

POUDRE SCHOOL
DISTRICT
WEBBER MIDDLE
SCHOOL

FACILITY CONDITION ASSESSMENT

FORT COLLINS, CO

OCTOBER 2023



Together, Building a Thriving Planet

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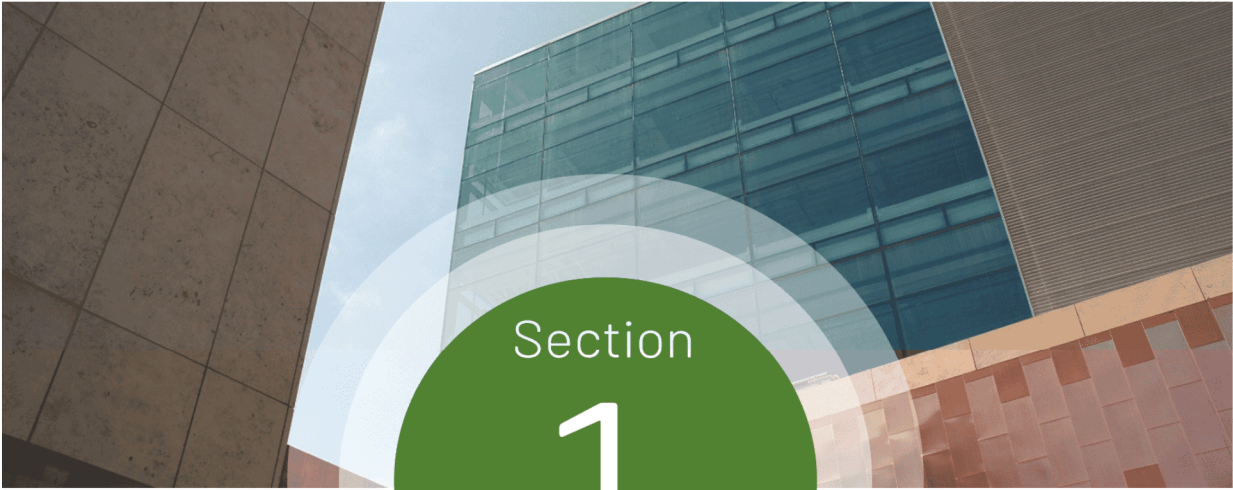
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Section

1

Executive Summary

Executive Summary

Project Goals

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Webber MS within the Poudre School District (PSD) on March 15, 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
WEBBER MS	122,787	1990
TOTAL	122,787	

Facility Summary

Webber MS

Webber MS is located at 4201 Seneca St., Fort Collins, CO 80526. This 122,787 SF facility consists of two levels and was initially constructed in 1990. The equity index for this school is 0.87.



Webber MS

Executive Summary

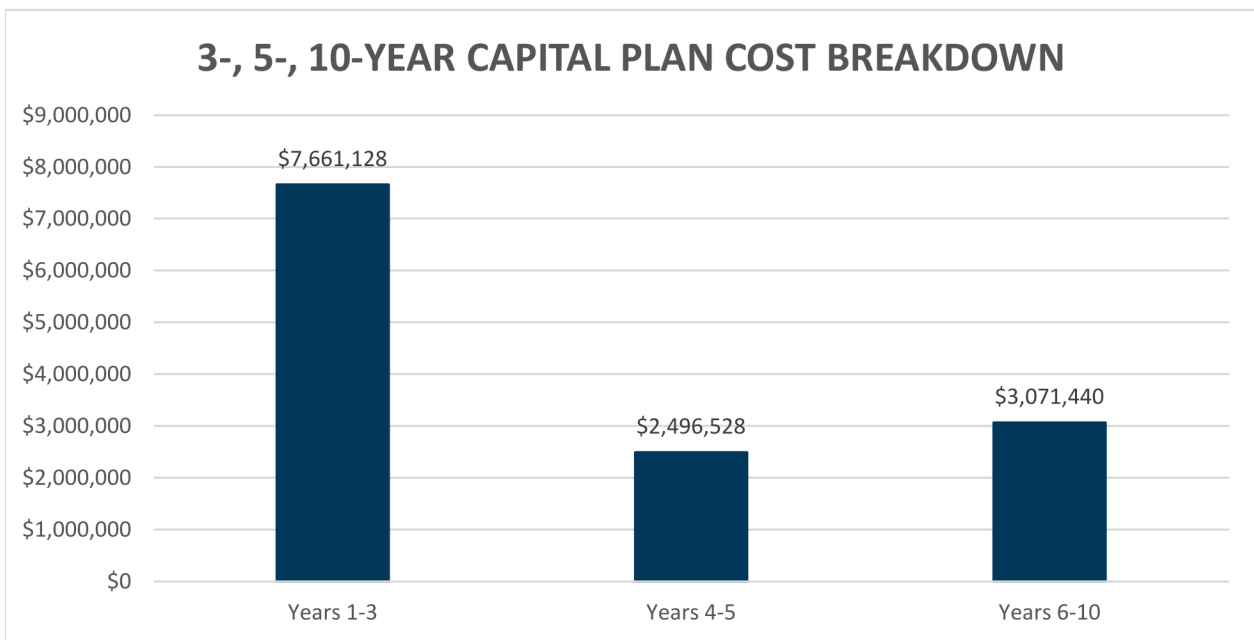
Assessment Summary

This section summarizes the building systems at the facility and describes the general condition observed based on the assessment performed on March 15, 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.



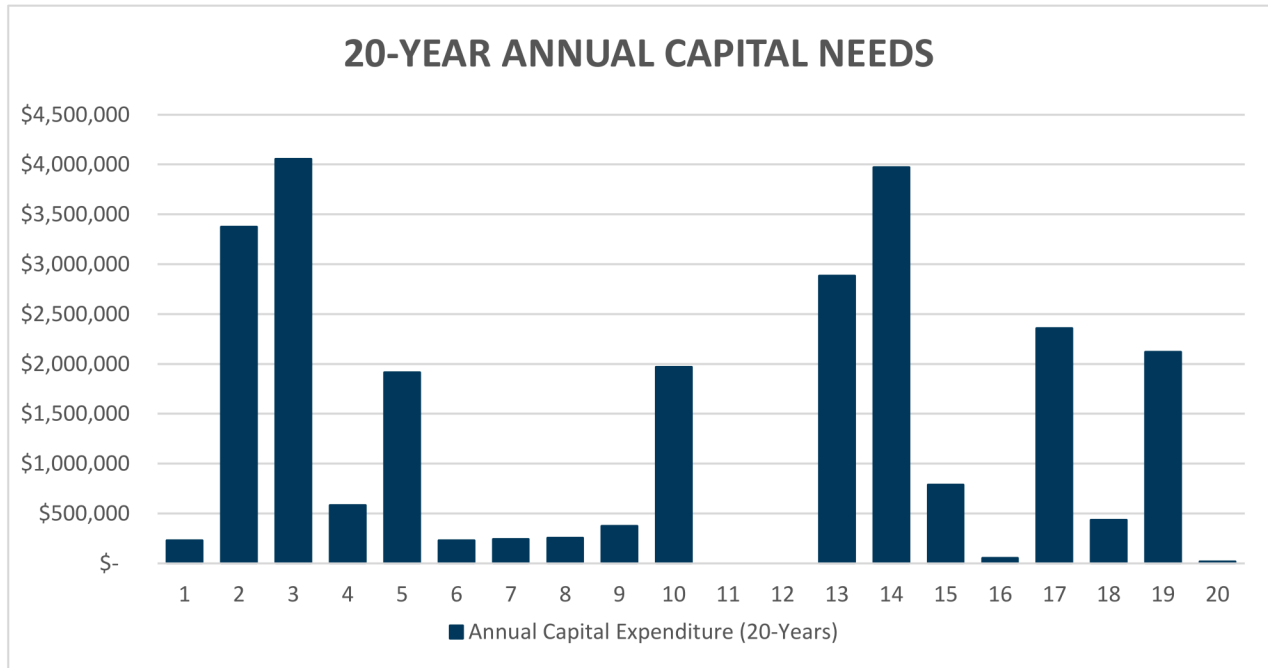
3-, 5-, 10-Year Capital Plan Cost Breakdown

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

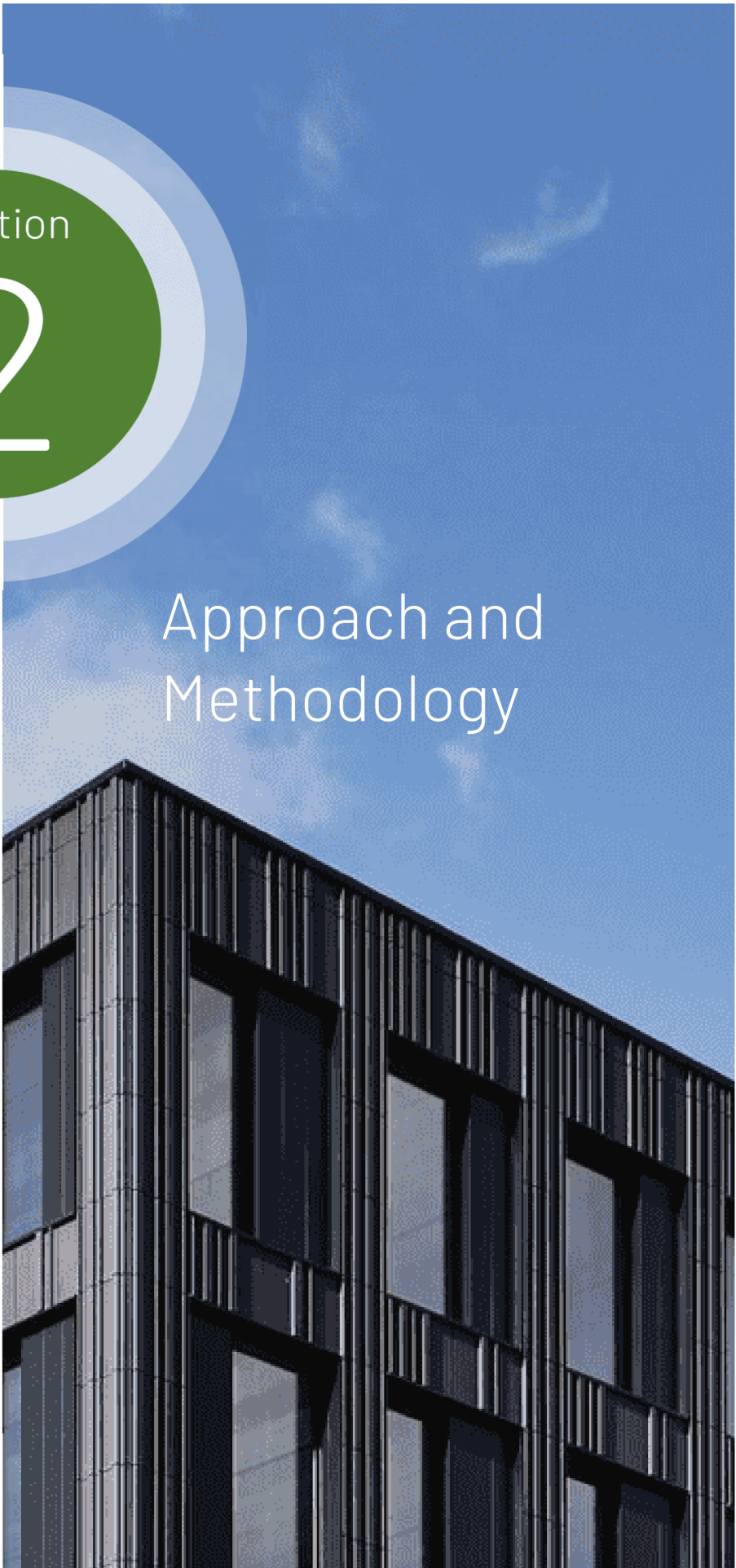
Replacement costs associated with the Annual Capital Expenditure graph and table include values that are adjusted for inflation.

20-Year Annual Capital Expenditure by Subsystem

Subsystem	Years 1-5	Years 6-10	Years 11-15	Years 15-20
B20 - Enclosure	\$353,466	\$1,619,280	\$0	\$1,213,767
B30 - Roofing	\$1,784,661	\$0	\$0	\$0
C10 - Int. Construction	\$0	\$468,753	\$0	\$2,173,896
C20 - Stairs	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$2,396,292	\$249,775	\$1,512,091	\$535,117
D10 - Conveying	\$0	\$0	\$0	\$0
D20 - Plumbing	\$25,581	\$17,595	\$33,272	\$0
D30 - HVAC	\$1,065,730	\$478,829	\$4,028,208	\$239,641
D40 - Fire Suppression	\$1,436,819	\$0	\$0	\$0
D50 - Electrical	\$3,040,813	\$237,209	\$2,071,374	\$825,638
E10 - Equipment	\$54,295	\$0	\$0	\$0
Total:	\$5,623,237	\$733,633	\$6,132,855	\$1,065,279

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 Webber MS is 0.87.

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 Webber MS 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 1990. Subsequent renovations to the school were completed in 1994, 1995, 1997, 1998, 2003, 2006, 2012, and 2015. Exterior walls are of brick and CMU construction. Windows are of the aluminum framed type but also include sections of glass block windows. The glass block will require re-grouting in 2-3 years. Exterior doors consist of hollow metal and glass/metal types. There are two wood framed modular buildings on the site.

Roofing

Original 1990 rolled asphalt roofing is present on the entirety of the building. Metal flashing and skylights are also original. Rolled asphalt roofing is now 8 years past expected useful life [REDACTED]. Metal flashing is expected to require replacement within three years [REDACTED].

Interior Construction and Finishes

The interior construction components of the building, including drywall and concrete masonry unit (CMU) walls are original. The interior doors are primarily of the wood and hollow metal type. The majority of interior finishes are original to the 1990 construction, but carpeting, stone tile flooring, and hardwood flooring were replaced in 2012. Acoustical tile ceilings and VCT tile flooring will be the next finishes to require replacement in approximately three years.

Conveyance

[REDACTED]

Electrical and Lighting

The building includes both 120/208V and 277/480V service. Electrical assets, including panelboards, transformers, and the main switchboard date to 1990. [REDACTED] Emergency back-up lighting appears to have been updated in 2012, the fire alarm system in 2021, and the security system in 2012. The building's interior lighting system is original and all lighting fixtures are of the fluorescent type. Recommend replacement of the fluorescent lighting fixtures with LED lighting fixtures in approximately two years. [REDACTED]

HVAC Systems

The HVAC assets include (10) rooftop units, exhaust fans, duct heating units, cabinet unit heaters, furnaces, fan coil units, and (49) vertical unit ventilators. The VUVs were installed in 2012 and provide outside ventilation air, and hydronic heating capabilities. The heating water system features two original gas-fired boilers with associated circulation pumps. [REDACTED] The BAS was upgraded in 2012.

Plumbing

Plumbing assets include two gas-fired water heaters and three circulation pumps that were replaced in 2012. Three backflow preventers are also provided. BFP-Fire is 14 years past expected life and is expected to require replacement within three years.

Fire Suppression

The fire alarm system was updated in 2021 [REDACTED] well maintained and updated per fire code requirements. No deficiencies were noted with this system.

Equipment

The Kitchen area is provided two walk-in coolers and two walk-in freezers with associated condensing units. Walk-In Units are original to the 1990 construction. CU-Walk-In Cooler-3 and CU-Walk-In Freezer-4 are 18 years past expected life and need to be replaced within two years.

Condition Assessment

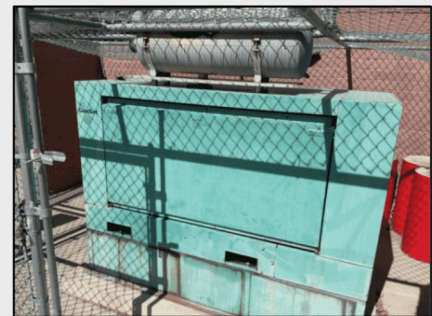
PRIORITIES

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.

Webber MS

Replace Back-Up Generator & ATS-1



The following assets are included within this measure:

FCAID-600204, FCAID-600203



Priority Level:	2
Estimated Cost:	\$32,490
Remaining Life:	1-5 Years

Condition Assessment

Replace Transformers D23 & L3

Transformers D23 and L3 were [REDACTED] Recommend replacement within the year.



The following assets are included within this measure:

FCAID-600233, FCAID-600235



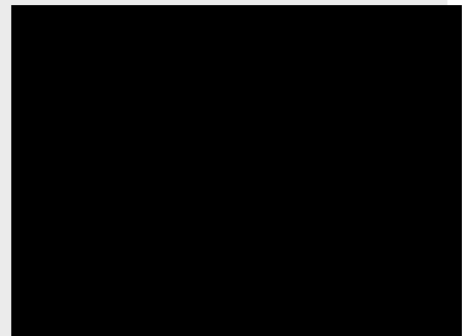
Priority Level: 2
Estimated Cost: \$16,380
Remaining Life: 1 Year

Replace Boiler-1 & Boiler-2

[REDACTED]
[REDACTED]
[REDACTED]

The following assets are included within this measure:

FCAID-600118, FCAID-600117



Priority Level: 2
Estimated Cost: \$187,960
Remaining Life: 1-2 Years

Condition Assessment

Replace VFD-HWP-1, VFD-HWP-2, VFD-RTU-11

VFD-HWP-1, VFD-HWP-2, and VFD-RTU-11 are original 1990-built VFDs that are 14 years past expected life. [REDACTED]. Recommend replacement within two years.

The following assets are included within this measure:

FCAID-600238, FCAID-600239, FCAID-600240



Priority Level: 2
Estimated Cost: \$16,890
Remaining Life: 2 Years

Replace Interior Fluorescent Light Fixtures

The entirety of the interior consists of 1990 fluorescent lighting fixtures that are 13 years past expected life. Recommend replacement with LED fixtures throughout within two years

The following assets are included within this measure:

FCAID-600208



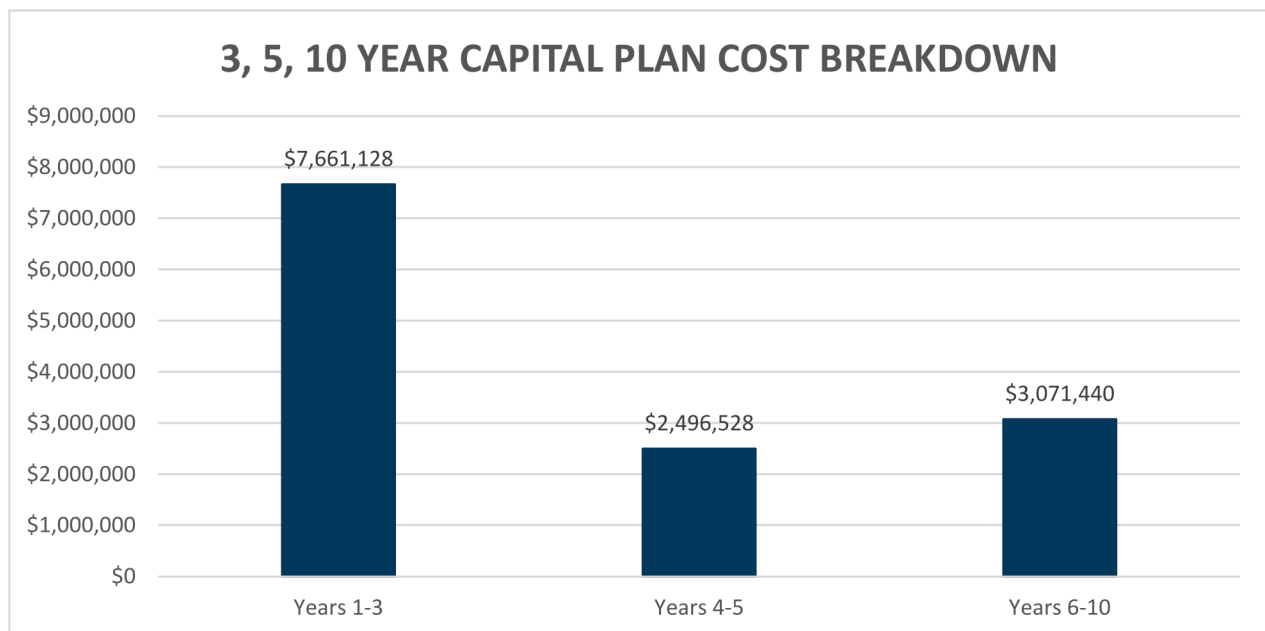
Priority Level: 2
Estimated Cost: \$1,879,870
Remaining Life: 2 Years

Condition Assessment

3-, 5-, 10-YEAR PLANS

The following sections present the expected equipment replacement costs over the next ten years, broken into three separate plans. These plans are the 3-Year Plan, 5-Year Plan, and the 10-Year Plan. Each plan includes the equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment. Note, the 3-Year Plan includes assets failing within the next three years, the 5-Year Plan includes assets failing between four and five years, and the 10-Year Plan includes assets failing between in the next six to ten years from the assessment date.

The chart below presents the total expected replacement costs for each plan. Note that these figures include 3% inflation YOY.



Future Capital Plan

The table below displays replacement costs for the campus, and the number of associated assets expected to fail within the next ten years. Assets requiring replacement or extensive maintenance in this plan are presented in Appendices A, B, and C.

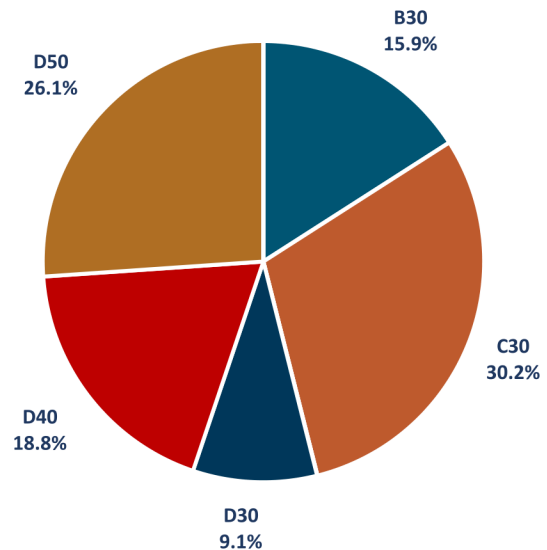
REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COST
3-Year Plan	50	\$7,661,128
5-Year Plan	48	\$2,496,528
10-Year Plan	62	\$3,071,440
Total	160	\$13,229,096

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 \$7,661,128. The specific assets that will reach end of life in this period are listed in Appendix A.

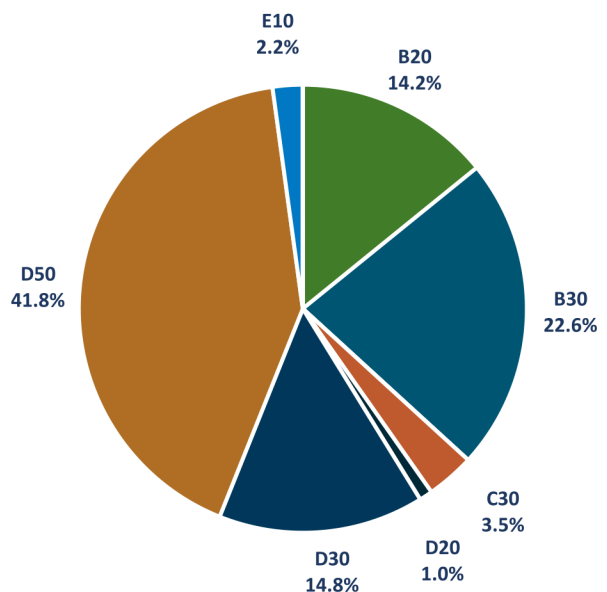
SUBSYSTEM	Years 1-3	Percent
A10 - Foundations	\$0	0%
B10 - Superstructure	\$0	0%
B20 - Exterior Enclosure	\$0	0%
B30 - Roofing	\$1,219,430	16%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$2,309,887	30%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$1,697	<1%
D30 - HVAC	\$695,102	9%
D40 - Fire Protection	\$1,436,819	19%
D50 - Electrical	\$1,998,193	26%
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 \$2,496,528. 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	\$353,466	14%
B30 - Roofing	\$565,231	23%
C10 - Int. Construction	\$0	0%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$86,405	3%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$23,883	1%
D30 - HVAC	\$370,629	15%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$1,042,620	42%
E10 - Equipment	\$54,295	2%
G20 - Site Improvements	\$0	0%
G40 - Site Electrical	\$0	0%

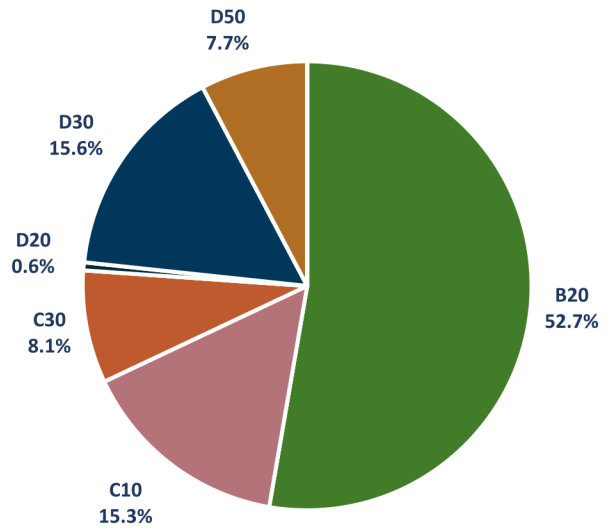


Condition Assessment

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 \$3,071,440. 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	\$1,619,280	53%
B30 - Roofing	\$0	0%
C10 - Int. Construction	\$468,753	15%
C20 - Stairs	\$0	0%
C30 - Interior Finishes	\$249,775	8%
D10 - Conveying	\$0	0%
D20 - Plumbing	\$17,595	1%
D30 - HVAC	\$478,829	16%
D40 - Fire Protection	\$0	0%
D50 - Electrical	\$237,209	8%
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 - WEBBER MS

	WEBBER MS	
	BUILDING TYPE:	Middle School
	YEAR BUILT:	1990
	GROSS AREA (SF):	122,787
	DATE ASSESSED:	March 15, 2023
	PRIORITY SCORE:	16.6

SUBSYSTEM:	DESCRIPTION	PRIORITY SCORE
B20 - Ext. Enclosure	The original building was constructed in 1990. Subsequent renovations to the school were completed in 1994, 1995, 1997, 1998, 2003, 2006, 2012, and 2015. Exterior walls are of brick and CMU construction. Windows are of the aluminum framed type but also include sections of glass block windows. The glass block will require re-grouting in 2-3 years. Exterior doors consist of hollow metal and glass/metal types. There are two wood framed modular buildings on the site.	13.5
B30 - Roofing	Original 1990 rolled asphalt roofing is present on the entirety of the building. Metal flashing and skylights are also original. Rolled asphalt roofing is now 8 years past expected useful life [REDACTED] Metal flashing is expected to require replacement within three years [REDACTED]	17.9
C10 - Int. Construction	The interior construction components of the building, including drywall and concrete masonry unit (CMU) walls are original. The interior doors are primarily of the wood and hollow metal type. The majority of interior finishes are original to the 1990 construction, but carpeting, stone tile flooring, and hardwood flooring were replaced in 2012. Acoustical tile ceilings and VCT tile flooring will be the next finishes to require replacement in approximately three years.	14.3
C30 - Interior Finishes		15.9
D20 - Plumbing	Plumbing assets include two gas-fired water heaters and three circulation pumps that were replaced in 2012. Three backflow preventers are also provided. BFP-Fire [REDACTED] is expected to require replacement within three years.	12.5
D30 - HVAC	The HVAC assets include (10) rooftop units, exhaust fans, duct heating units, cabinet unit heaters, furnaces, fan coil units, and (49) vertical unit ventilators. The VUVs were installed in 2012 and provide outside ventilation air, and hydronic heating capabilities. The heating water system features two original gas-fired boilers with associated circulation pumps. [REDACTED] The BAS was upgraded in 2012.	15.1
D40 - Fire Suppression	The fire alarm system was updated in 2021, [REDACTED] The Fire Protection System appears to be well maintained and updated per fire code requirements. No deficiencies were noted with this system.	23.0
D50 - Electrical	The building includes both 120/208V and 277/480V service. Electrical assets, including panelboards, transformers, and the main switchboard date to 1990. [REDACTED] Emergency back-up lighting appears to have been updated in 2012, the fire alarm system in 2021, and the security system in 2012. The building's interior lighting system is original and all lighting fixtures are of the fluorescent type. Recommend replacement of the fluorescent lighting fixtures with LED lighting fixtures in approximately two years. [REDACTED]	22.1
E10 - Equipment	The Kitchen area is provided two walk-in coolers and two walk-in freezers with associated condensing units. Walk-In Units are original to the 1990 construction. CU-Walk-In Cooler-3 and CU-Walk-In Freezer-4 are 18 years past expected life and need to be replaced within two 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

- 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.

WEBBER MS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING	REPLACEMENT COST	PRIORITY SCORE
FCAID-600208	Interior Lighting: Fluorescent	D50 - Electrical	2	\$1,879,870	26
FCAID-600118	Boiler-2	D30 - HVAC	1	\$93,980	24
FCAID-600202	Wet Fire Sprinkler System	D40 - Fire Protection	3	\$1,354,340	23
FCAID-600117	Boiler-1	D30 - HVAC	2	\$93,980	23
FCAID-600143	RTU-05	D30 - HVAC	1	\$32,740	21
FCAID-600141	RTU-03	D30 - HVAC	3	\$118,030	20
FCAID-600014	Roofing: Rolled Asphalt	B30 - Roofing	2	\$1,118,590	20
FCAID-600204	Back-Up Generator	D50 - Electrical	1	\$28,150	20
FCAID-600140	RTU-02	D30 - HVAC	3	\$84,180	19
FCAID-600128	MAU-2	D30 - HVAC	1	\$39,910	18
FCAID-600062	CU-Walk-In Cooler-3	D30 - HVAC	2	\$5,030	18
FCAID-600064	CU-Walk-In Freezer-4	D30 - HVAC	2	\$10,050	18
FCAID-600082	EF-6	D30 - HVAC	1	\$6,210	17
FCAID-600126	P-4	D30 - HVAC	2	\$6,560	17
FCAID-600124	HWP-2	D30 - HVAC	2	\$16,110	17
FCAID-600235	Transformer L3	D50 - Electrical	1	\$8,190	17
FCAID-600024	Interior Flooring: Carpet	C30 - Interior Finishes	3	\$1,060,550	17
FCAID-600123	HWP-1	D30 - HVAC	2	\$16,110	17
FCAID-600233	Transformer D23	D50 - Electrical	1	\$8,190	17
FCAID-600077	EF-26	D30 - HVAC	2	\$6,210	16
FCAID-600070	EF-15	D30 - HVAC	2	\$6,210	16
FCAID-600068	EF-12	D30 - HVAC	2	\$6,210	16
FCAID-600028	Interior Flooring: VCT	C30 - Interior Finishes	3	\$249,250	16
FCAID-600072	EF-19	D30 - HVAC	2	\$6,210	16
FCAID-600083	EF-7	D30 - HVAC	2	\$6,210	16
FCAID-600038	Air Compressor-1	D30 - HVAC	1	\$11,060	16

FCAID-600092	EF-D08A/B	D30 - HVAC	2	\$6,210	16
FCAID-600069	EF-13	D30 - HVAC	2	\$6,210	16
FCAID-600093	EF-D12	D30 - HVAC	2	\$6,210	16
FCAID-600071	EF-18	D30 - HVAC	2	\$6,210	16
FCAID-600094	EF-D30 F5A Restrooms	D30 - HVAC	2	\$6,210	16
FCAID-600074	EF-20	D30 - HVAC	2	\$6,210	16
FCAID-600096	KEF-2	D30 - HVAC	2	\$8,190	16
FCAID-600079	EF-3	D30 - HVAC	2	\$6,210	16
FCAID-600066	EF-1 Area D	D30 - HVAC	2	\$6,210	16
FCAID-600023	Interior Ceilings: Acoustical Tile	C30 - Interior Finishes	3	\$867,490	16
FCAID-600067	EF-11	D30 - HVAC	2	\$6,210	16
FCAID-600080	EF-4	D30 - HVAC	2	\$6,210	16
FCAID-600081	EF-5	D30 - HVAC	2	\$6,210	16
FCAID-600091	EF-D02	D30 - HVAC	2	\$6,210	16
FCAID-600059	Air Dryer-1	D30 - HVAC	1	\$2,510	15
FCAID-600239	VFD-HWP-2	D50 - Electrical	2	\$5,840	14
FCAID-600238	VFD-HWP-1	D50 - Electrical	2	\$5,840	14
FCAID-600240	VFD-RTU-11	D50 - Electrical	2	\$5,210	14
FCAID-600152	UH-2	D30 - HVAC	3	\$7,540	13
FCAID-600151	UH-1	D30 - HVAC	3	\$7,540	13
FCAID-600013	Roofing: Metal Flashing	B30 - Roofing	3	\$63,420	13
FCAID-600032	BFP-Fire	D20 - Plumbing	3	\$1,600	12
FCAID-600109	ET-1	D30 - HVAC	3	\$4,110	11
FCAID-600111	ET-DHW-2	D30 - HVAC	3	\$4,110	11

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.

WEBBER MS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-600227	Security System	D50 - Electrical	4	\$467,820	21
FCAID-600146	RTU-08	D30 - HVAC	4	\$24,290	18
FCAID-600145	RTU-07	D30 - HVAC	4	\$24,290	18
FCAID-600205	Back-Up Emergency Lighting	D50 - Electrical	5	\$467,820	17
FCAID-600122	Air-Cooled Heat Pump-2	D30 - HVAC	4	\$8,520	16
FCAID-600121	Air-Cooled Heat Pump-1	D30 - HVAC	4	\$8,520	16
FCAID-600007	Exterior Doors: Hollow Metal/Glass, Double	B20 - Exterior Enclosure	5	\$188,480	15
FCAID-600242	Walk-In Cooler-1	E10 - Equipment	5	\$12,060	15
FCAID-600243	Walk-In Cooler-3	E10 - Equipment	5	\$12,060	15
FCAID-600245	Walk-In Freezer-4	E10 - Equipment	5	\$12,060	15
FCAID-600244	Walk-In Freezer-2	E10 - Equipment	5	\$12,060	15
FCAID-600015	Skylights	B30 - Roofing	5	\$502,200	14
FCAID-600043	CUH-10	D30 - HVAC	5	\$9,240	13
FCAID-600047	CUH-14	D30 - HVAC	5	\$9,240	13
FCAID-600006	Exterior Doors: Hollow Metal, Double	B20 - Exterior Enclosure	5	\$39,680	13
FCAID-600048	CUH-15	D30 - HVAC	5	\$9,240	13
FCAID-600037	GWH-2	D20 - Plumbing	5	\$10,610	13
FCAID-600049	CUH-16	D30 - HVAC	5	\$9,240	13
FCAID-600045	CUH-12	D30 - HVAC	5	\$9,240	13
FCAID-600008	Exterior Doors: Hollow Metal, Single	B20 - Exterior Enclosure	5	\$85,890	13
FCAID-600057	CUH-8	D30 - HVAC	5	\$9,240	13
FCAID-600058	CUH-9	D30 - HVAC	5	\$9,240	13
FCAID-600027	Interior Flooring: Ceramic Tile	C30 - Interior Finishes	5	\$76,770	13
FCAID-600036	GWH-1	D20 - Plumbing	5	\$10,610	13
FCAID-600052	CUH-3	D30 - HVAC	5	\$9,240	13

FCAID-600042	CUH-1	D30 - HVAC	5	\$9,240	13
FCAID-600053	CUH-4	D30 - HVAC	5	\$9,240	13
FCAID-600044	CUH-11	D30 - HVAC	5	\$9,240	13
FCAID-600054	CUH-5	D30 - HVAC	5	\$9,240	13
FCAID-600046	CUH-13	D30 - HVAC	5	\$9,240	13
FCAID-600055	CUH-6	D30 - HVAC	5	\$9,240	13
FCAID-600050	CUH-17	D30 - HVAC	5	\$9,240	13
FCAID-600051	CUH-2	D30 - HVAC	5	\$9,240	13
FCAID-600056	CUH-7	D30 - HVAC	5	\$9,240	13
FCAID-600129	RHC-702A	D30 - HVAC	5	\$8,900	12
FCAID-600133	RHC-A02B	D30 - HVAC	5	\$8,900	12
FCAID-600131	RHC-704A	D30 - HVAC	5	\$8,900	12
FCAID-600136	RHC-Corridor E02	D30 - HVAC	5	\$8,900	12
FCAID-600203	ATS-1	D50 - Electrical	5	\$4,340	12
FCAID-600137	RHC-Girls Restroom	D30 - HVAC	5	\$8,900	12
FCAID-600130	RHC-702C	D30 - HVAC	5	\$8,900	12
FCAID-600138	RHC-Lobby	D30 - HVAC	5	\$8,900	12
FCAID-600132	RHC-704C	D30 - HVAC	5	\$8,900	12
FCAID-600139	RHC-TV Room	D30 - HVAC	5	\$8,900	12
FCAID-600134	RHC-Boys Restroom	D30 - HVAC	5	\$8,900	12
FCAID-600135	RHC-Corridor	D30 - HVAC	5	\$8,900	12
FCAID-600041	Bypass Feeder-HWS	D30 - HVAC	5	\$750	10
FCAID-600039	AS-1	D30 - HVAC	5	\$9,860	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.

WEBBER MS

ASSET ID	DESCRIPTION	SUBSYSTEM	OBSERVED REMAINING LIFE	REPLACEMENT COST	PRIORITY SCORE
FCAID-600142	RTU-04	D30 - HVAC	7	\$92,430	18
FCAID-600228	Main Switchboard - Section 1 of 3	D50 - Electrical	6	\$40,180	17
FCAID-600229	Main Switchboard - Section 2 of 3	D50 - Electrical	6	\$40,180	17
FCAID-600230	Main Switchboard Section 3 of 3	D50 - Electrical	6	\$40,180	17
FCAID-600002	Exterior Windows: Glass Block	B20 - Exterior Enclosure	10	\$1,142,400	15
FCAID-600010	Exterior Windows: Steel Framed	B20 - Exterior Enclosure	7	\$107,790	15
FCAID-600029	Interior Flooring: Hardwood	C30 - Interior Finishes	8	\$203,090	15
FCAID-600231	Transformer - Main Switchboard	D50 - Electrical	6	\$13,400	14
FCAID-600217	Panel L4	D50 - Electrical	6	\$4,740	13
FCAID-600212	Panel HEM	D50 - Electrical	6	\$3,000	13
FCAID-600221	Panel LDP	D50 - Electrical	6	\$12,370	13
FCAID-600020	Interior Windows: Steel Framed	C10 - Interior Construction	10	\$359,260	13
FCAID-600215	Panel L3	D50 - Electrical	6	\$4,740	13
FCAID-600112	FCU-1	D30 - HVAC	9	\$12,240	13
FCAID-600219	Panel L5	D50 - Electrical	6	\$4,740	13
FCAID-600113	FCU-2	D30 - HVAC	9	\$12,240	13
FCAID-600225	Panel LK2	D50 - Electrical	6	\$3,270	13
FCAID-600114	FCU-3	D30 - HVAC	9	\$12,240	13
FCAID-600214	Panel L1	D50 - Electrical	6	\$3,270	13
FCAID-600115	FCU-4	D30 - HVAC	9	\$12,240	13
FCAID-600216	Panel L3A	D50 - Electrical	6	\$4,740	13
FCAID-600116	FCU-5	D30 - HVAC	9	\$12,240	13
FCAID-600218	Panel L4-A	D50 - Electrical	6	\$3,000	13
FCAID-600125	P-3	D30 - HVAC	9	\$5,620	13
FCAID-600220	Panel L7	D50 - Electrical	6	\$3,270	13

FCAID-600209	Panel H3	D50 - Electrical	6	\$4,740	13
FCAID-600224	Panel LK1	D50 - Electrical	6	\$3,270	13
FCAID-600210	Panel H5	D50 - Electrical	6	\$3,270	13
FCAID-600226	Panel LK3	D50 - Electrical	6	\$3,270	13
FCAID-600211	Panel H7	D50 - Electrical	6	\$3,000	13
FCAID-600063	CU-Walk-In Freezer-2	D30 - HVAC	10	\$7,540	13
FCAID-600098	Relief Hood & Fan-10 Pod E-Center	D30 - HVAC	9	\$9,590	12
FCAID-600033	P-6	D20 - Plumbing	9	\$4,630	12
FCAID-600102	Relief Hood & Fan-3 Pod B-West	D30 - HVAC	9	\$9,590	12
FCAID-600065	DEF-1	D30 - HVAC	9	\$6,710	12
FCAID-600095	KEF-1	D30 - HVAC	9	\$8,660	12
FCAID-600075	EF-22	D30 - HVAC	9	\$6,710	12
FCAID-600100	Relief Hood & Fan-13 Pod A-East	D30 - HVAC	9	\$9,590	12
FCAID-600076	EF-23	D30 - HVAC	9	\$6,210	12
FCAID-600073	EF-2	D30 - HVAC	9	\$6,210	12
FCAID-600078	EF-2-Gym Lockers	D30 - HVAC	9	\$16,270	12
FCAID-600090	EF-C12	D30 - HVAC	9	\$6,210	12
FCAID-600084	EF-9	D30 - HVAC	9	\$5,550	12
FCAID-600097	Relief Hood & Fan-1 Pod A-West	D30 - HVAC	9	\$9,590	12
FCAID-600085	EF-A01	D30 - HVAC	9	\$6,210	12
FCAID-600099	Relief Hood & Fan-11 Pod E-East	D30 - HVAC	9	\$9,590	12
FCAID-600086	EF-A02	D30 - HVAC	9	\$6,210	12
FCAID-600101	Relief Hood & Fan-2 Pod A-Center	D30 - HVAC	9	\$9,590	12
FCAID-600034	P-7	D20 - Plumbing	9	\$4,630	12
FCAID-600103	Relief Hood & Fan-4 Pod B-East	D30 - HVAC	9	\$9,590	12
FCAID-600087	EF-A03	D30 - HVAC	9	\$6,210	12
FCAID-600105	Relief Hood & Fan-6 Pod C-East	D30 - HVAC	9	\$9,590	12
FCAID-600088	EF-B12E/F	D30 - HVAC	9	\$6,210	12
FCAID-600035	P-9	D20 - Plumbing	9	\$4,630	12
FCAID-600089	EF-B-15 RR	D30 - HVAC	9	\$6,210	12
FCAID-600107	Relief Hood & Fan-8 Pod D-East	D30 - HVAC	9	\$9,590	12
FCAID-600108	Relief Hood & Fan-9 Pod E-West	D30 - HVAC	9	\$9,590	12
FCAID-600104	Relief Hood & Fan-5 Pod C-West	D30 - HVAC	9	\$9,590	12
FCAID-600106	Relief Hood & Fan-7 Pod D-West	D30 - HVAC	9	\$9,590	12
FCAID-600150	GUH-1	D30 - HVAC	8	\$4,520	11
FCAID-600241	VFD-RTU-3	D50 - Electrical	9	\$5,480	10
FCAID-600120	Gas Meter	D30 - HVAC	7	\$3,430	10