

# School Assessment Report



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

# Revised

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Revised

## Executive Summary

### School Name: Hi-Plains HS

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	40,521
Replacement Value:	\$12,038,274
Condition Budget:	\$9,195,160
Total FCI:	76.38%
Energy Budget:	\$0
Suitability Budget:	\$478,400
Total RSLI:	7%
Total CFI:	80.4%
Condition Score: (60%)	3.00
Energy Score: (0%)	2.19
Suitability Score: (40%)	4.49
School Score:	3.60



### Summary:

The Hi-Plains High School consists of one building located on 200 Iowa Avenue, in Seibert, Colorado. The original campus was constructed in 1955. 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

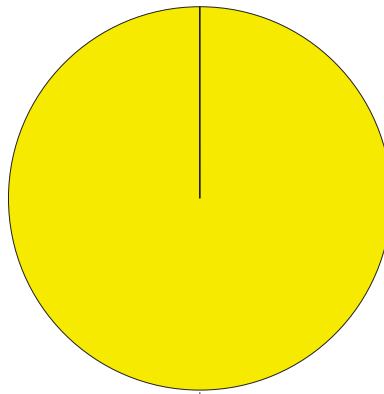
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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	19%	40.81%	\$600,393
B30 Roofing	33%	14.20%	\$120,495
C10 Interior Construction	0%	100.59%	\$759,770
C30 Interior Finishes	0%	110.00%	\$1,702,265
D20 Plumbing	0%	110.00%	\$660,816
D30 HVAC	0%	110.00%	\$2,927,945
D40 Fire Protection	0%	110.00%	\$288,354
D50 Electrical	18%	86.78%	\$1,193,976
E10 Equipment	0%	110.00%	\$55,351
E20 Furnishings	0%	110.00%	\$118,246
G20 Site Improvements	0%	115.40%	\$486,212
G30 Site Mechanical Utilities	0%	110.00%	\$107,398
G40 Site Electrical Utilities	0%	110.00%	\$173,938
		<b>Total:</b>	<b>\$9,195,160</b>

Revised

### Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site		100%	\$0	\$0	\$767,548	\$0	\$0	\$767,548
Main	35,580	74.2%	\$0	\$0	\$7,419,219	\$0	\$0	\$7,419,219
Vo/Ag	4,941	74.0%	\$0	\$0	\$1,008,393	\$0	\$0	\$1,008,393
<b>Total:</b>	<b>40,521</b>	<b>76.4%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,195,160</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,195,160</b>



3 - Necessary- 2-5 Yrs \$9,195,160

**School Condition Budget: \$9,195,160**

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 Unified High School is grades 7-12 located in Seibert. The houses a comprehensive high school program, including a special education resource room, CTE-Ag Annex, and practice fields for FB, Baseball, and Track. The high school football field and performing arts stage are located at the elementary site in Vona.

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Career & Technical Education	149.1 - Guidelines	5
		149.2 - Adjacencies	5
		149.3 - Storage\Fixed Equip.	5
	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
	Distance Learning	151.1 - Guidelines	5
		151.2 - Adjacencies	5
		151.3 - Storage\Fixed Equip.	5
	General Classrooms	142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	5
	Library - Multimedia Center (LMC)	150.1 - Guidelines	4
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	3
	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
	Science	158.1 - Guidelines	5
		158.2 - Adjacencies	5
		158.3 - Storage\Fixed Equip.	5
	Secondary	134 - Science Lab & Shop Safety	1

Group	Space Category	Appendix 1 Criteria	Score	
Academic Spaces	Secondary	148 - Guidance & Career Ctr	5	
	Special Education	141.1 - Size	5	
		141.2 - Adjacencies	5	
		141.3 - Storage\Fixed Equip.	5	
	Special Programs	143.1 - Size	5	
		143.2 - Adjacencies	5	
143.3 - Storage\Fixed Equip.		5		
Administrative/Support	Administration	157.1 - Guidelines	5	
		157.2 - Adjacencies	5	
		157.3 - Storage\Fixed Equip.	5	
	Suitability	157.4 - Restrooms (Student)	5	
		157.5 - Cafeteria	5	
		157.6 - Food Prep	5	
Fields/Courts	Football Fields	4.1 - Guidelines	5	
		4.2 - Approval	5	
	Practice Fields	10.1 - Guidelines	5	
Learning Environment	School Climate	137.1 - Natural Light	5	
		137.2 - Learning Style Variety	5	
		137.3 - Acoustics	4	
		138 - CAP4K & NCLB	5	
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5	
		18.2 - Staff & Visitor Parking Lots	1	
		18.3 - Staff & Visitor ADA	5	
		18.4 - Staff & Visitor Guidelines	5	
		18.6 - Main Entry	5	
		19.1 - Student Parking	5	
		19.2 - Student Parking Lots	1	
		19.3 - Student ADA	5	
		19.4 - Student Guidelines	5	
		Signage and Way Finding	43.1 - Site Way Finding Signage	3
			43.2 - Traffic Signage	1
		Site Circulation	16.1 - Bus Zone	5
			16.2 - Bus Separation	5
	16.3 - Pedestrian Traffic		5	
	17.1 - Parent Traffic		5	
	17.2 - Parent Routing		5	
	17.4 - Parent Separation		3	
	20 - Delivery Separation		5	
	21.1 - Sidewalks		5	
	22 - Bicycle Storage		5	
	23 - Fire Lane		1	
	Site Security	65.1 - Fencing	5	
65.2 - Gates		3		
125.1 - Controlled Access		1		
125.2 - Ease of Supervision		1		
Technology Infrastructure	Technology Readiness	117 - Electrical Power	5	
		124 - Event Alert Notification	5	
		127 - Bldg Access	5	

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

Hi-Plains HS Suitability Budget Total: \$478,400

### 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	11.7	Condition Budget:	\$767,548
Replacement Value:	\$677,074	Total FCI:	113.36%
		Total RSLI:	0%
		Condition Score:	3.00

**Site:**

The original site was constructed in 1955. A Vocational/Ag Shop was added to the site in 1964. The campus site contains additional improvements including a baseball field and concession stand. 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%	115.40%	\$486,212
G30 Site Mechanical Utilities	0%	110.00%	\$107,398
G40 Site Electrical Utilities	0%	110.00%	\$173,938
		<b>Total:</b>	<b>\$767,548</b>

Revised

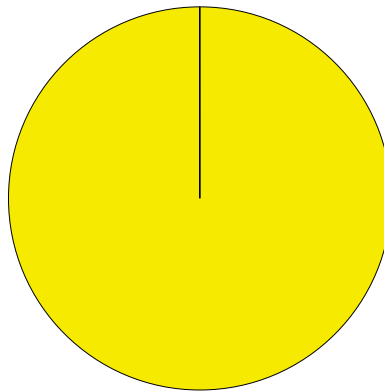
## Site Deficiencies Budget Detail

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	1955	2005	\$75,879	0%	110%	\$83,467
G2020	Parking Lots	\$2.61	50	1955	2005	\$138,492	0%	110%	\$152,342
G2030	Pedestrian Paving	\$0.70	50	1955	2005	\$37,144	0%	110%	\$40,858
G2040	Site Development	\$0.73	30	1955	1985	\$38,735	0%	169%	\$65,375
G2050	Landscaping	\$2.47	10	1955	1965	\$131,064	0%	110%	\$144,170
G3010	Water Supply	\$0.44	50	1955	2005	\$23,347	0%	110%	\$25,682
G3020	Sanitary Sewer	\$0.88	50	1955	2005	\$46,695	0%	110%	\$51,364
G3030	Storm Sewer	\$0.52	50	1955	2005	\$27,592	0%	110%	\$30,352
G4010	Electrical Distribution	\$1.22	30	1955	1985	\$64,736	0%	110%	\$71,210
G4020	Site Lighting	\$1.21	30	1955	1985	\$64,205	0%	110%	\$70,626
G4030	Site Communication and Security	\$0.55	30	1955	1985	\$29,184	0%	110%	\$32,103
Total		\$12.76				\$677,074	0%	113%	\$767,548

## Site Deficiency Priority

Site Deficiencies by Priority:



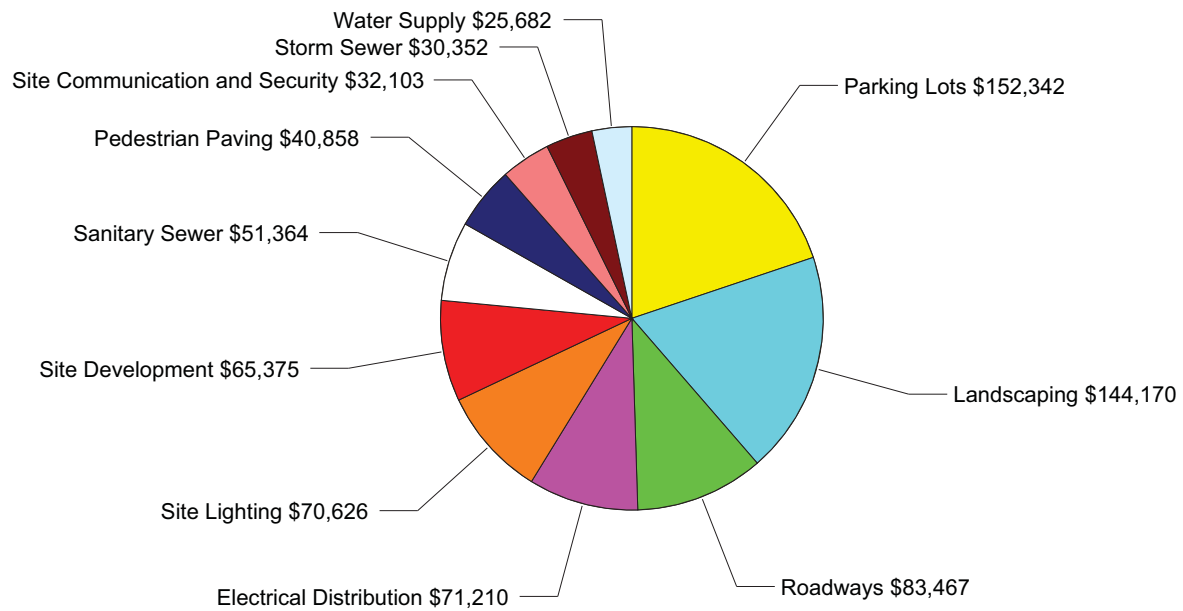
3 - Necessary- 2-5 Yrs \$767,548

**Site Condition Budget: \$767,548**

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: \$767,549**

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 1955. It has a 50-year service life which expired in 2005.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Site

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Notes:** Driveways needs surfacing.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$83,467



**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 1955. It has a 50-year service life which expired in 2005.

**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 needs surfacing and markings.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$152,342

# 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 1955. It has a 50-year service life which expired in 2005.

**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 failing as they have multiple cracks and need to be reworked.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$40,858



**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 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:** The main electrical equipment needs to be fenced.

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

**Qty:** 1-Ea.

**Condition Budget:** \$3,979

Revised



Photo is not available.

**Deficiency**

Location: Site  
Material: Site Development  
Distress: Missing  
Category: Compliance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: Gas water meter needs fencing around it.  
Correction: Replace and/or add fencing for security/appearance  
Qty: 1-Ea.  
Condition Budget: \$3,979

**Deficiency**

Location: Site  
Material: Site Development  
Distress: Missing  
Category: Compliance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: There is no fence around the well.  
Correction: Replace and/or add fencing for security/appearance  
Qty: 1-Ea.  
Condition Budget: \$9,307

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: \$42,609



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 1955. It has a 10-year service life which expired in 1965.

Recommendation: The system should be replaced.

**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: Site has severe erosion with patches of dead grass and scrubs; therefore it needs to be reworked.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$144,170

Revised

**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 1955. It has a 50-year service life which expired in 2005.

**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:** \$25,682

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**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 1955. It has a 50-year service life which expired in 2005.

**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:** \$51,364

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**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 1955. It has a 50-year service life which expired in 2005.

**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: \$30,352



**System:** G4010 - Electrical 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 1955. It has a 30-year service life which expired in 1985.

**Recommendation:** The system should be replaced.

**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The electrical distribution system has no room for additional capacity and needs to be upgraded.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$71,210

**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 1955. It has a 30-year service life which expired in 1985.

**Recommendation:** The system should be replaced.

Revised



**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The building does not have energy efficient fixtures and site lighting needs to be upgraded.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$70,626



System: G4030 - Site Communication and Security  
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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The site communication system is outdated and needs to be replaced.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$32,103

Revised

## Buildings

### Building Name: Main

Year Built: 1955  
 Gross Area (SF): 35,580

The Hi-Plains HS is a 1-story building located on 200 Iowa Avenue, in Seibert, Colorado. There have been no additions and no 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.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.32%	\$593,489
B30 Roofing	70%	0.00%	\$0
C10 Interior Construction	0%	100.59%	\$661,746
C30 Interior Finishes	0%	110.00%	\$1,482,698
D20 Plumbing	0%	110.00%	\$575,551
D30 HVAC	0%	110.00%	\$2,656,350
D40 Fire Protection	0%	110.00%	\$251,131
D50 Electrical	19%	86.78%	\$1,039,887
E10 Equipment	0%	110.00%	\$55,351
E20 Furnishings	0%	110.00%	\$103,015
		<b>Total:</b>	<b>\$7,419,219</b>

### Building Condition Budget Detail

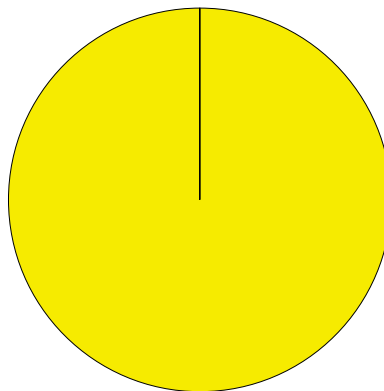
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.74	100	1955	2055	\$453,806	-	0.00%	\$0
A1020	Special Foundations	\$0.45	100	1955	2055	\$20,966	-	0.00%	\$0
A1030	Slab on Grade	\$7.85	100	1955	2055	\$365,747	-	0.00%	\$0
B1020	Roof Construction	\$13.37	100	1955	2055	\$622,935	-	0.00%	\$0
B2010	Exterior Walls	\$15.92	100	1955	2055	\$741,745	-	0.00%	\$0
B2020	Exterior Windows	\$10.68	30	1955	1985	\$497,603	0%	110%	\$547,363
B2030	Exterior Doors	\$0.90	30	1955	1985	\$41,933	0%	110%	\$46,126
B3010	Roof Coverings	\$15.86	20	2005	2025	\$738,949	70%	0.00%	\$0
C1010	Partitions	\$6.64	40	1955	1995	\$309,371	0%	110%	\$340,308
C1020	Interior Doors	\$4.43	40	1955	1995	\$206,403	0%	80.00%	\$165,122
C1030	Fittings	\$3.05	20	1955	1975	\$142,106	0%	110%	\$156,316
C3010	Wall Finishes	\$5.77	20	1955	1975	\$268,836	0%	110%	\$295,719
C3020	Floor Finishes	\$12.85	20	1955	1975	\$598,707	0%	110%	\$658,578
C3030	Ceiling Finishes	\$10.31	20	1955	1975	\$480,364	0%	110%	\$528,400
D2010	Plumbing Fixtures	\$7.67	30	1955	1985	\$357,361	0%	110%	\$393,097
D2020	Domestic Water Distribution	\$0.78	30	1955	1985	\$36,342	0%	110%	\$39,976

Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2030	Sanitary Waste	\$2.08	30	1955	1985	\$96,911	0%	110%	\$106,603
D2090	Other Plumbing Systems	\$0.70	20	1955	1975	\$32,614	0%	110%	\$35,876
D3020	Heat Generating Systems	\$4.28	30	1955	1985	\$199,414	0%	110%	\$219,355
D3040	Distribution Systems	\$10.97	30	1955	1985	\$511,114	0%	110%	\$562,226
D3050	Terminal & Package Units	\$33.10	15	1955	1970	\$1,542,196	0%	110%	\$1,696,415
D3060	Controls & Instrumentation	\$2.67	20	1955	1975	\$124,401	0%	110%	\$136,841
D3070	Systems Testing & Balance	\$0.81	30	1955	1985	\$37,740	0%	110%	\$41,513
D4010	Sprinklers	\$4.78	30	1955	1985	\$222,710	0%	110%	\$244,981
D4030	Fire Protection Specialties	\$0.12	15	1955	1970	\$5,591	0%	110%	\$6,150
D5010	Electrical Service/Distribution	\$4.20	30	1955	1985	\$195,686	0%	110%	\$215,255
D5020	Lighting and Branch Wiring	\$15.57	30	1955	1985	\$725,438	0%	110%	\$797,981
D5030	Communications and Security	\$5.43	30	2008	2038	\$252,995	90%	0.00%	\$0
D5090	Other Electrical Systems	\$0.52	15	1955	1970	\$24,228	0%	110%	\$26,651
E1020	Institutional Equipment	\$0.14	20	1955	1975	\$6,523	0%	110%	\$7,175
E1090	Other Equipment	\$0.94	20	1955	1975	\$43,796	0%	110%	\$48,176
E2010	Fixed Furnishings	\$2.01	20	1955	1975	\$93,650	0%	110%	\$103,015
Total		\$214.59				\$9,998,179	10%	74.21%	\$7,419,219

### Building Deficiency Priority

#### Deficiencies by Priority:



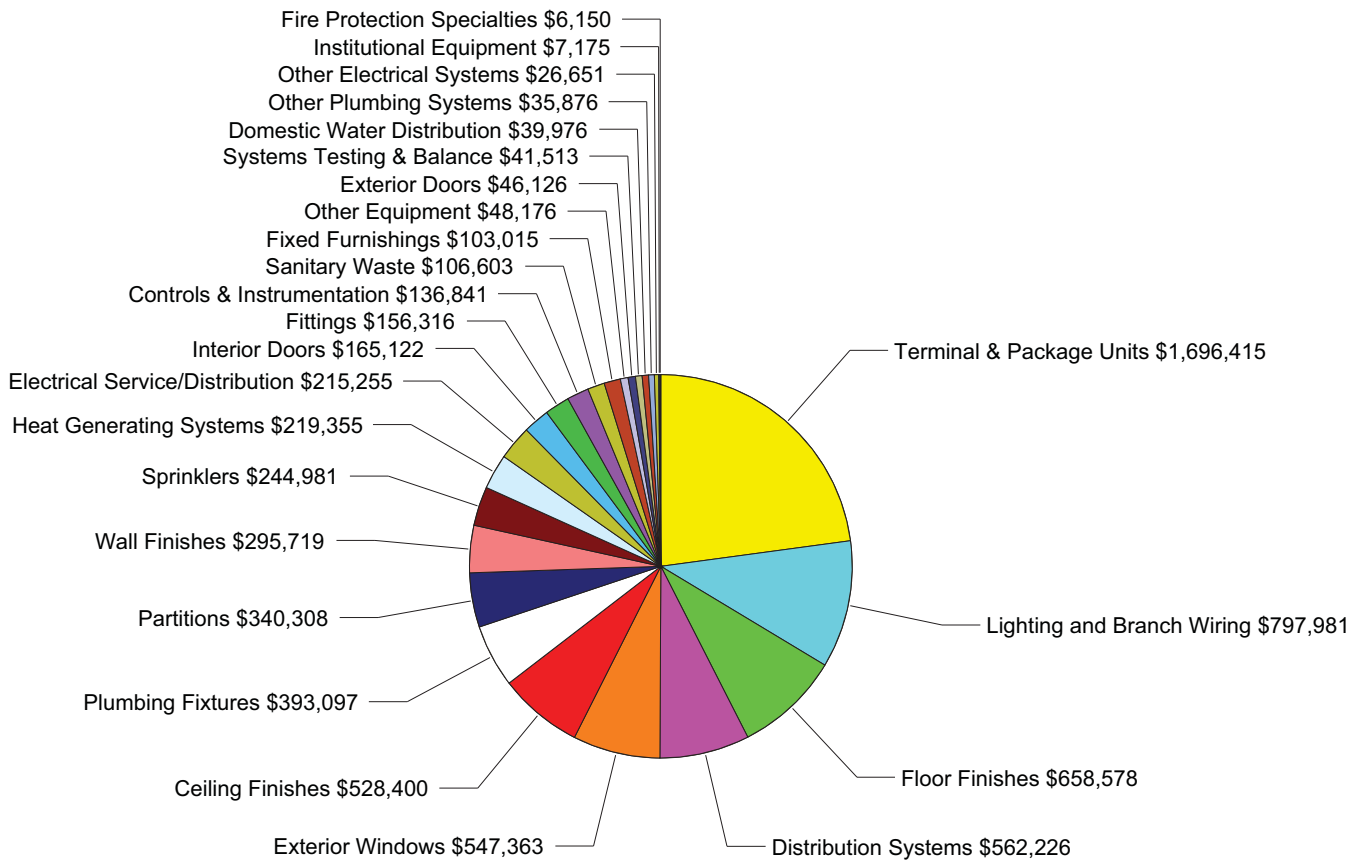
3 - Necessary- 2-5 Yrs \$7,419,219

**Main Condition Budget: \$7,419,219**

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: \$7,419,218**

Revised

## Building Condition Deficiencies Narrative

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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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 and is non-renewable.

Recommendation: No action is required.

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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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 and is non-renewable.

Recommendation: No action is required.

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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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 and is non-renewable.

Recommendation: No action is required.

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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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 and is non-renewable.

Recommendation: No action is required.

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Revised



**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 1955. It has a 30-year service life which expired in 1985.

**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:** \$547,363



**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 1955. It has a 30-year service life which expired in 1985.

**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 doors are beyond their expected life. Replacement is recommended.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$46,126

**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 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

**Recommendation:** No action is required.

Revised



**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 1955. It has a 40-year service life which expired in 1995.

**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:** \$340,308



**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 1955. It has a 40-year service life which expired in 1995.

**Recommendation:** The system should be replaced.

**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. Door swing should be corrected to not block egress path.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$165,122

**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 1955. It has a 20-year service life which expired in 1975.

**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: \$156,316



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 1955. It has a 20-year service life which expired in 1975.

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: \$295,719

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 1955. It has a 20-year service life which expired in 1975.

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 floor finishes are beyond their expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$658,578



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 1955. It has a 20-year service life which expired in 1975.

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: \$528,400

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 1955. It has a 30-year service life which expired in 1985.

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 plumbing fixtures are beyond their expected life. Replacement is recommended.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$393,097



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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The domestic water distribution system is beyond its expected life. Replacement is recommended.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$39,976

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 1955. It has a 30-year service life which expired in 1985.

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 sanitary waste system is beyond its expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$106,603



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 1955. It has a 20-year service life which expired in 1975.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The gas piping is beyond its expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$35,876

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 1955. It has a 30-year service life which expired in 1985.

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 heat generating system is beyond its expected life. Replacement is recommended.

Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$219,355



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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The heating distribution system is beyond its expected life. Replacement is recommended.

Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$562,226

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 1955. It has a 15-year service life which expired in 1970.

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 terminal and package units are beyond their expected life.

Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$1,696,415



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 1955. It has a 20-year service life which expired in 1975.

Recommendation: The system should be replaced.

**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: \$136,841

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 1955. It has a 30-year service life which expired in 1985.

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  
Notes: The systems testing and balancing are beyond their expected life. Retesting and balancing are recommended.

Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$41,513

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: \$244,981



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 1955. It has a 15-year service life which expired in 1970.

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: \$6,150

Revised



**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 1955. It has a 30-year service life which expired in 1985.

**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/distribution system is beyond its expected life. Replacement is recommended.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$215,255



**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 1955. It has a 30-year service life which expired in 1985.

**Recommendation:** The system should be replaced.

**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:** \$797,981

**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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.

**Recommendation:** No action is required.

**System:** D5090 - Other Electrical Systems

**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: This building has no emergency lighting system. Installation is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$26,651



**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 1955. It has a 20-year service life which expired in 1975.

**Recommendation:** The system should be replaced.

**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: \$7,175

**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 1955. It has a 20-year service life which expired in 1975.

**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 equipment is beyond its expected life. Replacement is recommended.

Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$48,176



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 1955. It has a 20-year service life which expired in 1975.

Recommendation: The system should be replaced.

**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: \$103,015

Revised

**Building Name: Vo/Ag**

Year Built: 1964  
 Gross Area (SF): 4,941

The Vo/Ag is a 1-story building located on 200 Iowa Avenue, in Seibert, Colorado. There have been no additions and no 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 Deficiency Condition Budget Summary**

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	36%	3.63%	\$6,904
B30 Roofing	0%	110.00%	\$120,495
C10 Interior Construction	0%	100.60%	\$98,024
C30 Interior Finishes	0%	110.00%	\$219,568
D20 Plumbing	0%	110.00%	\$85,265
D30 HVAC	0%	110.00%	\$271,595
D40 Fire Protection	0%	110.00%	\$37,223
D50 Electrical	18%	86.79%	\$154,089
E20 Furnishings	0%	110.00%	\$15,231
		<b>Total:</b>	<b>\$1,008,393</b>

**Building Deficiency Condition Budget Detail**

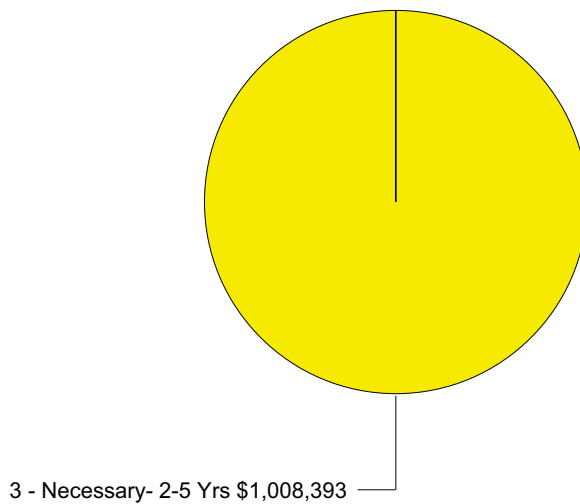
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$10.39	100	1964	2064	\$67,226	-	0.00%	\$0
A1020	Special Foundations	\$0.48	100	1964	2064	\$3,106	-	0.00%	\$0
A1030	Slab on Grade	\$8.38	100	1964	2064	\$54,221	-	0.00%	\$0
B1020	Roof Construction	\$14.26	100	1964	2064	\$92,266	-	0.00%	\$0
B2010	Exterior Walls	\$16.99	100	1964	2064	\$109,929	-	0.00%	\$0
B2020	Exterior Windows	\$11.40	30	2008	2038	\$73,761	90%	0.00%	\$0
B2030	Exterior Doors	\$0.97	30	1964	1994	\$6,276	0%	110%	\$6,904
B3010	Roof Coverings	\$16.93	20	1964	1984	\$109,541	0%	110%	\$120,495
C1010	Partitions	\$7.08	40	1964	2004	\$45,809	0%	110%	\$50,390
C1020	Interior Doors	\$4.72	40	1964	2004	\$30,540	0%	80.00%	\$24,432
C1030	Fittings	\$3.26	20	1964	1984	\$21,093	0%	110%	\$23,202
C3010	Wall Finishes	\$6.15	20	1964	1984	\$39,792	0%	110%	\$43,771
C3020	Floor Finishes	\$13.70	20	1964	1984	\$88,642	0%	110%	\$97,507
C3030	Ceiling Finishes	\$11.00	20	1964	1984	\$71,173	0%	110%	\$78,290
D2010	Plumbing Fixtures	\$8.19	30	1964	1994	\$52,991	0%	110%	\$58,290
D2020	Domestic Water Distribution	\$0.83	30	1964	1994	\$5,370	0%	110%	\$5,907
D2030	Sanitary Waste	\$2.22	30	1964	1994	\$14,364	0%	110%	\$15,800
D2090	Other Plumbing Systems	\$0.74	20	1964	1984	\$4,788	0%	110%	\$5,267
D3050	Terminal & Package Units	\$35.31	15	1964	1979	\$228,464	0%	110%	\$251,311
D3060	Controls & Instrumentation	\$2.85	20	1964	1984	\$18,440	0%	110%	\$20,284
D4010	Sprinklers	\$5.10	30	1964	1994	\$32,998	0%	110%	\$36,298
D4030	Fire Protection Specialties	\$0.13	15	1964	1979	\$841	0%	110%	\$925
D5010	Electrical Service/Distribution	\$4.48	30	1964	1994	\$28,987	0%	110%	\$31,885

Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5020	Lighting and Branch Wiring	\$16.61	30	1964	1994	\$107,471	0%	110%	\$118,218
D5030	Communications and Security	\$5.79	30	2008	2038	\$37,463	90%	0.00%	\$0
D5090	Other Electrical Systems	\$0.56	15	1964	1979	\$3,623	0%	110%	\$3,986
E2010	Fixed Furnishings	\$2.14	20	1964	1984	\$13,846	0%	110%	\$15,231
Total		\$210.66				\$1,363,021	10%	73.98%	\$1,008,393

### Building Deficiency Priority

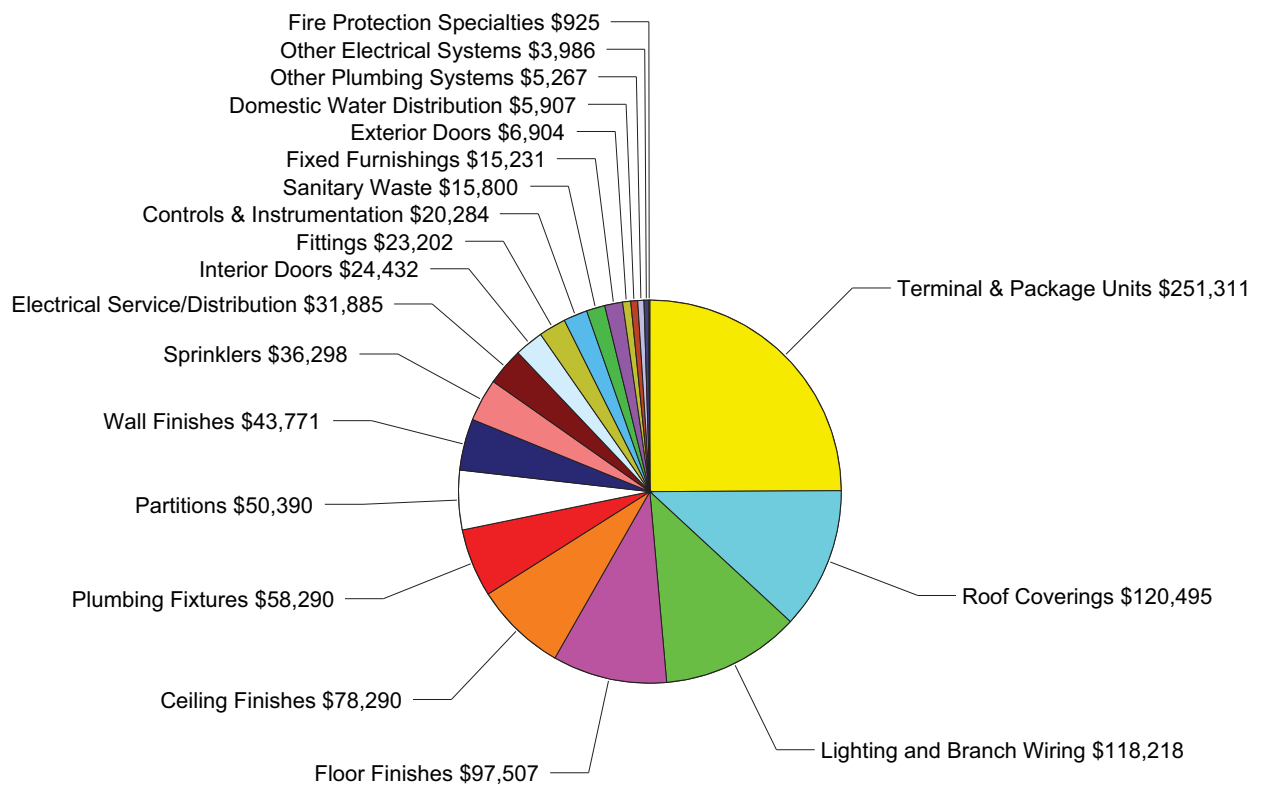
#### Deficiencies by Priority:



**Vo/Ag Condition Budget: \$1,008,393**

Revised

### Building Deficiencies Budget Detail



**Vo/Ag Condition Budget: \$1,008,393**

Revised

## Building Deficiencies Budget Narrative

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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 1964. It has a 100-year service life. Based on the assessment, it is expected to expire in 2064 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 1964. It has a 100-year service life. Based on the assessment, it is expected to expire in 2064 and is non-renewable.

Recommendation: No action is required.

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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 1964. It has a 100-year service life. Based on the assessment, it is expected to expire in 2064 and is non-renewable.

Recommendation: No action is required.

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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 1964. It has a 100-year service life. Based on the assessment, it is expected to expire in 2064 and is non-renewable.

Recommendation: No action is required.

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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 1964. It has a 100-year service life. Based on the assessment, it is expected to expire in 2064 and is non-renewable.

Recommendation: No action is required.

Revised

**System:** B2020 - Exterior Windows

**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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.

**Recommendation:** No action is required.



**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 1964. It has a 30-year service life which expired in 1994.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Vo/Ag

**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:** \$6,904



**System:** B3010 - Roof Coverings

**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 1964. It has a 20-year service life which expired in 1984.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Vo/Ag

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Notes:** The roofing is beyond its expected life. Replacement is recommended.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$120,495

Revised



**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 1964. It has a 40-year service life which expired in 2004.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Vo/Ag

**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:** \$50,390



**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 1964. It has a 40-year service life which expired in 2004.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Vo/Ag

**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.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$24,432

**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 1964. It has a 20-year service life which expired in 1984.

**Recommendation:** The system should be replaced.

Revised



**Deficiency**

Location: Vo/Ag  
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: \$23,202



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 1964. It has a 20-year service life which expired in 1984.  
Recommendation: The system should be replaced.

**Deficiency**

Location: Vo/Ag  
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: \$43,771

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 1964. It has a 20-year service life which expired in 1984.  
Recommendation: The system should be replaced.

Revised



**Deficiency**

Location: Vo/Ag

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: \$97,507



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

**Deficiency**

Location: Vo/Ag

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

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

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$78,290

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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Revised



**Deficiency**

Location: Vo/Ag  
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: \$58,290



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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

**Deficiency**

Location: Vo/Ag  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The domestic water distribution is beyond its expected life. Replacement is recommended.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$5,907

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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Revised



**Deficiency**

Location: Vo/Ag  
Distress: Beyond Expected Life  
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: \$15,800



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

**Deficiency**

Location: Vo/Ag  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The gas piping to the unit heaters and radiant heaters is beyond its expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$5,267

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 1964. It has a 15-year service life which expired in 1979.

Recommendation: The system should be replaced.

Revised



**Deficiency**

Location: Vo/Ag  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The terminal and package units are beyond their expected life. Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$251,311



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

**Deficiency**

Location: Vo/Ag  
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: \$20,284

System: D4010 - Sprinklers

Analysis: The system is missing.

Recommendation: The system should be installed.

Photo is not available.

**Deficiency**

Location: Vo/Ag  
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: \$36,298

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 1964. It has a 15-year service life which expired in 1979.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Vo/Ag

**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:** \$925



**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 1964. It has a 30-year service life which expired in 1994.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Vo/Ag

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

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

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$31,885

**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 1964. It has a 30-year service life which expired in 1994.

**Recommendation:** The system should be replaced.

Revised



**Deficiency**

Location: Vo/Ag  
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: \$118,218

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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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.

Recommendation: No action is required.

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System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recommendation: The system should be installed.

---

Photo is not available.

**Deficiency**

Location: Vo/Ag  
Distress: Missing  
Category: Compliance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: This building has no emergency lighting. Installation is recommended.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$3,986

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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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

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Revised



**Deficiency**

Location: Vo/Ag

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: The fixed shelving is beyond its expected life.  
Replacement is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$15,231

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	11.7
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.	5	Football fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
4.20	Are Football Fields approved by the Colorado High School Activities Association?	5	AGREE: Football fields are approved by the Colorado High School Activities Association (CHSAA).
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	

# Revised

Task No	Task Description	Score	Comments
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.	5	Practice fields for football, baseball and track are located at this site. Football games are hosted in Vona near the elementary school, baseball and track play only away games and meets.
12.00	<b>Site location and access off main roadway</b>		
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	1	The school is located on 4 lanes, or more, and with a daily traffic count exceeding 25,000.
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?	5	There are signs, but there are no lights.
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	<b>Site Circulation</b>		
16.10	Is there a bus loading and unloading zone?	5	There is an off-street bus loading and unloading zone.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	5	Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building.
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?	5	AGREE: There is a parent drop-off and pickup area.
17.20	Is the parent drop off and pickup area one way?	5	AGREE: Parent drop-off and pickup area is one way.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	3	Parents, visitors, staff and students utilize the same parking areas and traffic routing.
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?	1	None of the parking areas are paved and marked.
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?	5	AGREE: There is student parking.
19.20	Is the parking area paved with marked parking stalls?	1	None of the student parking areas are paved and marked for stalls.
19.30	Are there marked ADA student parking spaces?	5	There are marked ADA spaces for students, staff, visitors.

Revised

Task No	Task Description	Score	Comments
19.40	Does the student parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for students. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.
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.
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 as required by the guidelines.
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?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	5	Yes, the play equipment meets the size and adequacy guidelines.
26.00	Is playground equipment available for persons with disabilities?	N/A	
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	2	The parking area is not well lit and needs lights installed in more than 50 percent of it.
29.00	Are sports fields lit? Describe condition.	2	The sports field is not well lit and needs lights installed in more than 50 percent of it.
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.
35.10	Is the site erosion free?	1	There are signs of severe erosion throughout the site.
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?	5	The accessible route has been clearly identified with compliant signage at the necessary intervals along its course.
40.00	Are there curb cuts at curbs?	N/A	There are no curbs.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	5	The ADA parking spaces are clearly identified with compliant signage in excellent condition; the signs are in their proper location and of proper size.
42.00	Signage		

Revised

Task No	Task Description	Score	Comments
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 parking are well marked with signs.
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.
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?	2	The football field is served by a well, but it is used only for irrigation of lawns.
47.10	Is the well secured to limit access? Describe condition.	1	No, the well is not at a secure location and it is not fenced.
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	5	No, the major electrical equipment is not located outside, but the transformer is located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	1	The transformer is not fenced.
49.00	Is the site served by a public or private waste water system?	N/A	The site is served by a 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 first fire hydrant is approximately 50 feet from the school; second fire hydrant is about 150 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 automatically watered.
54.10	Describe the condition of the landscaping watering system.	2	The system is on a timer.
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		

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Task No	Task Description	Score	Comments
60.00	Is the trash area segregated from students and the public?	3	The trash area meets some of the following requirements: located in isolated area, fenced and secured and 25 feet away from food service areas and 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?	3	Some areas of ingress and egress have gates with locking capabilities.
65.30	Are playgrounds fenced separately?	N/A	
66.00	Are there good open lines of site from a single vantage point of playgrounds?	N/A	
67.00	Is the school roof controlled for restricted access?	2	The roof has limited access via interior or exterior fixed ladder system, but architectural design and/or topography facilitates access to roof.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	5	The main entrance has a comprehensive protection system in excellent condition designed to provide additional security and limit vehicle access. There is a retaining wall at the front entrance.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	1	The corridors have no fire rated doors or walls.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	2	The doors meet only a few of the following requirements: automated closers; smoke seals at perimeter of frame; and fire rating labels on doors.
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.	4	This is a Type II facility (II-A or II-B).
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	N/A	
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.	5	There are wide halls and a sufficient number of exit doors.
75.00	Are stairways protected for exiting as required by code?	N/A	There are no stairs.
75.10	Determine the adequate number of stairways	N/A	There are no stairs.
75.20	Describe condition of stair(s)	N/A	Not Applicable

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Task No	Task Description	Score	Comments
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.	N/A	This building has no stairs.
76.10	Describe condition of treads risers and landings	N/A	Not Applicable
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.
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.	N/A	There are no stairs.
78.10	Describe condition of guardrails and handrails	N/A	Not Applicable
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?	5	Yes, the school provides exits as required by code.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	5	Yes, corridors and landings do terminate at an exit or a stairway leading to an exit.
81.00	Is the path of egress ADA accessible?	4	The egress path is compliant.
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?	4	This school meets most 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 and accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	1	The school does not have an emergency lighting system.
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?	4	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?	5	The fire alarm system and its components are in good condition and meet current codes.
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.	5	The alarm system is three years old. The system is non-addressable and made by Simplex.

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Task No	Task Description	Score	Comments
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.
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	Main GSF: 35,580 Vo/Ag GSF: 4,941 Total Roof GSF: 39,900
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	Main: built 1955 (56 years old) Vo/Ag: built 1964 (47 years old)
95.00	List Grades Attending School.	N/A	Hi-Plains High School serves grades 7-12.
96.00	List number of building stories.	N/A	Main: 1 Vo/Ag: 1
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?	5	The foundation wall is in excellent condition and shows no evidence of foundation problems or cracking.
101.00	Is the school constructed on a slab on grade?	5	The school is constructed on a slab on grade foundation.
101.10	Does the slab on grade show signs of heaving or cracking?	5	The slab is in excellent condition and does not show signs of heaving and/or cracking.
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	Exterior walls and corridor walls are load bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior walls are cinder block.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are a fair amount of 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	The exterior walls are load bearing.

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Task No	Task Description	Score	Comments
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are in fair condition.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing cinder block.
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 cinder block.
105.20	Describe condition of veneer.	3	The veneer is in fair condition.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	They are load bearing.
106.10	Describe condition of interior corridor walls.	2	Non-load bearing corridor walls are in poor condition.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The interior walls are made of 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 with wood planking.
108.10	Describe the condition of the school's ceiling/roof assembly.	3	The ceiling/roof assembly is in fair 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 concrete.
109.10	Describe the condition of the school's ceiling/floor assembly.	4	The floor assembly is structurally sound and in good 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 school's roof covering is low sloping.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roofing system is foam.
110.20	What is the approximate age of the roof covering?	N/A	It is approximately 10 years old.
110.30	Is water draining positively with water being removed off?	3	The roof is draining, and a fair amount of water is being removed.
110.40	What is the condition of the roof covering?	3	The roof is in fair 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	Most of the system is original. It is over 70 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.	1	The HVAC system provides very poor fresh air in the school at approximately 950 ppm.
112.30	How is the fresh air controlled?	N/A	It is controlled through windows and doors.

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Task No	Task Description	Score	Comments
112.40	How many zones are there?	N/A	There are three zones.
114.00	What is the air quality for carbon dioxide?	4	The level of carbon dioxide is good, as measured at time of visit, being between 350 ppm and 750 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	N/A	The carbon monoxide in boiler rooms was found to be 0ppm.
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.
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 the original electrical system and inadequate in terms of number of outlets in each room.
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 lamps.
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?	5	The current lighting levels meet electrical lighting codes.
119.10	Describe lighting levels.	5	The lighting levels in the school are very good and are greater than 70 fc at desk height.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	There are no odors in the school, but the sewer system has expired.
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 as they are very old.
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-0mg/L, Copper-0mg/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		

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Task No	Task Description	Score	Comments
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?	1	The entrance behind the school is left unlocked for easy access to students using the Ag Building.
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	1	The building design does not lend itself to supervision. There are lots of corners and small spaces that are out of direct site lines.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	5	AGREE: Facilities are equipped with closed circuit video and key card or keypad building access.
128.00	<b>Hazardous materials</b>		
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	<b>Building sanitation</b>		
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.

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Task No	Task Description	Score	Comments
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?	1	The science lab meets the guidelines. The Ag shops have difficulty with ventilation in the "paint room."
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.
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?	5	All learning areas have adequate daylight with views.
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?	4	Most 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?	N/A	
139.20	Preschool Adjacencies	N/A	
139.30	Preschool Storage/Fixed Equipment	N/A	
140.10	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?	N/A	
140.20	Kindergarten Adjacencies	N/A	
140.30	Kindergarten Storage/Fixed Equipment	N/A	
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	5	All, or nearly all of the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.
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.

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Task No	Task Description	Score	Comments
141.30	Special Ed Storage/Fixed Equipment	5	All of the special education spaces (including testing rooms, offices, etc) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment.
142.10	Does the school have general classrooms 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
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	5	All, or nearly all of the general classrooms have adequate casework and appropriate storage (cabinets and bookshelves), 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	5	AGREE: The school has a resource area (career center) for students to access materials and research higher education opportunities. Space meets school expectations and requirements.
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?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
149.20	CTC Adjacencies	5	All, or nearly all of the career & technical ed spaces are near the other academic programs. The technology lab spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
149.30	CTC Storage/Fixed Equipment	5	All of the career & technical ed spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
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?	4	The library uses what was once a general classroom. There is no dedicated office or circulation area. The library is staffed in the afternoon, accessed by students and teachers in the morning by key.
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	3	Being rather small, there is limited casework, storage, and no sink or countertops for production work.
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?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
151.20	Distance Learning Adjacencies	5	All, or nearly all of the distance learning lab spaces are near the other academic programs. The technology lab spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
151.30	Distance Learning Storage/Fixed Equipment	5	All of the distance learning lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, lighting, and technology equipment.
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

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Task No	Task Description	Score	Comments
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?	N/A	
156.20	Performing Arts/Auditorium Adjacencies	N/A	
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	N/A	
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?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
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	5	All, or nearly all of the administration and reception spaces have adequate and appropriate storage, utilities, technology equipment and fixed 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?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
158.20	Science Labs Adjacencies	5	All, or nearly all of the science spaces are near the other academic programs. The science 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
158.30	Science Labs Storage/Fixed Equipment	5	All, or nearly all of the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. The flooring is a VCT or tile.
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 carpet and tile. The interior flooring is in poor condition, has cosmetic deficiencies AND damage in sizable areas.
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 (describe types of doors).
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 18 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 are wood frame and glass. Windows and glazing are in poor condition and some components show significant damage.
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.	5	Telephone system is digital, its components are in excellent condition and have excellent performance.
169.00	Video distribution system? Describe type and description.	5	The facility has wireless capability throughout, able to access the internet and stream video.
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.

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Task No	Task Description	Score	Comments
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?	5	FIBER: The facility has fiber based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	5	AGREE: The facility has wireless capability.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	5	AGREE: The high school facility is connected to the Colorado Institutions of Higher Education Distant Learning Network's "internet two".
174.20	Do the buildings have high speed drops or wireless?	5	AGREE: 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.
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	AGREE: 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.
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.)	1	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively high life cycle costs.

Revised

Task No	Task Description	Score	Comments
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))	3	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))	2	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively lower than 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?	3	Parking appears to meet the guidelines for parking count but only partially 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.
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. It is approximately 2500 square feet.
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 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 occasional baby showers.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four to six hours a day, year round.
192.00	How many exit doors are there?	N/A	There are 18 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.

Revised

Task No	Task Description	Score	Comments
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	5	The building receives abundant natural light through the windows, which are in excellent 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	It is just the typical street lights that only operate during the night.
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.	3	The ceiling/roof assembly is insulated, but the insulation is less than R 14; and the insulation is in fair condition.
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. The windows have 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 to use them to control temperature and ventilation.
203.20	Describe condition of caulking	3	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.

# Revised

Task No	Task Description	Score	Comments
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 1955, 0 years remaining Main: Built 1955, 0 years remaining Vo/Ag: Built 1964, 3 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	\$12,038,274
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=76.38%

Revised

## 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&#65533;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"><li>Storage buildings</li><li>Temporary modular structures</li><li>Other modulars</li><li>Teacherages / residences</li><li>Storage sheds</li><li>Sports bleachers concession stands press boxes</li><li>Abandoned buildings</li><li>Buildings under construction</li></ul>
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"><li>Administration buildings</li><li>Maintenance buildings</li><li>Transportation facilities</li></ul>
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>

Revised