together, Building a Thriving Planet



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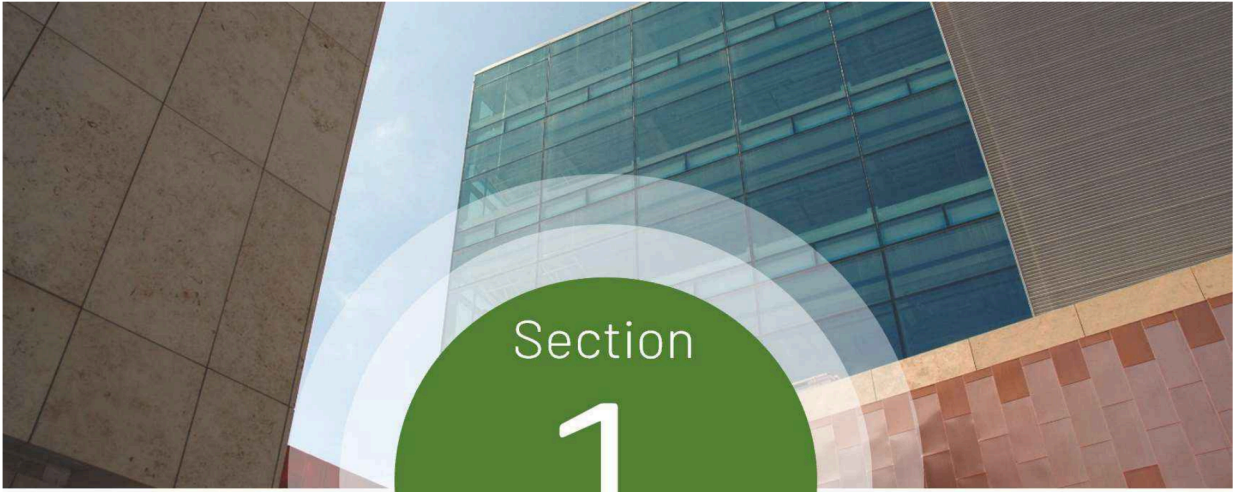
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Section

1

# Executive Summary



# Executive Summary

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## Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Red Feather ES within the Poudre School District (PSD) on July 25, 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
RED FEATHER ES	68,116	1985
<b>TOTAL</b>	<b>68,116</b>	

## Facility Summary

### Red Feather ES

Red Feather ES is located at 505 N. County Rd 73C, Red Feather, CO 80545. This 68,116 SF facility consists of one level and was initially constructed in 1985. The equity index for this school is 0.77.



*Red Feather ES*

# Executive Summary

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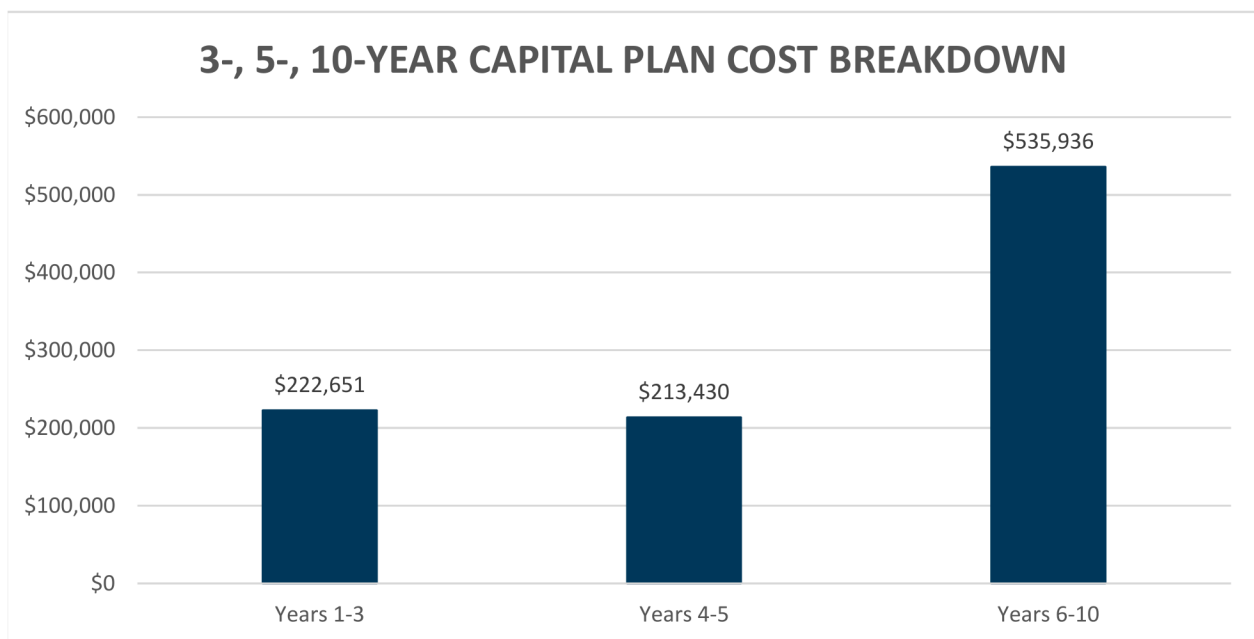
## Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on July 25, 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.



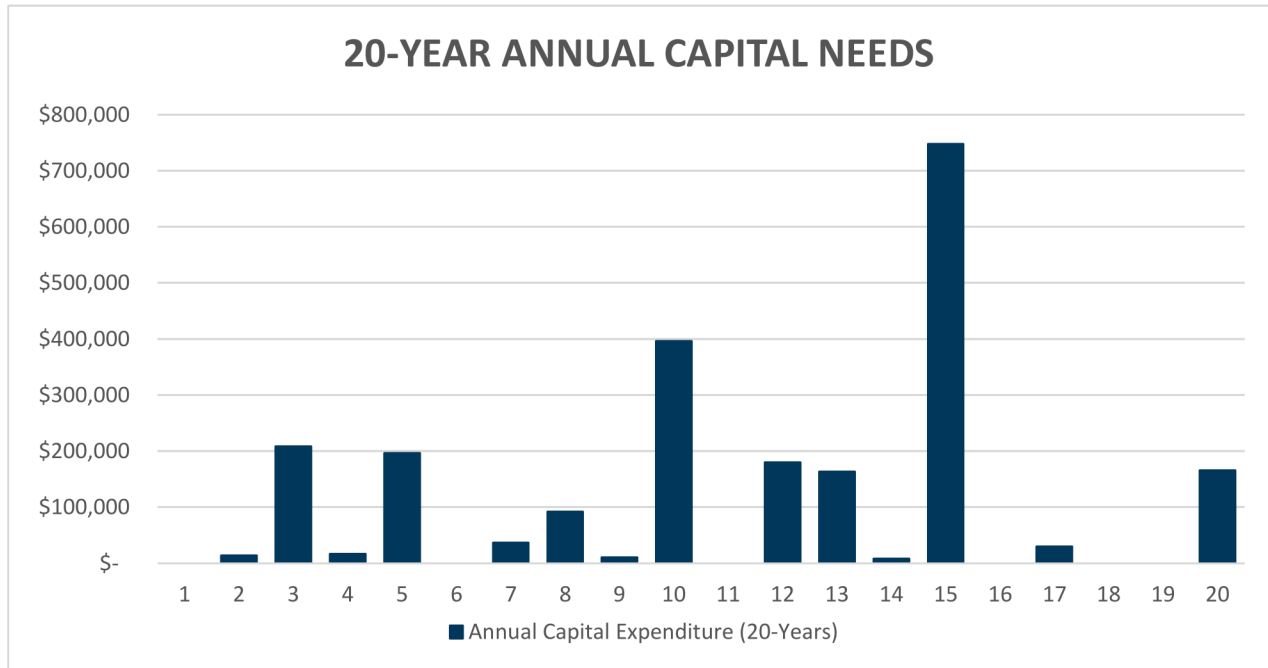
***3-, 5-, 10-Year Capital Plan Cost Breakdown***

# 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	\$134,093	\$0	\$57,373	\$0
B30 - Roofing	\$2,281	\$2,623	\$570,836	\$0
C10 - Int. Construction	\$0	\$0	\$83,428	\$0
C20 - Stairs	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$122,025	\$86,794	\$252,393	\$37,402
D10 - Conveying	\$0	\$0	\$0	\$0
D20 - Plumbing	\$6,043	\$64,292	\$16,005	\$30,024
D30 - HVAC	\$6,325	\$149,656	\$8,501	\$0
D40 - Fire Suppression	\$0	\$0	\$0	\$0
D50 - Electrical	\$165,315	\$232,572	\$111,221	\$128,620
E10 - Equipment	\$0	\$0	\$0	\$0
<b>Total:</b>	<b>\$177,683</b>	<b>\$446,520</b>	<b>\$135,727</b>	<b>\$158,644</b>



Section

2

# Approach and Methodology

# Scope and Approach

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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

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## 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

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## 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 Red Feather ES is 0.77.

Sample Calculation:

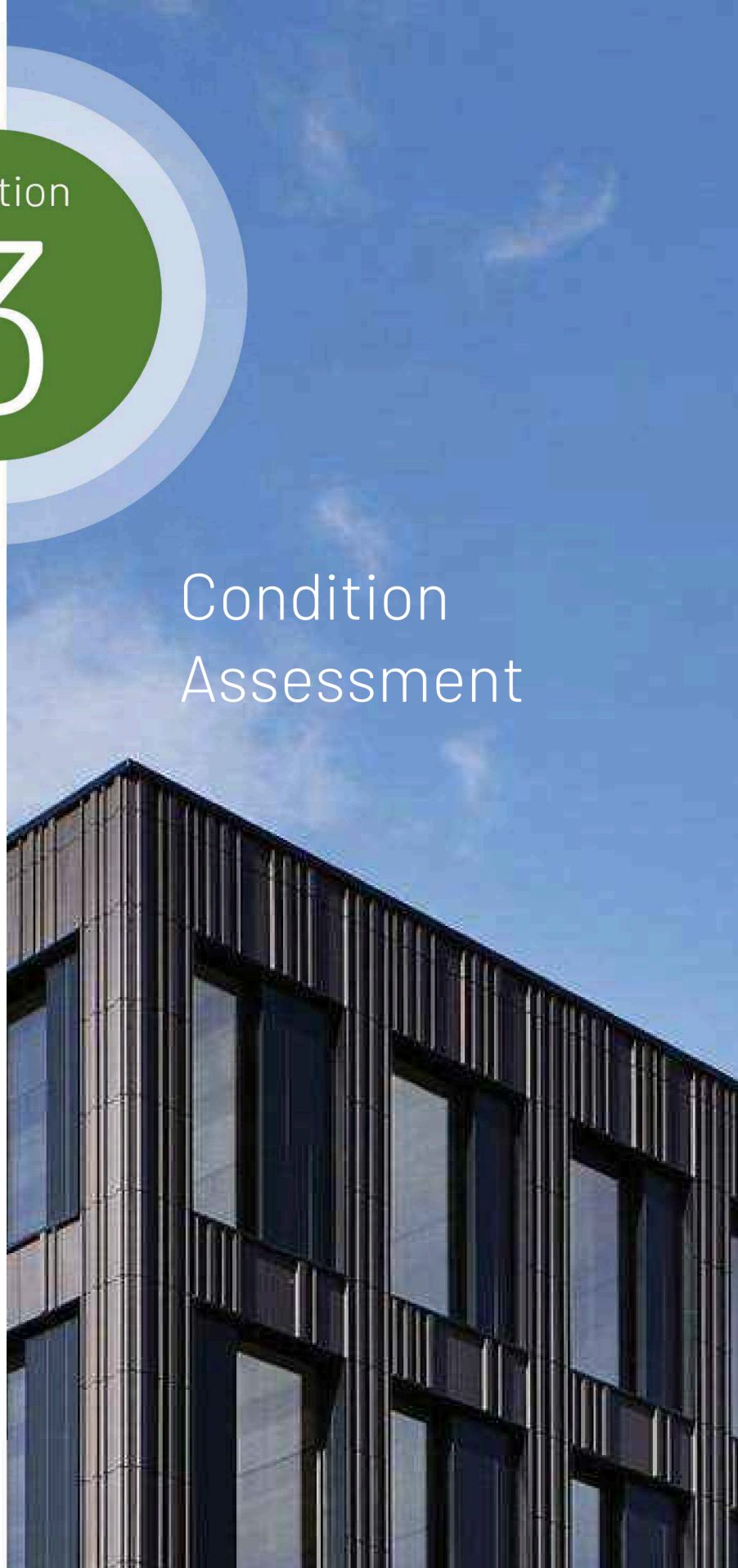
School Name	School Population K-12 Total	F/R	ELL	SPED	McKinney-Vento	Total of Previous Columns	Equity Index Number = school average / district average
Sample	381	15.20%	0.00%	8.40%	0.00%	0.24	0.24/0.48 = 0.49
<b>Grand PSD Total - Oct 2022 Count</b>	<b>26,163</b>	<b>29.5%</b>	<b>5.8%</b>	<b>9.5%</b>	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

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

Section

3

# Condition Assessment



# Condition Assessment

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## SYSTEMS DESCRIPTION

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

### Exterior Enclosure

The original building was constructed in 1985, and in 1997 an addition to the school was completed. The 1997 addition consists of a modular building that has been connected to the original school. A renovation occurred in 2013. Exteriors of the school consist of metal clapboard, stucco, and framed wood construction. Original 1985-built windows and doors remain in the building. [REDACTED]

### Roofing

The original 1985 building roof was replaced with EPDM in 2013. The roof of the 1997 addition is sloped and consists of metal standing seam roofing. Gutters and downspouts are 1997 on the addition but were replaced in 2013 on the original school.

### Interior Construction and Finishes

Interior walls are primarily of original CMU and drywall. Many of the interior finish components such as carpeting, acoustical tile ceilings, and rubber flooring in the Gym were updated in 2013 but some original finishes remain. The ceramic tile flooring in the bathrooms is original. [REDACTED]

### Conveyance

The building is comprised of a single story and therefore does not require an elevator.

### Electrical and Lighting

The building includes both 120/208V and 277/480V service. Electrical assets, including panelboards, transformers, and switchboards vary in age. The back-up generator and exterior ATS serving this building date to 2001 and are expected to require replacement in 8 years. Emergency back-up lighting dates to 1999, and all interior fluorescent lighting was updated in 2013. Recommend updating to LED fixtures in 10 years. Fourteen LED exterior wall packs date to 2013. The security system and fire alarm system were replaced in 2013. Four panelboards are original but will not require replacement for 7 more years.

### HVAC Systems

HVAC assets include (4 ) propane-fired furnaces, one exhaust fan, (2) EUHs, and a single GUH. Furnaces were replaced in 2013 and are expected to last 10 more years. The BAS was replaced in 2020 and is in good condition.

### Plumbing

Numerous plumbing assets are provided in this building as there is a domestic well water system. There is one BFP, a chemical treatment system, one gas-fired water heater (built 2020), a pressurization pump, a water filter, and (4) storage tanks. Well water system components date to 2011-2020. The chemical treatment system will require replacement in 4 years.

### Fire Suppression

The fire alarm system was replaced in 2013 and is consistent with current fire code requirements. Anticipate replacement of the fire alarm system within 5 years.

### Equipment

No Equipment assets were noted at the time of inspection.



# Condition Assessment

## PRIORITIES

### SPECIFIC PRIORITIES

The top capital measures (up to five max) have been detailed in the following tables. Each measure receives a priority level of 1, 2, or 3. A priority level of 1 indicates that the measure is considered an immediate concern or a potential hazard and should be addressed as soon as possible. A priority level of 2 indicates that the measure is considered urgent, but not a potential hazard or there is a less severe impact to occupants. A priority level of 3 indicates that the assets associated with the measure are nearing end of life, but have not yet failed or have a mild to moderate impact on occupant safety and comfort.

#### Red Feather ES

##### Replace 1997 Exterior Windows

[REDACTED] Recommend replacement of 185 SF of windows within two years.



The following assets are included within this measure:

FCAID-480007

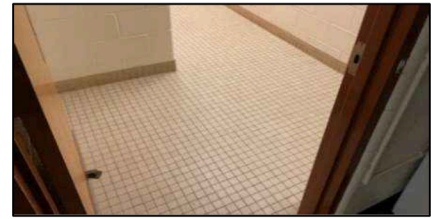
Priority Level:	2
Estimated Cost:	\$13,740
Remaining Life:	2 Years

# Condition Assessment

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## Replace 1985 Ceramic Tile Flooring

The 1985 ceramic tile flooring located in the restrooms is 13 years past expected life. Replace within three years.



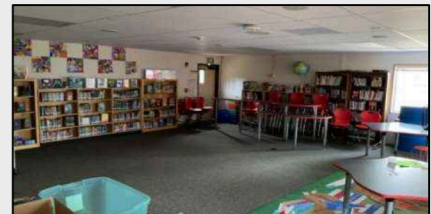
The following assets are included within this measure:

FCAID-480021

**Priority Level:** 3  
**Estimated Cost:** \$5,880  
**Remaining Life:** 3 Years

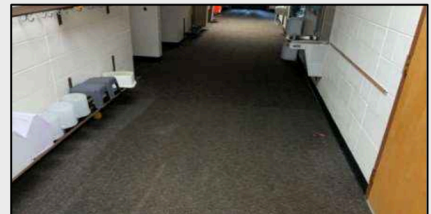
## Replace 2013 Carpeting

Though replaced in 2013, the carpeting will be due for replacement again in approximately three years.



The following assets are included within this measure:

FCAID-480020



**Priority Level:** 3  
**Estimated Cost:** \$109,140  
**Remaining Life:** 3 Years

# Condition Assessment

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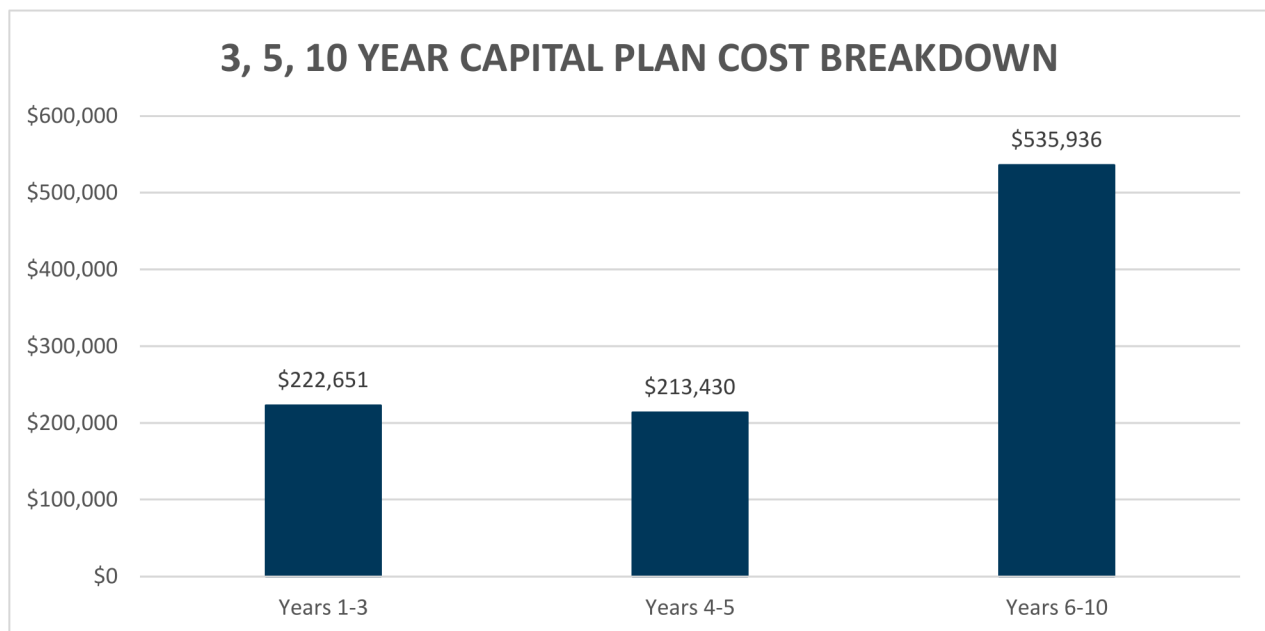
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# Condition Assessment

## 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.

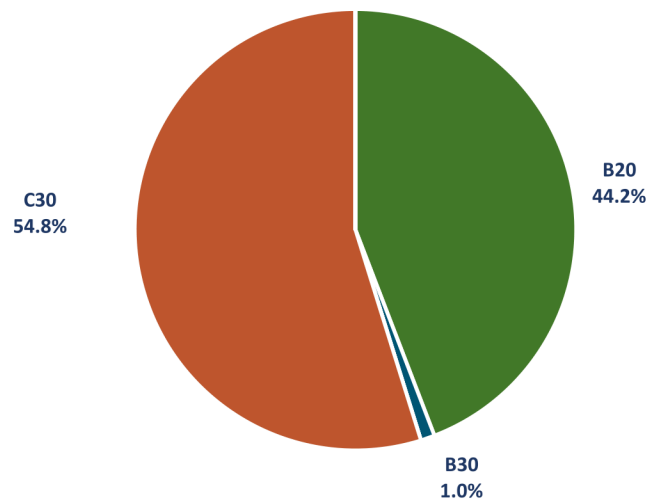
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	6	\$222,651
5-Year Plan	8	\$213,430
10-Year Plan	22	\$535,936
<b>Total</b>	<b>36</b>	<b>\$972,017</b>

# 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 \$222,651. The specific assets that will reach end of life in this period are listed in Appendix A.

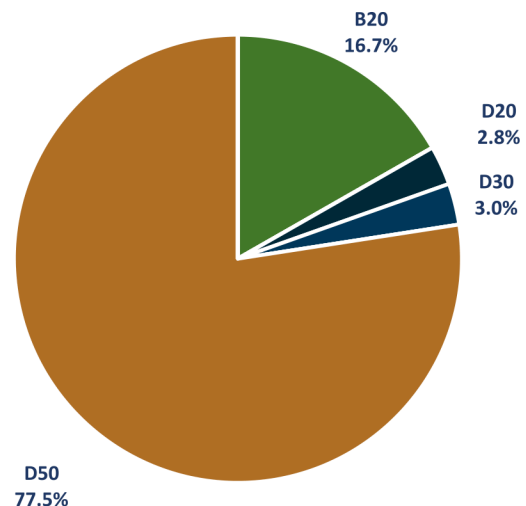
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$98,345	44%
B30 - Roofing	\$2,281	1%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$122,025	55%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$0	0%
D30 - HVAC	\$0	0%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$0	0%
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 \$213,430. 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	\$35,747	17%
B30 - Roofing	\$0	0%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$0	0%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$6,043	3%
D30 - HVAC	\$6,325	3%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$165,315	77%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%



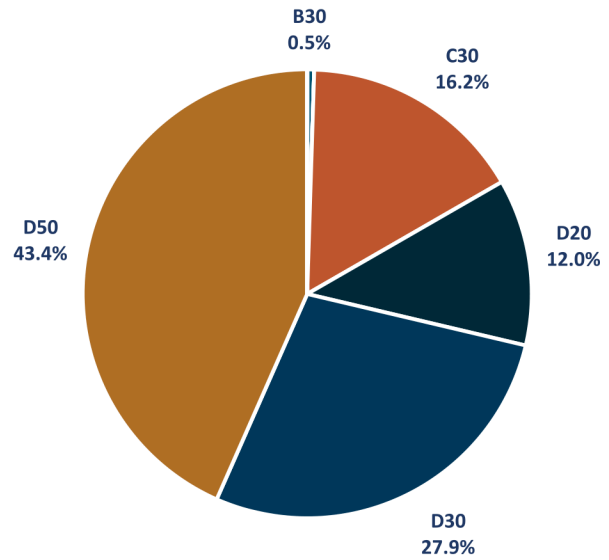


# Condition Assessment

## 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 \$535,936. 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	\$2,623	<1%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$86,794	16%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$64,292	12%
D30 - HVAC	\$149,656	28%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$232,572	43%
E10 - Equipment	\$0	0%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%



# Condition Assessment

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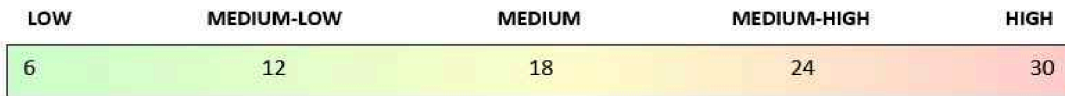
## PRIORITY SUMMARY

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:  $\leq 12$  = Green, 12.1-23.9 = Yellow,  $\geq 24$  = 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 - RED FEATHER ES

	<b>RED FEATHER ES</b>	
	BUILDING TYPE:	Elementary School
	YEAR BUILT:	1985
	GROSS AREA (SF):	68,116
	DATE ASSESSED:	July 25, 2023
	PRIORITY SCORE:	<b>13.8</b>

SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE
B20 - Ext. Enclosure	The original building was constructed in 1985, and in 1997 an addition to the school was completed. The 1997 addition consists of a modular building that has been connected to the original school. A renovation occurred in 2013. Exteriors of the school consist of metal clapboard, stucco, and framed wood construction. Original 1985-built windows and doors remain in the building. [REDACTED]	<b>12.3</b>
B30 - Roofing	The original 1985 building roof was replaced with EPDM in 2013. The roof of the 1997 addition is sloped and consists of metal standing seam roofing. Gutters and downspouts are 1997 on the addition but were replaced in 2013 on the original school.	<b>14.6</b>
C10 - Int. Construction	Interior walls are primarily of original CMU and drywall. Many of the interior finish components such as carpeting, acoustical tile ceilings, and rubber flooring in the Gym were updated in 2013 but some original finishes remain. The ceramic tile flooring in the bathrooms is original. [REDACTED]	<b>12.7</b>
C30 - Interior Finishes	[REDACTED]	<b>12.5</b>
D20 - Plumbing	Numerous plumbing assets are provided in this building as there is a domestic well water system. There is one BFP, a chemical treatment system, one gas-fired water heater (built 2020), a pressurization pump, a water filter, and (4) storage tanks. Well water system components date to 2011-2020. The chemical treatment system will require replacement in 4 years.	<b>10.5</b>
D30 - HVAC	HVAC assets include (4) propane-fired furnaces, one exhaust fan, (2) EUHs, and a single GUH. Furnaces were relaced in 2013 and are expected to last 10 more years. The BAS was replaced in 2020 and is in good condition.	<b>12.7</b>
D40 - Fire Suppression	The fire alarm system was replaced in 2013 and is consistent with current fire code requirements. Anticipate replacement of the fire alarm system within 5 years.	<b>N/A</b>
D50 - Electrical	The building includes both 120/208V and 277/480V service. Electrical assets, including panelboards, transformers, and switchboards vary in age. The back-up generator and exterior ATS serving this building date to 2001 and are expected to require replacement in 8 years. Emergency back-up lighting dates to 1999, and all interior fluorescent lighting was updated in 2013. Recommend updating to LED fixtures in 10 years. Fourteen LED exterior wall packs date to 2013. The security system and fire alarm system were replaced in 2013. Four panelboards are original but will not require replacement for 7 more years.	<b>18.4</b>
E10 - Equipment	No Equipment assets were noted at the time of inspection.	<b>N/A</b>

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

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## 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.

### RED FEATHER ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-480007	Exterior Windows: Aluminum Framed	B20 - Exterior Enclosu	2	\$13,740	16
FCAID-480020	Interior Flooring: Carpet	C30 - Interior Finishes	3	\$109,140	15
FCAID-480002	Exterior Doors: Hollow Metal, Single 1985	B20 - Exterior Enclosu	3	\$39,680	14
FCAID-480001	Exterior Doors: Hollow Metal, Double 1985	B20 - Exterior Enclosu	3	\$39,680	14
FCAID-480009	Roofing: Gutters & Downspouts 1997	B30 - Roofing	3	\$2,150	14
FCAID-480021	Interior Flooring: Ceramic Tile	C30 - Interior Finishes	3	\$5,880	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.

### RED FEATHER ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-480046	Emergency Back-Up Lighting	D50 - Electrical	5	\$35,870	20
FCAID-480048	Fire Alarm System	D50 - Electrical	5	\$73,350	19
FCAID-480055	Security System	D50 - Electrical	5	\$37,660	17
FCAID-480008	Exterior Windows: Steel Framed	B20 - Exterior Enclosu	5	\$22,130	14
FCAID-480026	Chemical Treatment System	D20 - Plumbing	4	\$5,530	13
FCAID-480003	Exterior Doors: Hollow Metal, Single 1997	B20 - Exterior Enclosu	4	\$9,920	13
FCAID-480039	EUH-2	D30 - HVAC	5	\$2,810	12
FCAID-480038	EUH-1	D30 - HVAC	5	\$2,810	12

# 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.

### RED FEATHER ES

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-480049	Interior Lighting: Fluorescent	D50 - Electrical	10	\$144,160	20
FCAID-480035	Back-Up Generator	D30 - HVAC	8	\$61,830	15
FCAID-480043	F-4	D30 - HVAC	10	\$11,010	13
FCAID-480053	Panel MDP	D50 - Electrical	7	\$4,740	13
FCAID-480028	GWH-1	D20 - Plumbing	7	\$9,650	13
FCAID-480050	Panel L1	D50 - Electrical	7	\$3,270	13
FCAID-480051	Panel L2	D50 - Electrical	7	\$3,270	13
FCAID-480041	F-2	D30 - HVAC	10	\$11,010	13
FCAID-480054	Panel W	D50 - Electrical	7	\$3,270	13
FCAID-480042	F-3	D30 - HVAC	10	\$11,010	13
FCAID-480040	F-1	D30 - HVAC	10	\$11,010	13
FCAID-480027	DHWCP-1	D20 - Plumbing	9	\$4,630	12
FCAID-480044	GUH-1	D30 - HVAC	7	\$6,740	12
FCAID-480037	EF-Restrooms	D30 - HVAC	10	\$6,210	11
FCAID-480029	Pressurization Pump-1	D20 - Plumbing	10	\$6,690	11
FCAID-480010	Roofing: Gutters & Downspouts 2013	B30 - Roofing	10	\$2,010	11
FCAID-480045	ATS-1	D50 - Electrical	8	\$13,030	11
FCAID-480030	ST- Well Water	D20 - Plumbing	10	\$25,130	10
FCAID-480017	Interior Ceiling: Acoustic Tile	C30 - Interior Finishes	10	\$66,520	10
FCAID-480034	Water Filter-1	D20 - Plumbing	9	\$3,840	10
FCAID-480025	BFP-DCWS	D20 - Plumbing	10	\$400	9
FCAID-480047	Exterior Lighting: Wall Packs, LED	D50 - Electrical	10	\$8,490	9