

School Assessment Report



Improving
Academic
Achievement



District: Hi-Plains R-23
School: Hi-Plains ES
Date: Apr 01, 2011

Revised

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Executive Summary

School Name: Hi-Plains ES

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	28,391
Replacement Value:	\$6,676,427
Condition Budget:	\$4,763,151
Total FCI:	71.34%
Energy Budget:	\$0
Suitability Budget:	\$897,400
Total RSLI:	7%
Total CFI:	84.8%
Condition Score: (60%)	2.68
Energy Score: (0%)	2.81
Suitability Score: (40%)	4.25
School Score:	3.30



Summary:

The Hi-Plains Elementary School consists of one building located on 1475 2nd Avenue, in Vona, Colorado. The original campus was constructed in 1917. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Condition Budget Summary

Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	49.74%	\$354,842
B30 Roofing	79%	0.00%	\$0
C10 Interior Construction	0%	100.61%	\$368,062
C20 Stairs	0%	100.00%	\$81,048
C30 Interior Finishes	0%	110.00%	\$859,221
D20 Plumbing	0%	110.00%	\$319,396
D30 HVAC	0%	110.00%	\$1,479,202
D40 Fire Protection	0%	110.00%	\$153,359
D50 Electrical	18%	86.73%	\$579,085
E10 Equipment	0%	110.00%	\$30,263
E20 Furnishings	0%	110.00%	\$57,254
G20 Site Improvements	0%	113.21%	\$334,193
G30 Site Mechanical Utilities	0%	110.00%	\$75,248
G40 Site Electrical Utilities	8%	64.97%	\$71,977

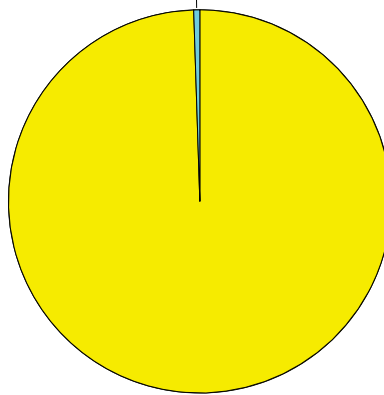
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Uniformat Classification	RSLI	SCI	Condition Budget
		Total:	\$4,763,151

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site		100%	\$0	\$0	\$481,418	\$0	\$0	\$481,418
Main	28,391	69.0%	\$0	\$24,404	\$4,257,329	\$0	\$0	\$4,281,733
Total:	28,391	71.3%	\$0	\$24,404	\$4,738,747	\$0	\$0	\$4,763,151

2 - Potentially Critical-12 months \$24,404



3 - Necessary- 2-5 Yrs \$4,738,747

School Condition Budget: \$4,763,151

Revised

Suitability Budget Summary

Educational Suitability Budget Calculation

The report below provides information about the Educational Suitability of this school, based on the data in Appendix 1. Each area was scored 5, 4, 3, 2, 1, or N/A with 5 being a high score. Items are scored N/A if they are not appropriate to that level (i.e., football fields at an elementary school or preschool at a high school) or are not needed at a school (i.e., no computer lab at a school where every student has a laptop). All scores are shown. However, the budget reflects only the deficiencies identified with scores of 4 or lower.

The budget for correcting suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult (if not impossible) to calculate the cost of correcting items such as classrooms that are sized incorrectly, inappropriate adjacencies, lack of a variety of teaching/learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. We can, however, develop a budget for suitability improvements based on the overall suitability score of a particular school and our experience in correcting the overall deficiencies based on that score. Budget projections for each facility are included in the report and should be used as a starting place for long range planning.

Suitability Narrative:

Hi Plains Elementary is a preschool - grade 6 school located in Vona. The school was built in 1917 and houses a comprehensive elementary program.

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	5
Computer Labs		147.1 - Guidelines	5
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	5
General Classrooms		142.1 - Guidelines	4
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	3
Kindergarten		140.1 - Guidelines	5
		140.2 - Adjacencies	5
		140.3 - Storage\Fixed Equip.	5
Library - Multimedia Center (LMC)		150.1 - Guidelines	5
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	4
Music		144.1 - Guidelines	5
		144.2 - Adjacencies	5
		144.3 - Storage\Fixed Equip.	5
P.E.		152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
Performing Arts\Auditorium		156.1 - Guidelines	5
		156.2 - Adjacencies	5
		156.3 - Storage\Fixed Equip.	5
Preschool		139.1 - Guidelines	5
		139.2 - Adjacencies	5
		139.3 - Storage\Fixed Equip.	2
Special Education		141.1 - Size	5

Group	Space Category	Appendix 1 Criteria	Score	
Academic Spaces	Special Education	141.2 - Adjacencies	5	
		141.3 - Storage\Fixed Equip.	1	
	Special Programs	143.1 - Size	5	
		143.2 - Adjacencies	5	
		143.3 - Storage\Fixed Equip.	5	
	Administrative/Support	Administration	157.1 - Guidelines	3
157.2 - Adjacencies			5	
157.3 - Storage\Fixed Equip.			2	
Suitability		157.4 - Restrooms (Student)	5	
		157.5 - Cafeteria	5	
		157.6 - Food Prep	5	
Fields/Courts	Elementary	25 - Playground	5	
		26 - Playground ADA	3	
		65.3 - Playground Fencing	5	
		66 - Lines of Sight	5	
Learning Environment	School Climate	137.1 - Natural Light	4	
		137.2 - Learning Style Variety	5	
		137.3 - Acoustics	5	
		138 - CAP4K & NCLB	5	
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5	
		18.2 - Staff & Visitor Parking Lots	5	
		18.3 - Staff & Visitor ADA	5	
		18.4 - Staff & Visitor Guidelines	5	
		18.6 - Main Entry	5	
		18.6 - Main Entry	5	
	Signage and Way Finding	43.1 - Site Way Finding Signage	3	
		43.2 - Traffic Signage	1	
	Site Circulation	16.1 - Bus Zone	16.1 - Bus Zone	3
			16.2 - Bus Separation	3
			16.3 - Pedestrian Traffic	5
		17.1 - Parent Traffic	17.1 - Parent Traffic	1
			17.4 - Parent Separation	4
		20 - Delivery Separation	20 - Delivery Separation	5
			21.1 - Sidewalks	5
		22 - Bicycle Storage	22 - Bicycle Storage	5
			23 - Fire Lane	1
		Site Security	65.1 - Fencing	5
			65.2 - Gates	5
125.1 - Controlled Access	5			
125.2 - Ease of Supervision	1			
Technology Infrastructure	Technology Readiness	117 - Electrical Power	5	
		124 - Event Alert Notification	5	
		127 - Bldg Access	1	
		169 - Video Distribution	5	
		170 - LAN Connectivity	5	
		171.1 - Backup Power	1	
		171.2 - Cooling	1	
		171.3 - Data Backups	5	
		171.4 - Data Backup Storage	1	
		171.4 - Data Backup Storage	1	

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Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	173.1 - WAN Backbone	3
		173.2 - Wireless	3
		174.2 - Drops	3
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	5
		176.4 - Website Control	5

Hi-Plains ES Suitability Budget Total: \$897,400

Energy Budget Summary

The Energy Utilization Index (EUI) – Thousand British thermal units per square foot per year (KBtu/sf/yr) (Three-year average) - metric is the generally accepted standard within the energy and facilities industries by which a building’s energy use, or energy density, is compared to other similar buildings on a square foot basis. School energy sources that were analyzed include electricity, natural gas, propane, oil, coal, woody biomass, and geo-thermal heat. By using the appropriate conversion factors for each energy type, each public school facility’s annual usage information was converted to annual Btus consumed and then combined into a single total annual energy use value (Btus), converted to KBtu and then divided by the school’s gross square feet resulting in KBtu/sf/yr. For this report, in order to perform a first-level normalization for differing and potentially influencing weather and occupancy conditions, the school’s final EUI was calculated using the average of the provided three-year annual utility use.

Each school’s three-year average EUI value was compared to school benchmark values that were established using generally accepted national and Colorado-specific data and resultant scoring of 1 to 5 was developed. (Note: An assigned score of 0 (zero) or “NA” indicates that inadequate information was available for analysis.) Scores of 3 or less represent public school facilities that have the potential for substantial energy use and cost savings. A budget was then calculated for a comprehensive energy audit to identify detailed options for energy retrofit, renovation, and recommissioning services.

The adopted scoring approach is a starting point whereby school districts can develop an initial understanding of how their schools’ energy use situation looks today relative to other schools and to begin to develop strategies for improving their energy efficiency. It should be noted that this exercise is very general in nature and that there are many other factors that influence the efficiency and energy use densities of a school that are not taken into account, such as the differing general energy usage and densities in a high school, middle school, and an elementary school as well as varying climate and weather conditions. The resulting EUI also is dependent on the accuracy and completeness of all information provided for use in its calculation.

Revised

Site

Site Summary

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.



Site Acreage	30.9	Condition Budget:	\$481,418
Replacement Value:	\$474,391	Total FCI:	101.48%
		Total RSLI:	1%
		Condition Score:	2.68

Site:

The original site was constructed in 1917. There have been no additions to the site and no major renovations. The campus site contains additional improvements including sports fields, storage sheds, bleachers, concession stands and press box. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Revised

Deficiency Condition Budget Summary: Site

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	0%	113.21%	\$334,193
G30 Site Mechanical Utilities	0%	110.00%	\$75,248
G40 Site Electrical Utilities	8%	64.97%	\$71,977
		Total:	\$481,418

Revised

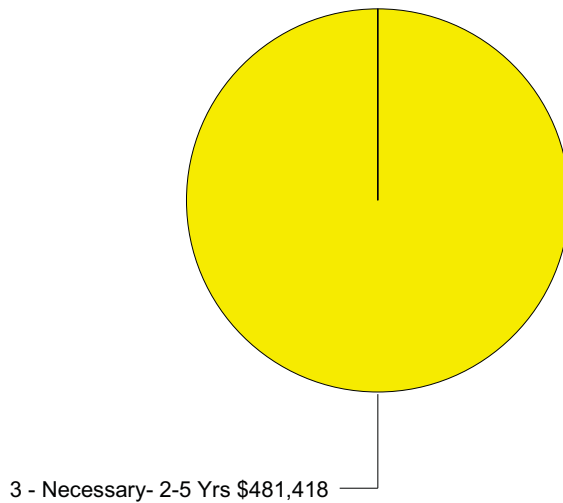
Site Deficiencies Budget Detail

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System’s remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.43	50	1917	1967	\$53,165	0%	110%	\$58,481
G2020	Parking Lots	\$2.61	50	1917	1967	\$97,035	0%	110%	\$106,738
G2030	Pedestrian Paving	\$0.70	50	1917	1967	\$26,025	0%	110%	\$28,627
G2040	Site Development	\$0.73	30	1917	1947	\$27,140	0%	145%	\$39,334
G2050	Landscaping	\$2.47	10	1917	1927	\$91,830	0%	110%	\$101,013
G3010	Water Supply	\$0.44	50	1917	1967	\$16,358	0%	110%	\$17,994
G3020	Sanitary Sewer	\$0.88	50	1917	1967	\$32,717	0%	110%	\$35,988
G3030	Storm Sewer	\$0.52	50	1917	1967	\$19,333	0%	110%	\$21,266
G4010	Electrical Distribution	\$1.22	30	1917	1947	\$45,357	0%	0.00%	\$0
G4020	Site Lighting	\$1.21	30	1917	1947	\$44,985	0%	110%	\$49,484
G4030	Site Communication and Security	\$0.55	30	1917	1947	\$20,448	0%	110%	\$22,493
Total		\$12.76				\$474,391	0%	101%	\$481,418

Site Deficiency Priority

Site Deficiencies by Priority:

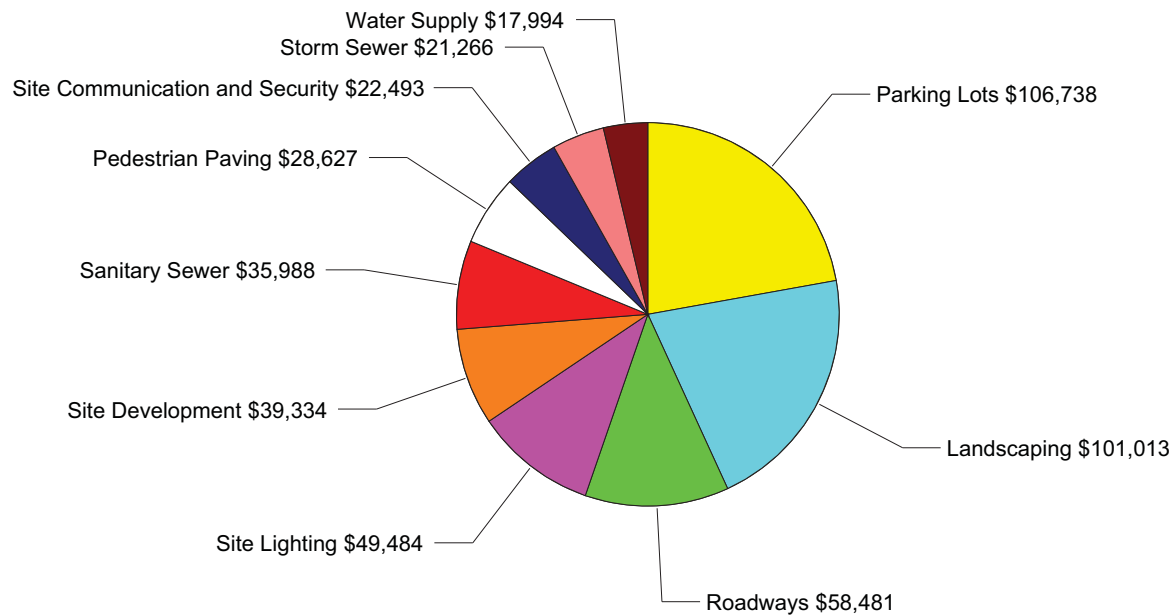


Site Condition Budget: \$481,418

Revised

Site Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.



Site Condition Budget: \$481,418

Revised

Site Deficiencies Budget Narrative

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.



System: G2010 - Roadways

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 50-year service life which expired in 1967.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Driveways are beyond expected life and need resurfacing. Also recommend installation of traffic signage per guidelines in Exhibit C.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$58,481



System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 50-year service life which expired in 1967.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Parking lots need surfacing, striping, curb cutouts and ADA markings.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$106,738

Revised



System: G2030 - Pedestrian Paving

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 50-year service life which expired in 1967.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Pedestrian pavings are old and beyond expected life. Recommend replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$28,627



System: G2040 - Site Development

Analysis: The system is missing.

Recommendation: The system should be installed.

Deficiency

Location: Site
Material: Site Development
Distress: Missing
Category: Environmental
Priority: 3 - Necessary- 2-5 Yrs
Notes: Fencing around rubbish containers is missing. Installation is recommended.

Correction: Replace and/or add fencing for security/appearance

Qty: 1-Ea.

Condition Budget: \$5,501



Deficiency

Location: Site
Material: Site Development
Distress: Missing
Category: Compliance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Fencing around natural gas meter is missing. Installation is recommended.

Correction: Replace and/or add fencing for security/appearance

Qty: 1-Ea.

Condition Budget: \$3,979

Revised

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$29,854



System: G2050 - Landscaping

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 10-year service life which expired in 1927.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The landscaping is minimal and does not aid passive solar techniques. The grass has burnt patches and needs to be reworked.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$101,013

System: G3010 - Water Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 50-year service life which expired in 1967.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Water supply system has expired because of age and needs to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$17,994

Revised

System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 50-year service life which expired in 1967.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Sanitary sewer system has expired because of age and needs to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$35,988

System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 50-year service life which expired in 1967.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Storm sewer system has expired because of age and needs to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$21,266

System: G4010 - Electrical Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1917. It has a 30-year service life which expired in 1947. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

Revised



System: G4020 - Site Lighting

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Site lighting is beyond expected life. Recommend replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$49,484



System: G4030 - Site Communication and Security

Analysis: The system is missing.

Recommendation: The system should be installed.

Deficiency

Location: Site

Distress: Missing

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The school does not have security cameras. It has no bollards to protect the forced entry. Recommend installation of both systems.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$22,493

Revised

Buildings

Building Name: Main

Year Built: 1917
 Gross Area (SF): 28,391

The Hi-Plains Elementary School/Office is a two-story building located on 1475 2nd Avenue, in Vona, Colorado. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Building Condition Budget Summary

Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

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A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	49.74%	\$354,842
B30 Roofing	79%	0.00%	\$0
C10 Interior Construction	0%	100.61%	\$368,062
C20 Stairs	0%	100.00%	\$81,048
C30 Interior Finishes	0%	110.00%	\$859,221
D20 Plumbing	0%	110.00%	\$319,396
D30 HVAC	0%	110.00%	\$1,479,202
D40 Fire Protection	0%	110.00%	\$153,359
D50 Electrical	18%	86.73%	\$579,085
E10 Equipment	0%	110.00%	\$30,263
E20 Furnishings	0%	110.00%	\$57,254
		Total:	\$4,281,733

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.79	100	1917	2017	\$252,439	-	0.00%	\$0
A1020	Special Foundations	\$0.31	100	1917	2017	\$11,525	-	0.00%	\$0
A1030	Slab on Grade	\$5.48	100	1917	2017	\$203,736	-	0.00%	\$0
B1010	Floor Construction	\$13.79	100	1917	2017	\$512,685	-	0.00%	\$0
B1020	Roof Construction	\$9.34	100	1917	2017	\$347,243	-	0.00%	\$0
B2010	Exterior Walls	\$11.11	100	1917	2017	\$413,048	-	5.91%	\$24,404
B2020	Exterior Windows	\$7.45	30	1917	1947	\$276,976	0%	110%	\$304,674
B2030	Exterior Doors	\$0.63	30	1917	1947	\$23,422	0%	110%	\$25,764
B3010	Roof Coverings	\$11.06	20	2007	2027	\$411,189	80%	0.00%	\$0
C1010	Partitions	\$4.63	40	1917	1957	\$172,134	0%	110%	\$189,348
C1020	Interior Doors	\$3.08	40	1917	1957	\$114,508	0%	80.00%	\$91,607
C1030	Fittings	\$2.13	20	1917	1937	\$79,189	0%	110%	\$87,108
C2010	Stair Construction	\$2.18	100	1917	2017	\$81,048	6%	100%	\$81,048
C3010	Wall Finishes	\$4.02	20	1917	1937	\$149,456	0%	110%	\$164,401
C3020	Floor Finishes	\$9.80	20	1917	1937	\$364,345	0%	110%	\$400,779

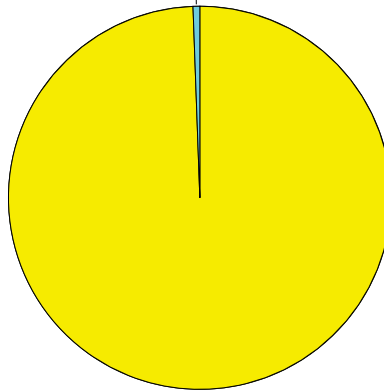
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Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3030	Ceiling Finishes	\$7.19	20	1917	1937	\$267,310	0%	110%	\$294,041
D2010	Plumbing Fixtures	\$5.35	30	1917	1947	\$198,902	0%	110%	\$218,793
D2020	Domestic Water Distribution	\$0.53	30	1917	1947	\$19,704	0%	110%	\$21,675
D2030	Sanitary Waste	\$1.45	30	1917	1947	\$53,908	0%	110%	\$59,299
D2090	Other Plumbing Systems	\$0.48	20	1917	1937	\$17,845	0%	110%	\$19,630
D3020	Heat Generating Systems	\$3.00	30	1917	1947	\$111,534	0%	110%	\$122,687
D3040	Distribution Systems	\$7.66	30	1917	1947	\$284,784	0%	110%	\$313,262
D3050	Terminal & Package Units	\$23.09	15	1917	1932	\$858,440	0%	110%	\$944,284
D3060	Controls & Instrumentation	\$1.87	20	1917	1937	\$69,523	0%	110%	\$76,475
D3070	Systems Testing & Balance	\$0.55	30	1917	1947	\$20,448	0%	110%	\$22,493
D4010	Sprinklers	\$3.67	30			\$136,443	0%	110%	\$150,088
D4030	Fire Protection Specialties	\$0.08	15	1917	1932	\$2,974	0%	110%	\$3,272
D5010	Electrical Service/Distribution	\$2.93	30	1917	1947	\$108,932	0%	110%	\$119,825
D5020	Lighting and Branch Wiring	\$10.87	30	1917	1947	\$404,125	0%	110%	\$444,538
D5030	Communications and Security	\$3.80	30	2007	2037	\$141,276	87%	0.00%	\$0
D5090	Other Electrical Systems	\$0.36	15	1917	1932	\$13,384	0%	110%	\$14,722
E1020	Institutional Equipment	\$0.09	20	1917	1937	\$3,346	0%	110%	\$3,681
E1090	Other Equipment	\$0.65	20	1917	1937	\$24,166	0%	110%	\$26,582
E2010	Fixed Furnishings	\$1.40	20	1917	1937	\$52,049	0%	110%	\$57,254
Total		\$166.82				\$6,202,036	10%	69.04%	\$4,281,733

Building Deficiency Priority

Deficiencies by Priority:

2 - Potentially Critical-12 months \$24,404



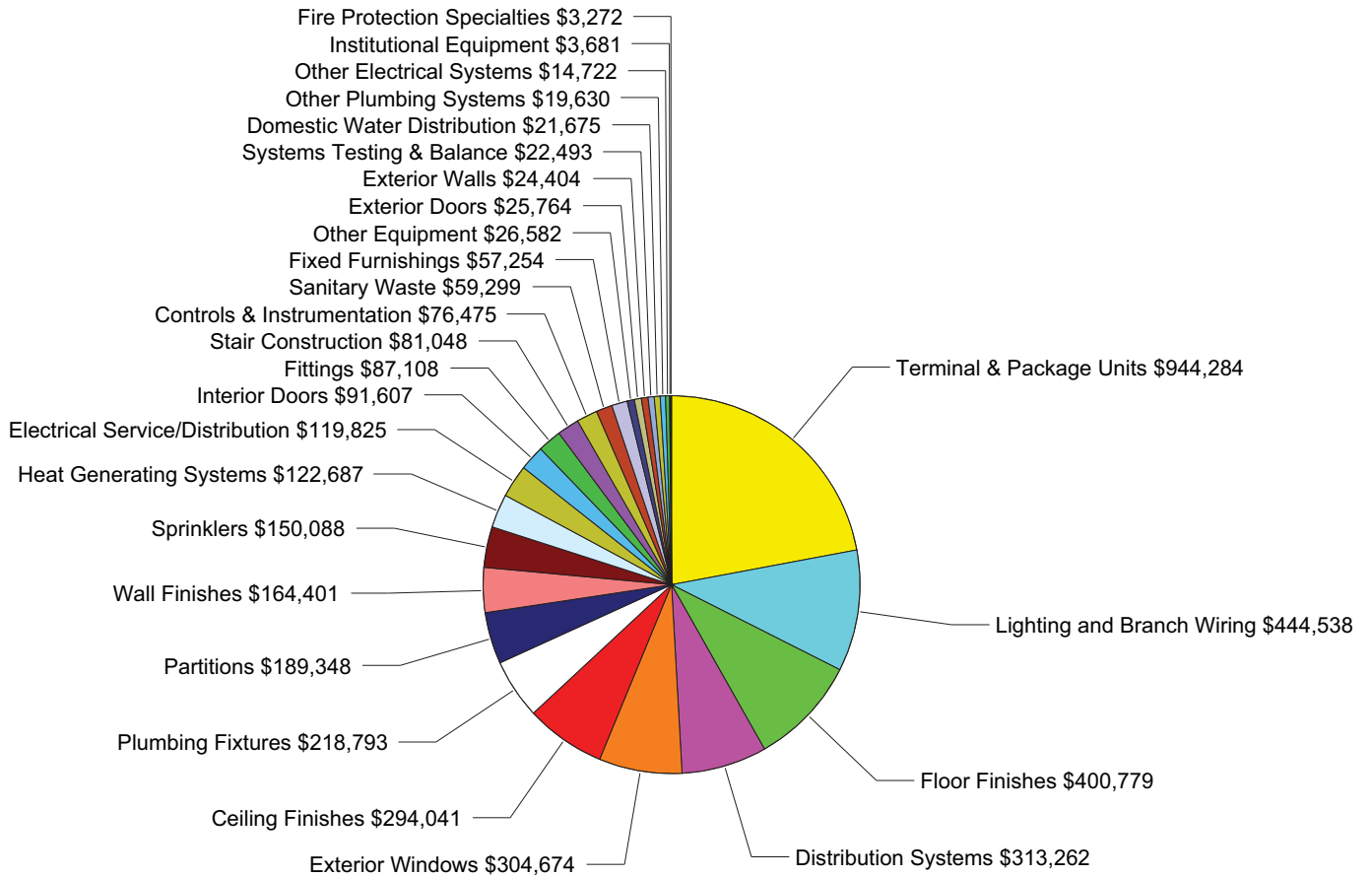
3 - Necessary- 2-5 Yrs \$4,257,329

Main Condition Budget: \$4,281,733

Revised

Building Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this facility.



Main Condition Budget: \$4,281,734

Revised

Building Condition Deficiencies Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1917. It has a 100-year service life. Based on the assessment, it is expected to expire in 2017 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1917. It has a 100-year service life. Based on the assessment, it is expected to expire in 2017 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1917. It has a 100-year service life. Based on the assessment, it is expected to expire in 2017 and is non-renewable.

Recommendation: No action is required.

System: B1010 - Floor Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1917. It has a 100-year service life. Based on the assessment, it is expected to expire in 2017 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1917. It has a 100-year service life. Based on the assessment, it is expected to expire in 2017 and is non-renewable.

Recommendation: No action is required.

Revised



System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1917. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Material: Exterior Walls

Distress: Failing

Category: Critical Repair

Priority: 2 - Potentially Critical-12 months

Notes: The exterior walls have cracking in several locations. A professional structural engineer's investigation is recommended.

Correction: Professional Structural Engineer

Qty: 1-Ea.

Condition Budget: \$24,404



System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The exterior windows are beyond their expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$304,674

System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The exterior doors are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$25,764

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.



System: C1010 - Partitions

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 40-year service life which expired in 1957.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The partitions are beyond their expected life. Replacement is recommended
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$189,348

System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 40-year service life which expired in 1957.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs

Notes: The interior doors are beyond their expected life. Replacement is recommended. Replacement doors should not swing into corridor space to block egress.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$91,607



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs

Notes: The fittings are beyond their expected life. Replacement is recommended.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$87,108

System: C2010 - Stair Construction

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 100-year service life which expired in 2009.

Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$81,048



System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The wall finishes are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$164,401



System: C3020 - Floor Finishes

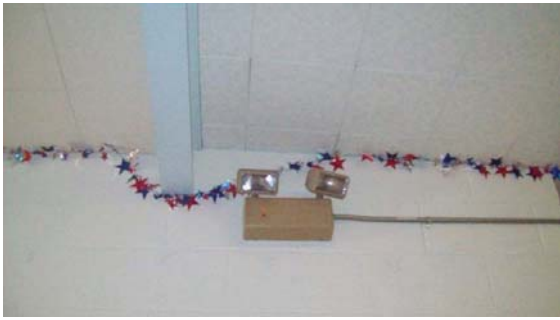
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The floor finishes are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$400,779

Revised



System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The ceiling finishes are beyond their expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$294,041



System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The plumbing fixtures are beyond their expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$218,793

System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The domestic water distribution piping is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$21,675



System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The sanitary waste system is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$59,299

System: D2090 - Other Plumbing Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.
Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The other plumbing systems are beyond their expected life. Replacement is recommended.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$19,630



System: D3020 - Heat Generating Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The heat generating systems are beyond their expected life. Replacement is recommended.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$122,687

System: D3040 - Distribution Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The distribution piping is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$313,262



System: D3050 - Terminal & Package Units
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 15-year service life which expired in 1932.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The terminal and package units are beyond their expected life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$944,284

System: D3060 - Controls & Instrumentation
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The controls and instrumentation are beyond their expected life. Replacement is recommended.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$76,475

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The systems testing and balancing are beyond their expected life. Retesting and balancing are recommended.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$22,493

System: D4010 - Sprinklers

Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: Main
Distress: Missing
Category: Compliance
Priority: 3 - Necessary- 2-5 Yrs
Notes: There is no fire protection sprinkler system in this building. Installation is recommended.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$150,088

Revised



System: D4030 - Fire Protection Specialties

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 15-year service life which expired in 1932.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The fire protection specialties are beyond their expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$3,272



System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The electrical service and distribution is beyond its expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$119,825

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 30-year service life which expired in 1947.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The lighting and branch wiring are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$444,538

System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.



System: D5090 - Other Electrical Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 15-year service life which expired in 1932.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The other electrical systems are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$14,722

System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The institutional equipment is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$3,681



System: E1090 - Other Equipment
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The other equipment is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$26,582

System: E2010 - Fixed Furnishings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1917. It has a 20-year service life which expired in 1937.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The fixed furnishings are beyond their expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$57,254

Revised

Appendix 1 - Assessment Criteria

Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	30.9
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.7?	N/A	
3.00	Identify what sports fields the school has. How many fields does the school have? Do they meet the recommended CDE Construction Guidelines? If not what are deficiencies? Are they Colorado High School Activities Association (CHSAA) approved?		
4.10	Do Football Fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
4.20	Are Football Fields approved by the Colorado High School Activities Association?	N/A	
5.10	Does the track meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
5.20	Is the track approved by the Colorado High School Activities Association?	N/A	
6.10	Do Baseball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	N/A	
7.10	Do Softball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
7.20	Are Softball Fields approved by the Colorado High School Activities Association?	N/A	
8.10	Do tennis courts meet recommended CDE Construction Guidelines 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
8.20	Are tennis courts approved by the Colorado High School Activities Association?	N/A	
9.10	Do soccer fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
9.20	Are soccer fields approved by the Colorado High School Activities Association?	N/A	
10.10	Do practice fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
12.00	Site location and access off main roadway		

Revised

Task No	Task Description	Score	Comments
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	5	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day.
13.10	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?	N/A	This question is not applicable to the school.
13.20	Is there signage warning of school zone?	1	No, there is no signage warning of school.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 3.19.1?	5	The school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	3	There is a well-marked designated bus zone in front of the school. The bus zone is on street.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	3	The bus area is at one end of the front of the school on a two-way street.
16.30	Do pedestrians have to cross traffic lanes to enter school?	5	Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school.
17.10	Is there a parent drop off and pick up area?	1	There is not a dedicated and marked parent pick-up and drop-off area.
17.20	Is the parent drop off and pickup area one way?	N/A	
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	4	There is no dedicated and marked parent pickup and drop-off area.
18.10	Are there staff and visitor parking?	5	AGREE: There is staff and visitor parking.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	5	All of the area is paved with marked parking stalls.
18.30	Are there marked ADA staff and visitor parking stalls?	5	AGREE: There are marked ADA stalls for staff and visitors.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for staff and visitors. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.
18.60	Is there a dedicated well marked traffic lane to the main entry?	5	AGREE: There is a dedicated well-marked pedestrian traffic lane to the main entry.
19.10	Is there student parking?	N/A	
19.20	Is the parking area paved with marked parking stalls?	N/A	
19.30	Are there marked ADA student parking spaces?	N/A	
19.40	Does the student parking provided meet the CDE Construction Guidelines 3.18?	N/A	
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	5	AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds.
21.10	Are there concrete walks that provide circulation around the school?	5	All areas have concrete walks that provide circulation to all necessary areas around school.

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Task No	Task Description	Score	Comments
22.00	Is there an area for bicycle storage?	5	AGREE: There is an area for bicycle access and storage.
23.00	Is there a marked fire lane with "no parking" signs posted?	1	There are no marked fire lanes.
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 3.19.6?	5	All playgrounds are large enough to allow organized and free play. Playgrounds are adjacent to the school, and well developed. Equipment is age-appropriate. Meets guidelines in Exhibit C - 3.19.6
25.10	If there is playground equipment; is the equipment in good condition?	3	Yes, the play equipment meets the size and adequacy guidelines.
26.00	Is playground equipment available for persons with disabilities?	3	Some of the playground equipment is ADA accessible. However, some of the older bars and swings are not ADA accessible.
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	3	The parking area is lit, but needs a few of the lights to be replaced.
29.00	Are sports fields lit? Describe condition.	1	No, there are no lights in the sports field.
30.00	Are school entries lit? Describe condition.	4	The building entrance is lit, but needs a few of the lights to be replaced.
31.00	Are school perimeters lit? Describe condition.	2	The building perimeter is not well lit and needs lights installed in more than 50 percent of it.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" above grade or more? Describe condition.	1	The floor slab is less than 6" above grade OR portions are below grade.
34.00	Does water drain positively away from the school?	5	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	1	No, there is no drainage path on the site. It drains naturally.
35.10	Is the site erosion free?	5	Yes, the site is erosion free.
36.00	Is there a water retaining area?	1	There is no water retaining area.
36.10	Does it have a drain at the basin?	N/A	This question is not applicable to the school.
36.20	Describe the condition of the retaining area.	N/A	This question is not applicable to the school.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	5	The ADA parking is located in close proximity to the main entrance.
39.00	Is there an identifiable path of ingress?	1	The accessible route is not identified with the required signage.
40.00	Are there curb cuts at curbs?	1	There are no curb cuts.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	2	The ADA parking spaces are identified with non-compliant signage.
42.00	Signage		
43.10	Is there site way-finding signage?	3	Only some areas have large signs or graphics to direct the public to major spaces or areas of the building. Some rooms are identified with numbers and signs.
43.20	Is there traffic signage as recommended in the CDE Construction Guidelines 3.9 & 3.18.1? Describe deficiencies.	1	Directional traffic signage is lacking. "No parking" and ADA signage are present.
44.00	Site utilities		
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	The school is heated with natural gas.
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question is not applicable to the school.

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Task No	Task Description	Score	Comments
45.20	Is the natural gas service protected?	1	No, the natural gas meter is not at a secure location and it is not fenced.
46.00	Is the site served by a private or a public water system?	N/A	The site is served by public water system.
47.00	Is the site served by a well?	1	No, the site is not served by a well.
47.10	Is the well secured to limit access? Describe condition.	N/A	This question is not applicable to the school.
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	5	No, the major electrical equipment is not located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	N/A	This question is not applicable to the school.
49.00	Is the site served by a public or private waste water system?	N/A	The site is served by public waste water system.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	5	Yes, the site is served by a Colorado Health Department or local approved septic tank.
50.10	Is there a manhole to the service tank?	1	No, there is no manhole to the service tank.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	There is a fire hydrant within 200 feet of the school.
51.10	How far away is the fire hydrant from the school building?	N/A	The fire hydrant is approximately 60 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	3	The landscaping is in fair condition.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is manually watered.
54.10	Describe the condition of the landscaping watering system.	1	It is manually operated.
55.00	Does the landscaping aid passive solar techniques as described in the CDE Construction Guidelines 5.1.9?	1	Only a marginal number of these landscaping techniques are followed: deciduous trees to the south, evergreens to the north, landscape or green roof to aid with storm water treatment and use of native grasses instead of turf.
56.00	Is the landscaping drought tolerant as described in the CDE Construction Guidelines 5.1.20?	1	Tree and planting selection is not drought tolerant.
57.00	Are weeds under control?	5	Yes, the weeds are under control.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	2	The trash area is within 25 feet of the classrooms.
61.00	Is the trash area enclosed?	1	There is no trash enclosure.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	5	At the time of visit no trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	5	The school site is adequately fenced. Entrances and egresses are limited, where appropriate.
65.20	Are gates provided at fences with locking capability?	5	All areas of ingress and egress have gates with locking capabilities.
65.30	Are playgrounds fenced separately?	5	AGREE: Pre-school and kindergarten playgrounds are fenced separately.

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Task No	Task Description	Score	Comments
66.00	Are there good open lines of site from a single vantage point of playgrounds?	5	AGREE: There are good open lines of site from a single vantage point of playgrounds.
67.00	Is the school roof controlled for restricted access?	5	The roof access is controlled, meets OSHA requirements and is in good condition.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	1	There are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards or chained access points.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	1	Path of egress from any point in the school is obstructed. There are no areas of refuge, horizontal exit or public way. Doors do not open in the direction of the path of egress and do not have panic hardware. There are no rated corridors or area separation walls.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	1	The doors are not labeled, have no automated closers, no smoke seals at perimeter of frame or any other safety feature.
70.20	Describe the condition of the corridors.	2	The corridor doors and components are in poor condition.
71.00	Is the school segregated with area separation fire walls?	1	The building does not have fire rated separations at horizontal exits or occupancy separations.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	3	This is a Type III facility (III-A or III-B).
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	5	The school occupant load is in compliance with code.
74.00	Is there an unobstructed path of egress from all points in the school?	5	The building has a clear path of egress meeting the width and other requirements of the code; proper signage, adequate floor finishes, free of protruding objects (4" max) and others.
74.10	Describe the condition of the unobstructed path of egress.	4	The egress points are not obstructed, but the stairs are narrow.
75.00	Are stairways protected for exiting as required by code?	5	All paths are clear of materials and the egress paths are open.
75.10	Determine the adequate number of stairways	2	Stairs are original and not to current code; additional stair applications are required to eliminate dead end corridors or provide additional egress.
75.20	Describe condition of stair(s)	2	The stairs are in fair condition.
76.00	Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more.	4	The stairs have proper stair treads, closed risers and enclosed landings.
76.10	Describe condition of treads risers and landings	2	The treads, risers and landings, including floor finishes, are in fair condition
77.00	Are classroom doors recessed and open in the exiting direction?	5	The doors are fully recessed and open in the direction of egress without encroaching into the corridor.

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Task No	Task Description	Score	Comments
78.00	Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38" above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension.	5	The guard and hand rail systems are part of original school construction, but it is has the proper requirements, spacing and dimensions.
78.10	Describe condition of guardrails and handrails	3	The guardrails and handrails are in good condition.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	1	The interior glass is not tempered, laminated or wired in proper locations as required.
80.00	Does the school provide exits as required by code?	3	Exits from the school are original and not to current code. For example, the exits lead to sidewalks that lead away from the building to safe areas of refuge.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	4	Corridors and landings are original and are expected to have a life cycle that extends beyond the outlook of this report.
81.00	Is the path of egress ADA accessible?	1	The egress path has no consideration for the physically challenged. Example exits leading to stairs or elevation changed that cannot be traversed.
81.10	Are there areas of refuge?	4	The area of refuge has proper fire rated systems.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	1	This school meets only a marginal number of the following requirements for the physically challenged: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room, access ramps, compliant handrails and guardrails, accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	2	The emergency lighting system is in fair condition.
84.00	Does the district/school have a backup generator?	N/A	The school does not have a backup generator.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	This school's primary power source is natural gas.
84.20	Is fuel stored as required by code? Describe condition.	N/A	There is no fuel storage area that is controlled by the school.
85.00	Does the school have fire extinguishers located as required by code?	2	The fire extinguishers are properly located and current but nearing the end of their useful life cycle. Design upgrades are required.
86.00	Is the school provided with a sprinkler system?	1	The school is not sprinkled.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	2	The fire alarm system and its components are in fair condition.
87.10	Is the alarm monitored?	1	Alarm system is not monitored.
87.20	Describe the type age and condition of the fire alarm system.	2	The alarm system is 3 years old. The system is non addressable and in good condition.
88.00	Will thermal imaging be used to evaluate building systems? If yes describe building components to be evaluated. I.e. roofs, windows, exterior walls, electrical switch gear, etc.	N/A	Excluded from scope of work
89.00	Will photographs be taken of facility deficiencies found?	N/A	Yes, photos are included with deficiencies.

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Task No	Task Description	Score	Comments
90.00	Include exterior photographs of all district owned facilities, North, East, West, and South.	N/A	Yes, photos are included with all buildings.
91.00	Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database	N/A	Existing .pdf files of floor plans are collected when available.
92.00	List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Facilities are listed in the COMET facility tree.
93.00	List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	GSF: 28,391 Total Roof GSF: 22,900
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	built 1917 (94 years old)
95.00	List Grades Attending School.	N/A	The school serves Preschool through 6 grades.
96.00	List number of building stories.	N/A	Main: 2
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	N/A	The building does not have a basement.
100.10	Does the foundation or basement walls have any observable cracks?	3	The foundation wall is in fair condition with no evidence of major cracks or heaving.
101.00	Is the school constructed on a slab on grade?	1	The school is not constructed on a slab on grade foundation.
101.10	Does the slab on grade show signs of heaving or cracking?	4	The slab is in good condition.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	It is not visually possible to see if the slab is post tensioned.
102.00	Are the exterior/interior walls bearing?	N/A	Yes, the exterior walls are bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior walls are constructed on brick and cinder block.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	2	There are many cracks and/or other areas of failure.
102.30	Are there expansion joints for expansion and contraction of building materials?	1	There are no expansion joints for expansion and contraction of building materials.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	2	The exterior walls are in poor condition.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing cinder block and brick walls.
104.20	Describe the condition of the school's structural system.	3	The school's structural system is in fair condition.
105.00	What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other?	N/A	The exterior walls are veneered with brick and plaster on cinder blocks.
105.20	Describe condition of veneer.	2	The veneer is in poor condition.

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Task No	Task Description	Score	Comments
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	The interior corridor walls are constructed of wood and cinder blocks.
106.10	Describe condition of interior corridor walls.	2	Non-load bearing corridor walls are in fair condition.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The interior walls are made of wood and drywall.
107.10	Describe condition of the interior walls and veneering.	2	The interior walls and veneering are in poor condition.
108.00	What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other?	N/A	The ceiling assembly is constructed of wood joists and wood planks.
108.10	Describe the condition of the school's ceiling/roof assembly.	2	The ceiling assembly is in poor condition.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The floor is constructed of wood joists with wood planking.
109.10	Describe the condition of the school's ceiling/floor assembly.	2	The floor assembly is in poor condition.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more)?	N/A	The roof covering is steep sloping.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roofing system is foam and shingles.
110.20	What is the approximate age of the roof covering?	N/A	Roof covering was installed in 2007.
110.30	Is water draining positively with water being removed off?	5	The roof is draining positively and water is being removed.
110.40	What is the condition of the roof covering?	4	The roof is in good condition.
111.00	Building systems		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	Heating is provided by water boilers.
112.10	What is the approximate age of the HVAC system?	N/A	The HVAC system is 40 years old.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 3.12 and as required by code? Please refer to CO2 test results.	4	The HVAC system provides a good level of fresh air in the school with CO2 levels at approximately 400 ppm.
112.30	How is the fresh air controlled?	N/A	It is controlled through the windows and doors.
112.40	How many zones are there?	N/A	There are two zones.
114.00	What is the air quality for carbon dioxide?	4	The level of CO2 is good, as measured at time of visit, being between 350 ppm and 500 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	5	At the time of visit the air quality for carbon monoxide in boiler rooms or at air supply ducts tested at less than 2 ppm.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 3.19.3 and as required by code?	5	Yes, the electrical utilities lines, service equipment and distribution system are installed as recommended in the guidelines (CDE Guidelines) and as required by code.

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Task No	Task Description	Score	Comments
116.10	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	1	The current electrical configuration does not have room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is single phase.
116.30	Describe the age and condition of the electrical system.	N/A	It is at least 30 years old and is in poor condition.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	5	All instructional spaces (classrooms and teaching areas) have sufficient electrical outlets and do not rely on ext cords & power strips.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	1	Extension cords and multiple outlet receptacle outlets are used to make up for lack of wall/floor outlets.
118.00	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?	N/A	The school has fluorescent lighting.
118.10	Describe condition of the lighting in the school.	2	The lighting in the school is in poor condition.
119.00	Do current lighting levels meet electrical lighting codes?	1	The current lighting levels do not meet electrical lighting codes.
119.10	Describe lighting levels.	2	The lighting levels in the school are poor and are = 40 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	1	There are no odors in the school; however, the system is failing and should be replaced.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	5	The school has adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	1	The plumbing fixtures are not equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	2	The system and fixtures are in poor condition.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	N/A	
121.00	Test water at one location in each school for lead and copper. Provide testing results in database.	2	Lead-0 mg/L, Copper- 1.3 mg/L. The readings of both lead and copper levels are above the minimum contaminant levels prescribed by the State of Colorado, but below the action levels (0.015 mg/L for Lead and 1.3 mg/L for Copper).
122.00	What is the condition of the school's water treatment system?	N/A	There is no water treatment system.
123.00	Building security		
124.00	Is there an event alert notification system as recommended in the CDE Construction Guidelines 3.8?	5	AGREE: Event Alerting & Notification system (EAN) utilizing a intercom/phone system with comm. devices located in all classrooms and throughout the school to provide efficient inter-school communications on a daily basis and with emergency entities.
125.10	Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9?	5	AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines (Exhibit C - 3.9)
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	1	The facility is old. There are numerous corners and narrow corridors with blind spots.

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Task No	Task Description	Score	Comments
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	
128.00	Hazardous materials		
129.00	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?	5	No suspect material, in addition to ones already reported, was readily observable at time of visit.
129.10	Are hazardous materials safely managed?	5	No hazardous material is stored on site AND/OR any such materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security.
129.20	Is there an updated copy of the Asbestos Management Plan on file?	5	All documentation regarding asbestos management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff.
130.00	Building sanitation		
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	5	The school's wet areas and food preparation and storage areas exceed the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 FC at food prep area; 20 FC at 30" in all other areas, except storage (10 FC at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; and only items stored in area are related to operation and maintenance of food retail.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	N/A	There are no deficiencies.
132.00	Chemical Storage/Science Labs/Shops		
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Chemicals and Cleaning supplies are stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Storage meets guidelines as recommended in (Exhibit C - 3.15.x)
134.00	Are Science labs and shops safe as recommended in the CDE Construction Guidelines 3.15?	N/A	
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5	AGREE: There is an emergency nurse's station with a dedicated bathroom and secure area to store student medications.

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Task No	Task Description	Score	Comments
136.00	Does the facility provide the educational programs recommended in the CDE Construction Guidelines and listed below? If so are the facilities adequate in size and quality to meet program needs based on the CDE Construction Guidelines?		
137.10	Does the school have daylight with views in all learning areas?	4	Most of the learning areas have natural light. However, the windows are small, some high up, and have limited view.
137.20	Learning style variety	5	AGREE: Facility designed to allow for small group discussions projects and individual workstations. Spaces are flexible allowing for different teaching administrative and learning styles in accordance with district priorities.
137.30	Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	5	All of the facility has acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas.
138.00	Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)	5	AGREE: There is nothing in the physical make-up of the building that prevents the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)
139.10	Does the school have preschool classroom as described in the CDE Construction Guidelines 4.10 & 4.10.2?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C 4.10.2
139.20	Preschool Adjacencies	5	All of the preschool spaces are near the other academic programs and an adjacent restroom. Spaces provide convenient access from parent drop-off areas. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
139.30	Preschool Storage/Fixed Equipment	2	The preschool classroom storage, shelving, and cabinets are limited.
140.10	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C 4.10.2
140.20	Kindergarten Adjacencies	5	All of the kindergarten spaces are near the other academic programs and an adjacent restroom. Spaces provide convenient access from parent drop-off areas. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
140.30	Kindergarten Storage/Fixed Equipment	5	All, or nearly all of the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. Some of the flooring is a "wet area".
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	5	Rooms are small and meet the guidelines based on the limited number of students assigned to each room.

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Task No	Task Description	Score	Comments
141.20	Special Ed Adjacencies	5	All of the special education spaces are near the media center, computer rooms, and general classrooms. Testing rooms, offices, etc. are near programs they serve. They are acoustically isolated from noisy spaces.
141.30	Special Ed Storage/Fixed Equipment	1	The rooms are lacking in adequate casework, shelving, and cabinets for storage.
142.10	Does the school have general classrooms as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	4	One classroom downstairs near the old boiler room is small and lacks adequate storage.
142.20	General Classroom Adjacencies	5	All or nearly all of the general classrooms are near the media ctr., computer rms, and support spaces. They are acoustically isolated from noisy spaces & acoustics are internally appropriate (e.g. gyms, kitchens, music).
142.30	General Classroom Storage/Fixed Equipment	3	Only some of the classrooms have appropriate casework, cabinets, whiteboards and technology equipment.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clsrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
144.20	Music Adjacencies	5	All of the music spaces are isolated from the other "noisy" programs (gyms. kitchen etc.). The spaces are acoustically isolated from the quiet academic spaces of the school.
144.30	Music Storage/Fixed Equipment	5	All of the music spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?)?	N/A	
146.20	Art Adjacencies	N/A	
146.30	Art Fixed Equipment	N/A	
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
147.20	Computer Lab Adjacencies	5	All of the computer lab spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).

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Task No	Task Description	Score	Comments
147.30	Computer Lab Fixed Equipment	5	All of the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	N/A	
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
149.20	CTC Adjacencies	N/A	
149.30	CTC Storage/Fixed Equipment	N/A	
150.10	Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	5	All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.).
150.30	Library Storage/Fixed Equipment	4	Most of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
151.20	Distance Learning Adjacencies	N/A	
151.30	Distance Learning Storage/Fixed Equipment	N/A	
152.10	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
152.20	PE Adjacencies	5	All P.E. spaces are near the other "noisy" programs (music, kitchen, etc.). The spaces are acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces.
152.30	PE Storage/Fixed Equipment	5	All or nearly all of the physical education spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.).
152.40	Does school have dance program and appropriate space for program	N/A	
156.10	Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C

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Task No	Task Description	Score	Comments
156.20	Performing Arts/Auditorium Adjacencies	5	All, or nearly all of the performing arts/dance spaces are near each other and other performing arts spaces (e.g. music, drama, etc.). They provide convenient public and after-hours access plus separation from other spaces in the building.
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	5	All or nearly all of the performing arts/dance spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment.
157.10	Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.4 4.10 4.11 4.12 & 4.13?	3	The reception area is small and is separated from the principal's office.
157.20	Administration Adjacencies	5	All, or nearly all of the administration and reception spaces are located near the main entrance areas, have sight lines of the school entrance, and are near instructional areas.
157.30	Administration Storage/Fixed Equipment	2	The administration and reception areas are small and do not provide adequate space for storage, utilities, technology and other equipment.
157.40	Student Restrooms	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.
157.60	Food Prep	5	All or nearly all of the food prep spaces (kitchen freezer cooler storage office etc.) are sized correctly. They are acoustically isolated have provisions for pickup and delivery _ have adequate storage utilities and fixed equip.
158.10	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	N/A	
158.20	Science Labs Adjacencies	N/A	
158.30	Science Labs Storage/Fixed Equipment	N/A	
160.00	Interior walls finishes? Describe type and condition.	2	The interior wall finishes have cosmetic deficiencies and/or damage in sizable areas (describe type of wall finish).
161.00	Interior flooring? Describe type and condition.	2	The interior flooring is in poor condition, has cosmetic deficiencies AND/OR damage in sizable areas. The finish is carpet and tile.
162.00	Interior ceilings? Describe type and condition.	2	Ceilings are in poor condition, have cosmetic deficiencies and/or damage in sizable areas (describe type of ceiling).
163.00	Exterior doors, frames and glazing? Describe type and condition.	2	Exterior doors, frames and glazing are in poor condition AND/OR some components show significant damage. The finish is metal with glass.

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Task No	Task Description	Score	Comments
163.10	What is condition of weather stripping and caulk?	2	Most weather stripping and caulking are in poor condition.
163.20	How many exterior doors are there?	N/A	There are nine exterior doors.
164.00	Interior doors and frames? Describe type and condition.	2	Interior doors, frames and glazing are in poor condition and/or some of those components show significant damage (describe types of doors).
165.00	Windows/glazing? Describe type and condition.	2	Windows and glazing are in poor condition AND/OR some components shows significant damage. Windows are metal frame with glass.
166.00	Is the facility equipped with the technology listed below as recommended in the CDE Construction Guidelines?		
167.00	Deleted per JO and DC 3-26-09 Original Question: Does the districts administrative software include individual education program (IEP) individual learning programs (ILP) or personal learning plans (PLP)?	N/A	
168.00	Telephone system? Describe type and condition.	4	Telephone system is digital, its components are in good condition and have good performance.
169.00	Video distribution system? Describe type and description.	5	Video distribution is via the internet and 100% wireless capability.
170.00	Does the school have a data/network system?	5	All, or nearly all computers are connected to the local area network.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	1	There is no backup power supply for IT data.
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	1	
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	1	Data backup is stored onsite.
172.00	Deleted Per Darryl in 3/17/09 Meeting Original Question: Central public address system? Describe type and condition.	N/A	
173.10	Is the school connected to the internet? How is it connected?	3	The backbone is DSL or T1 with about 50% wireless capability.
173.20	Does the school have wireless internet access throughout?	3	About half of the rooms and spaces have wireless access.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	N/A	
174.20	Do the buildings have high speed drops or wireless?	3	Only some of the instructional spaces have computer drops or are wireless.
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.

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Task No	Task Description	Score	Comments
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.
177.00	Does the facility incorporate High Performance Design techniques as recommended in the CDE Construction Guidelines? Is the building envelope tight and generally provide for energy conservation?		
176.40	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.	5	The system is set up for web-based activity, but is not being used.
178.10	Is the school energy efficient? (Btus/SF/Yr)	5	This school's score ranks high on the energy efficiency scale. This score indicates that the school employs extensive and effective energy efficiency practices and that energy efficient equipment and its efficient operation are in place. The school should continue to strive to maintain or improve its present level of efficiency.
178.20	Is the school water efficient? (Gals/SF/Student)	N/A	
179.00	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)	4	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively lower than average life cycle costs.
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO2) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are generally healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	3	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	5	The school design excels at reducing the demand on the community infrastructure by encouraging denser development and efficient management of water resources.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles as described in the CDE Construction Guidelines 5.1.5?	4	Parking appears to meet the guidelines for parking count and addresses the heat island effect.
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	5	The school uses energy efficient equipment throughout the facility.

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Task No	Task Description	Score	Comments
184.10	Does the building utilize renewable energy strategies?	1	The school does not incorporate wind geothermal wave or biomass system renewable energy strategies.
185.00	Does the school meter all utilities with the ability to submeter selected systems?	4	The school meters most utilities and has some ability to sub meter selected systems.
186.00	Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook?	1	The school appears not to increase the community HPD knowledge through educational displays.
187.00	What are exterior walls insulated with? Describe age type and condition. Condition Score	N/A	Exterior wall insulation could not be determined at time of visit.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	Yes, there is an unshaded south facing wall. Approximately 1600 square feet gets direct sunlight.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 15-30% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	5	The school location encourages walking and/or bicycling, in addition to being close to public transportation.
191.00	Is the school used jointly with the community?	5	The school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The school is used for recreation and exercise.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is typically used six hours/day and 150 days/year.
192.00	How many exit doors are there?	N/A	There are nine exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	2	The school is partially oriented to take insignificant advantage of passive solar, wind, natural ventilation green roofs, etc.
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	4	The building receives adequate natural light through windows; the sources of natural light are in good condition.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	1	The building does not have energy efficient fixtures.
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	5	Only street lights are used.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	1	The mechanical system has not been commissioned or retro-commissioned during the last decade.
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	1	There are observable or anecdotal data available regarding exterior wall insulation to infer that the walls are uninsulated.
199.00	Are corridor walls insulated for sound? Describe age type and condition.	1	Corridor walls are not insulated for sound and perform poorly at sound separation.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	1	Walls are not insulated for sound and have a very poor performance at sound separation.
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	1	Floor/ceiling assemblies are not insulated and perform poorly for sound separation.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	1	The ceiling/roof assembly is not insulated or the insulation is in poor condition, missing in areas or failing.

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Task No	Task Description	Score	Comments
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	1	The windows are not double pane low e glass or a higher performance glass. They are single pane glass.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	5	The windows are fully operable and do so without difficulty. It is encouraged by the school that they are used to control temperature and ventilation.
203.20	Describe condition of caulking	2	Window caulking is in fair condition.
204.00	Are school wastes reclaimed?	1	As of time of visit, the school does not have a plan in place to approach "zero waste" and has achieved only a marginal amount of the following goals: re-use, reduction recycling, and composting; building waste has been identified, such as gray water, and reused; and use of heat recovery units.
205.00	Does the site incorporate responsible storm water management and treatment design?	1	Only a marginal amount of features of the site incorporate responsible storm water management and treatment design; and/or their incorporation into the site is not readily evident.
206.00	Are there entry vestibules at the main school entrances?	5	There are entry vestibules at all main entries, including floor mats and/or other systems to reduce tracking dirt into the structure.
206.10	Are there entry vestibules at the secondary school entrances?	5	There are entry vestibules at all secondary entries, including floor mats and/or other systems to reduce tracking dirt into the structure.
207.00	Does the district/school have a recent active energy management plan?	1	At the time of visit the school did not have plans or procedures in place for energy management.
208.00	Does the district/school have preventative maintenance procedures in place?	5	The school has a comprehensive preventive maintenance procedures schedule that is revised and updated periodically and with which most key personnel is familiar; it is being fully implemented.
209.00	Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh), kilowatt (kW), and Therms used. This item must be coordinated with the Governor's Energy Office.	N/A	The database has been uploaded.
210.00	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 6?	2	The school has limited potential to qualify as being of historic significance: it displays few or none of the following traits: over 50 years old, work of a notable architect, linked to a historic event or person, exhibits use of historical materials, styles and forms and exhibits historic construction techniques.
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 1917, 0 years remaining Main: Built 1917, 0 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	\$6,676,427
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=71.34%

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Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained.
Building	An enclosed and roofed structure that can be traversed without exiting to the exterior.
Building addition	An area space or component of a building added to a building after the original building's year built date.
Capital renewal	Capital renewal is condition work (excluding suitability and energy audit work) that includes the replacement of building systems or elements (as they become obsolete or beyond their useful life) not normally included in an annual operating budget.
	Calculated next renewal The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
	Next renewal The assessor adjusted expected useful life of a system or element based on on-site inspection.
Colorado Facility Index (CFI)	CFI is the ratio of condition needs plus suitability needs plus energy audit needs to Current Replacement Value (CRV).
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Score	Condition Score is a factor used in the calculation of School Score expressed as Condition Score = $(1 - (FCI \times 5))$ See School Score.
Current Period	The Current Period is the present year plus three forward years; in this report 2011�2014.
Current Replacement Value (CRV)	Current Replacement Value (CRV) represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged missing inadequate or insufficient for an intended purpose.
Element	Elements are the major components that comprise building systems.
Energy audit needs	Energy audit needs represent the need for a detailed energy audit for those schools that used more than the average Energy Utilization Index (EUI) of 87 KBtu per square foot per year.
Energy Score	Energy Score is a factor used in the calculation of School Score expressed as Energy Score = (Sum of weighted scores for each energy Criteria question) See School Score.
Energy Utilization Index (EUI)	EUI is the measure of total energy consumed in the cooling or heating of a building in a period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot.
Extended Facility Condition Index (EFCI)	Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal three years in advance (the Current Period) divided by Current Replacement Value.
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

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Facility Condition Index (FCI)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period includes five years following the Current Period—in this report 2014–2018
Gross square feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
Install year	The year a building or system was built or the most recent major renovation date (where a minimum of 70 of the system's Current Replacement Value (CRV) was replaced).
Life cycle	The period of time that a building or site system or element can be expected to adequately serve its intended function.
No Educational Program (NEP)	Tier 1 facility that does not have an active traditional educational program (elementary middle or high school program).
Order of magnitude	Rough approximation made with a degree of knowledge and confidence that the estimated figure falls within a reasonable range of cost values.
Remaining Service Life	Remaining Service Life Index (RSLI) It is defined as a percentage ratio of the remaining service life of a system based on a 50-year design life compared to its original construction date. It usually ranges from 0 to 100
Repair Evaluation	Repair Evaluation Maintenance and Rehabilitation (REMR) this is a scale used to objectively rank systems based on its condition
S/RM	Sustainability/Repair & Maintenance
School Score	Based on the criteria questions only this is the overall score which is derived from the combination of other scores as follows: $School\ Score = Condition\ Score * 0.6 + Energy\ Score * 0.0 + Suitability\ Score * 0.4.$
Site	A facility's grounds and its utilities roadways landscaping fencing and other typical land improvements needed to support the facility.
Suitability	Suitability indicates how well a facility supports the programs that it houses.
Suitability Score	Suitability Score is a factor used in the calculation of School Score expressed as $Suitability\ Score = (Sum\ of\ weighted\ scores\ for\ each\ suitability\ Criteria\ question)$ See School Score.
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Condition Index (SCI)	System Condition Index (SCI) This is an index that is used to rank various building system against each other. It usually ranges from 0 to 100
Tier	For the purpose of the Assessment facilities were assigned as Tier 1 Tier 2 or Tier 3 as follows:
Tier 1	A Tier 1 facility generally has a teaching-learning purpose and may include the following: Sites Educational buildings Classrooms Libraries and media centers Cafeterias and kitchens Auditoriums gymnasiums and multipurpose rooms Vocational Agricultural buildings and greenhouses New school facilities built within the past 12 months not in current CDE inventory records

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Tier 2	<p>A Tier 2 building is an ancillary building that typically is not occupied or does not have a teaching-learning purpose or is a temporary structure.</p> <p>Sites</p> <ul style="list-style-type: none">Storage buildingsTemporary modular structuresOther modularsTeacherages / residencesStorage shedsSports bleachers concession stands press boxesAbandoned buildingsBuildings under construction
Tier 3	<p>A Tier 3 building is an ancillary building that typically is occupied but typically does not have a teaching-learning purpose.</p> <p>Sites</p> <ul style="list-style-type: none">Administration buildingsMaintenance buildingsTransportation facilities
Uniformat II	<p>Uniformat II is ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility components common to most buildings.</p>
Vacant	<p>A facility that is not occupied but is maintained by a district.</p>
Year built	<p>The year that a building or addition was originally built based on substantial completion or occupancy.</p>

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